

APPLICATION FORM

**BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION**

(See Boone County Zoning Regulations).

SECTION A (To be completed by applicant)

(Check One)

- 1.  Boone  Florence  Walton  Union

(Check One)

- 2.  Conditional Use Permit  Variance  Appeal
- 3.  Change in Non-Conforming Use

- 3. Applicant's Name Jerry L. Carroll  
 Phone Number (606) 371-8118  
 Applicant's Address 7300 Turfway Road, Suite 510  
Florence Kentucky 41042  
 City State Zip

- 4. Description of Request: Install a high quality <sup>(2)</sup> temporary leasing signs  
8' x 16' and 12' x 24' on the North and South ends of the property.

- 5. Name of Development Turfway Ridge Office Park
- 6. Location of Development Turfway Road and I-75

- 7. Acreage Under Review N/A 24 ACRES

- 8. Lot Number and Name of Subdivision (if part of a subdivision)  
Turfway Ridge Office Park

- 9. Owner of Property Jerry L. Carroll  
 Phone Number (606) 371-8118

- 10. Address of Property Owner 7300 Turfway Road, Suite 510  
Florence, Kentucky 41042  
 City State Zip

- 11. Proposed Use(s) On Site Class "A" Suburban Office Park

- 12. Total Square Footage of Existing and/or Proposed Buildings  
392,000 square feet

- 13. Current Zoning on Property O-2

- 14. Deed Book 400 Page No. 5 Group No. 0034-B

- 15. Is the site subject to a zone change? No  
 If yes, give date of approval \_\_\_\_\_

- 16. Have you submitted a Site Plan with this request? No

- 17. Have you submitted a list of adjoining property owners with this request? No

- 18. Applicant's Signature: \_\_\_\_\_

- 19. Property Owner's Signature: 

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 7-20-89
2. Fee Received 8241 → need \$100
3. Is application complete?  ~~Yes~~  ~~No~~
4. Staff Reviewer \_\_\_\_\_
5. Scheduled Board Action Date \_\_\_\_\_
6. Board Action:  
 Approval  
 Approved With Conditions (See #7)  
 Disapproved (See #8)
7. Conditions: 1) VARS ARE FOR 18 MONTHS 2) SIGNS MUST BE LANDSCAPED,  
3) EXISTING SIGN MUST BE REMOVED. 4) FEES ARE WAIVED
8. Reasons For Disapproval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BCPC:7/11/88

STAFF REPORT

#1

DEVELOPMENT: Turfway Ridge Office Park  
APPLICANT: Jerry L. Carroll  
LOCATION: Turfway Road and I-75, Florence, Kentucky  
ZONING: Office-Two/Planned Development (O-2)/PD  
DATE: August 9, 1989

REMARKS:

The applicant is requesting two Variances to allow two signs, advertising the availability of space for lease in the Turfway Ridge Office Park, in excess of the maximum allowed square footage. The 24 acre site is located at the southeast corner of the Turfway Road/I-75 interchange in Florence, Kentucky. The property is zoned Office Two/Planned Development (O-2/PD) and is owned by Jerry L. Carroll.

The maximum permitted square footage for a sign advertising the sale, lease or rental of the premises on which the sign is located is 32 square feet. The applicant is requesting Variances to allow two such signs of 128 and 288 square feet. This would require Variances in the area of the signs of 96 and 256 square feet respectively.

In arriving at the findings of fact necessary for granting Variances, the Board must make the following considerations:

1. The requested Variance must arise from special circumstances which do not generally apply to land in the general vicinity, or in the same zone. The special circumstances of this requested is that the subject property is large, and the signs advertise to I-75. Signs of only 32 square feet are insufficient to accomplish the purpose of advertising the availability of space to let in the office park.
2. The strict application of the regulations would restrict the lease signs to 32 square feet. This would not deprive the applicant of the reasonable use of the land, nor would it create an unnecessary hardship on the applicant.
3. The special circumstance is the result of the desires of the applicant to advertise to I-75; this is subsequent to the adoption of the current zoning regulations.

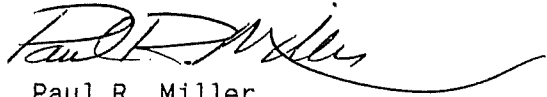
Granting the requested Variances will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

STAFF REPORT - JERRY L. CARROLL  
AUGUST 9, 1989

PAGE TWO

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Attached to this report is a letter from the applicant addressing the requested  
Variances and a reduction of a site plan for the subject property.

