

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. (Check One)  Boone  Florence  Walton  Union
- 2. (Check One)  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
- 3. Applicant's Name Dymet Sign Corporation  
Phone Number 791-3330  
Applicant's Address 10608 MILLINGTON CT.  
CINCINNATI OHIO State OHIO Zip 45242
- 4. Description of Request: HEARING FOR SIGN VARIANCE PERTAINING TO SECTION 1920 OF THE BOONE COUNTY PLANNING COMMISSION. WE REQUEST 2 SIGNS INSTEAD OF ONE.
- 5. Name of Development OBSTETRICS AND GYNECOLOGY
- 6. Location of Development 7309 U.S. RT. 42 FLORENCE
- 7. Acreage Under Review 1.92
- 8. Lot Number and Name of Subdivision (if part of a subdivision) 49-58 FAIR GROUNDS
- 9. Owner of Property DOCTORS STEPHENS, SCUDDER AND ANTONY  
Phone Number 525-6467
- 10. Address of Property Owner 7711 TANNERS LANE  
FLORENCE KY. State KY. Zip 41042
- 11. Proposed Use(s) On Site PROFESSIONAL DOCTORS OFFICES AND CLINIC ON TOP LEVEL. BOTTOM LEVEL RETAIL SPACE. COULD CHANGE OCCASIONALLY DEPENDING UPON TENANT LEASING SPACE.
- 12. Total Square Footage of Existing and/or Proposed Buildings
- 13. Current Zoning on Property O1
- 14. Deed Book 228 Page No. 224 Group No. 155 & 156 (2042)
- 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? YES
- 17. Have you submitted a list of adjoining property owners with this request? YES
- 18. Applicant's Signature: J. D. McNeil, AGENT
- 19. Property Owner's Signature: J. S. McNeil

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 5-4-90
2. Fee Received \$ 226.00 CR 5634
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Reasons For Disapproval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STAFF REPORT

#1

DEVELOPMENT: offices of Drs. Stephens, Scudder, and Antony  
APPLICANT: Dymex Sign Corporation  
LOCATION: 7309 U.S. 42, Florence, KY  
ZONE: Office One (O-1)  
DATE: June 13, 1990  
REMARKS:

The applicant is requesting a Variance to allow the installation of two (2) free-standing signs. The 1.08 acre site, located on the southeast side of U.S. 42, south of Dixie Highway, is zoned Office One (O-1) and is owned by Drs. Stephens, Scudder, and Antony.

Article 19, Section 19, paragraph (b) of the Boone County Zoning Regulations reads:

Individual business establishments not located within a shopping center, mixed use commercial, or planned development shall be permitted one on-premises free-standing sign. There shall be only one free-standing sign for each building, regardless of the number of business establishments conducted in said building.

The property owners received Site Plan approval from the Planning Commission in December, 1989 for the construction of a two-story, 7,744 square foot physician's office building. The applicant indicates that the building will be divided into the property owners's OB/GYN office and space rented to a pediatrician and a temporary employment service. Since there are two entrances from U.S. 42, and separate entrances for the various offices, the applicant is requesting a Variance to allow two free-standing signs instead of one. The owner's sign is proposed to be 48.2 square feet in size and 8.5 feet high. The pediatrician/temporary services sign is proposed to be 23.4 square feet and 5 feet high.

Copies of the Site Plan and of the proposed signs, as well as the applicant's arguments in favor of the Variance, are attached. The following is Staff's review of the criteria which the Board must use in reviewing applications for Variances:

1. If granted, the Variance should not adversely affect the public health, safety, and welfare, should not alter the essential character of the general vicinity, should not cause a hazard or a nuisance to the public, and should not be an unreasonable circumvention of the requirements of the zoning regulations. The Board must also consider:
  - a. Staff can find no special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

# DYMEX

## SIGN CORP.

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April 12, 1990

### Boone County Planning Commission

Regarding: Sign description for Obstetrics and Gynecology  
located at 7309 U.S. Route 42, Florence, Kentucky  
41042

Dear Sir,

The proposed sign is to be a ground illuminated double sided, sandblasted redwood sign.

Sign dimensions are 3'-0" high, 6'-3" long, and 8" wide. The sign will be mounted into a brick base measuring 4'-3" high, 6'-6" long, and 12" wide. The brick base will be attached to a concrete slab, with steel rebar running up through the brick structure for stability.

Mounted to the brick facia will be 5" individual letters. The letters will be pin mounted with a 1/2" standoff from facia.

Total square footage is as follows:

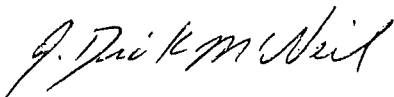
Brick base 27.62 S.F., Sign area 20.58 S.F.  
Total square footage 48.20 S.F.

Should you require additional information, please contact Dymex Sign Corporation.

Thank you for your time and consideration.