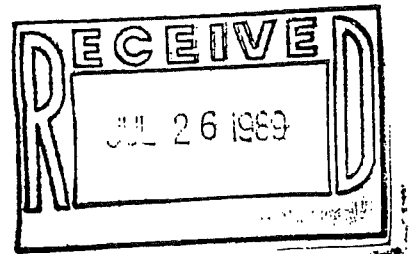
Respectfully submitted,



Paul R. Miller  
Plans Examiner/Planner

PRM:hs

JERRY CARROLL  
VARIANCES  
APPLICANT LETTER  
8-9-89



July 25, 1989

Mr. Tom Breidenstein  
Boone County Planning Commission  
2950 Washington Street  
Burlington, Kentucky 41005

Dear Tom:

Thank you for considering our request for a zoning variance at Turfway Ridge Office Park.

The reasons we are requesting the variance are:

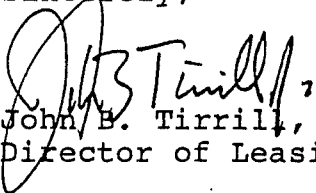
1. Market studies and experience have shown that site signage is the number one source of qualified prospects and tenants.
2. Currently there is not a sign that states office space for lease and the contact name visible from Turfway Road.
3. The sign on I-75 is too small for drivers to find it, read it, and remember the name and number while driving at 55 + mph.
4. Turfway Ridge is the first class "A" suburban office park to be built south of I-275; therefore, it will be more difficult to lease and other developers will decide whether or not to build additional class "A" office space in the area based upon Turfway Ridge's success or lack of success.

Page 2  
July 25, 1989

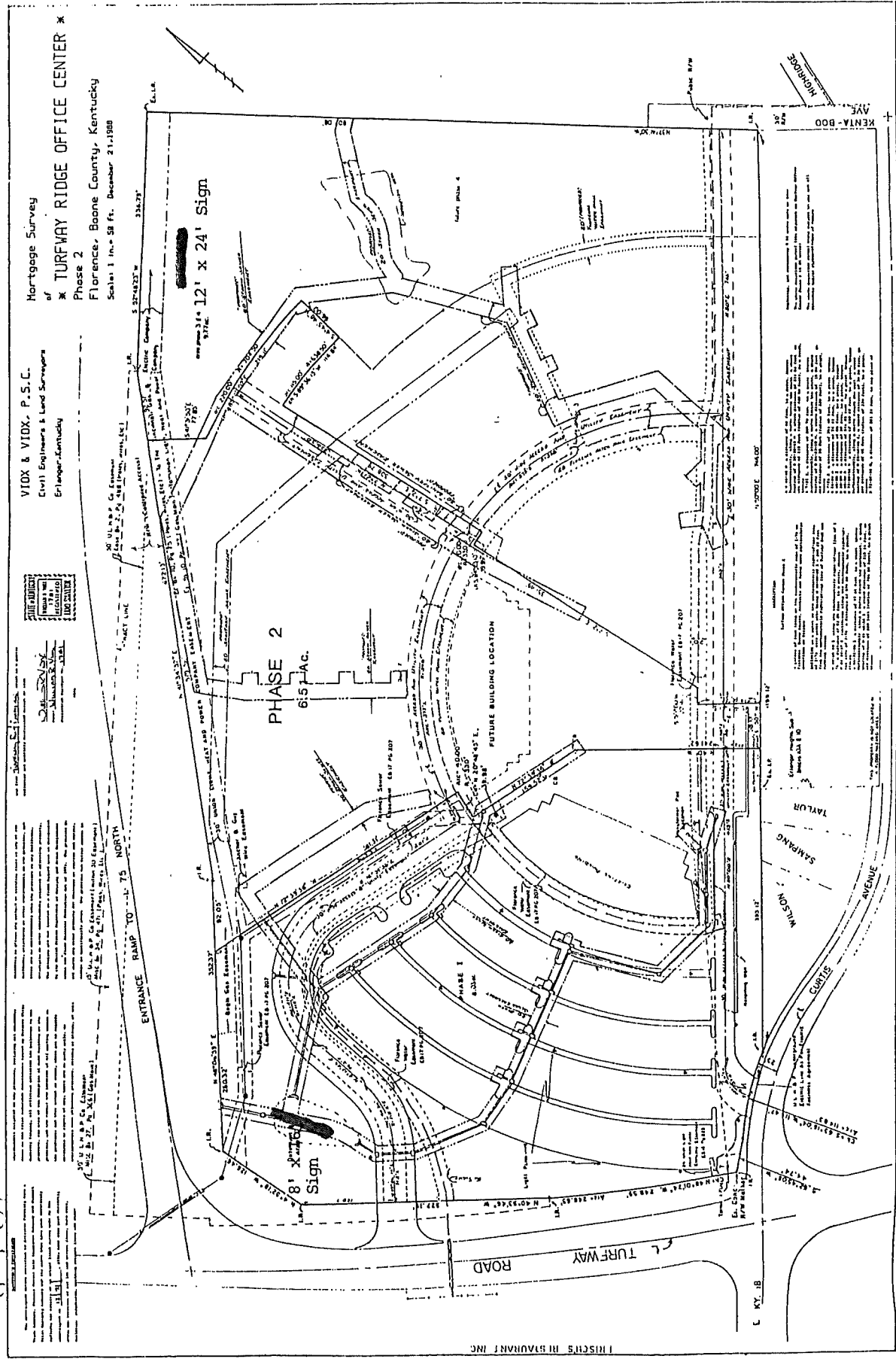
In regards to issues of the quality of sign, the new signs will be as high quality or better than the existing sign. Additionally, please keep in mind that the new signs will replace the existing one and the new signs will be approximately 1,358 feet apart.

If you have any further questions, please do not hesitate to call.

Sincerely,

  
John B. Tirrill, Jr.  
Director of Leasing

TERRI CARROLL  
 VA INCES  
 SITE PLAN  
 8-9-88



CITY OF FLORENCE  
BOARD OF ADJUSTMENT  
August 31, 1989 - 6:00 P.M.  
SPECIAL PUBLIC HEARING

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BOARD MEMBERS PRESENT:

Mr. Ashcraft  
Chairman Holland  
Mrs. Meihaus  
Mrs. Ward  
Mr. White

BOARD MEMBERS NOT PRESENT:

None.

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Holland called the meeting to order at 6:00 P.M..

Approval of the Minutes:

The Chairman stated that each member had received a copy of the Minutes of the Board of Adjustment Meeting of July 12, 1989 and asked if there were any comments or corrections.

There being no changes to the Minutes, Chairman Holland moved that they be approved as mailed. Mr. White seconded the motion and it carried unanimously.

AGENDA ITEM:

1. The request of Jerry L. Carroll for two Variances to allow two signs on the Turfway Ridge Office Park in excess of the maximum allowed square footage. The 24-acre site is located at Turfway Road and I-75, Florence, Kentucky. The property is zoned Office Two/Planned Development (O-2/PD) and is owned by Jerry L. Carroll.

Staff member, Paul Miller, presented the Staff Report which included a slide presentation and samples of the proposed signs (see Staff Report).

Mr. John Terrill, Carroll and Associates, stated that the present sign is three years old and needs to be replaced. Their niche in the market place is quality, which also applies to their signage. They have asked for the two signs instead of one as people traveling 55 mph to 65 mph on the expresway have a difficult time seeing the sign. He stated that Mr. Carroll has been developing office buildings for over 15 years and their research indicates that on-site signage is the best way to spend advertising money. He stated that each building will have about 600 employees and the quicker the buildings are full, the quicker they can start on the second phase and get the buildings finished.

In response to questions from Mr. Ashcraft, Mr. Terrill added that these signs are temporary for 18 to 24 months. Their permanent sign is a monument sign on Turfway Road. They will take down the temporary signs when the building is leased.

Chairman Holland questioned the size of the proposed signs and Mr. Terrill advised that the size is based on the recommendation of professionals that looked at the speed of the traffic on the interstate.

Chairman Holland questioned the landscaping and care of the signs, noting that they had done a good job on the last sign.

Mr. Terrill stated that the quicker this building is leased, the quicker office building developers will come into the area, which may help to get Class A office space started. He stated that the signs will be landscaped and they will maintain them.

Chairman Holland moved that the two Variances be granted, which includes a 96 sq. ft. Variance for the first sign and a 256 sq. ft. Variance for the second sign. The signs are to be taken down after 18 months, unless they reapply for additional time. Both signs are to be landscaped. Chairman Holland also moved that the fee for the Special Meeting be waived as it was the fault of the Board that this item was not heard at the Regular Meeting.

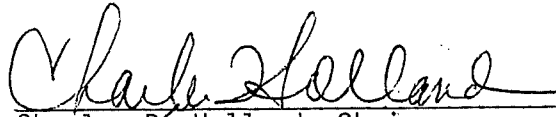
The Chairman noted that there was no one else present in regard to this item.

Mr. White questioned if they planned to bushhog the lot in the back and Mr. Terrill stated that they would do so.

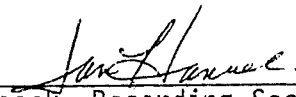
Mr. Ashcraft seconded the motion made by Chairman Holland, including the waiver of the fee, and it carried unanimously.

There being no further business to come before the Board, Chairman Holland moved that the meeting be adjourned. Mr. White seconded the motion. The meeting was adjourned by unanimous consent at 6:15 P.M..

APPROVED:

  
\_\_\_\_\_  
Charles R. Holland, Chairman  
F.

attest:

  
\_\_\_\_\_  
Jan Hancock, Recording Secretary