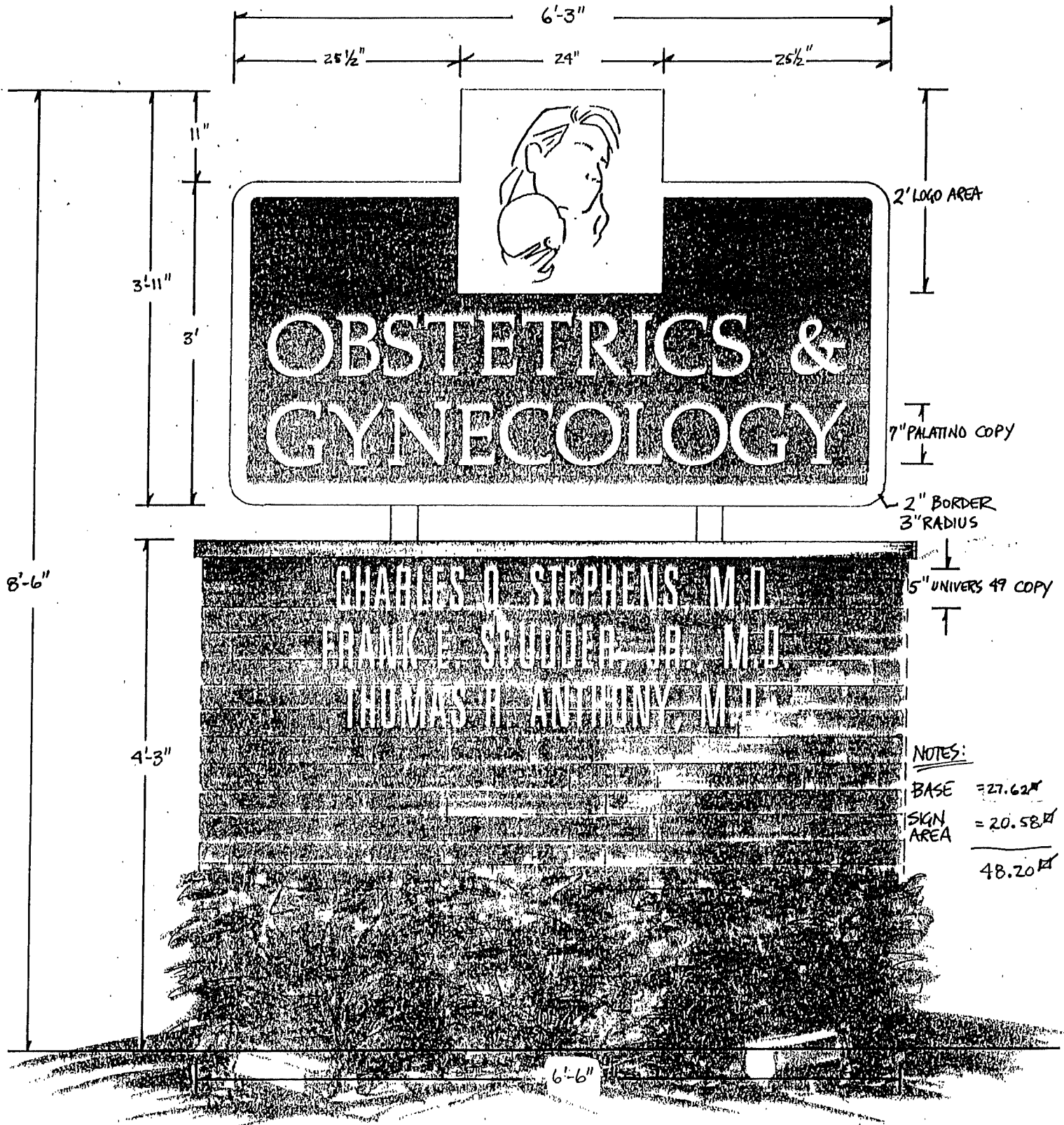
Sincerely,

**DYMEX SIGN COMPANY, INC.**



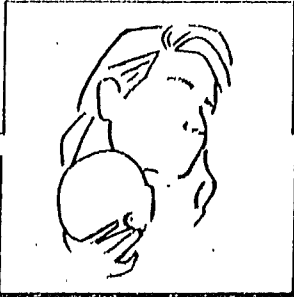
J. Dick McNeil  
Account Executive

JDM/bar



6'-3"  
 25 1/2"    24"    25 1/2"

3'-11"  
 3"  
 8'-6"



OBSTETRICS &  
 GYNECOLOGY

2' LOGO AREA

7" PALATINO COPY

2" BORDER  
 3" RADIUS

5" UNIVERS 49 COPY

CHARLES D. STEPHENS, M.D.  
 FRANK E. SPODDER, JR., M.D.  
 THOMAS R. ANTHONY, M.D.

4'-3"

NOTES:

BASE = 27.62'  
 SKIN AREA = 20.58'  
 48.20'

6'-6"

We believe that we have presented valid facts as to why a variance should be granted. However, should you require additional information, please contact me.

Thank you for your time and consideration regarding this matter.

Sincerely,

**DYMEX SIGN COMPANY, INC.**



J. Dick McNeil  
Account Executive

JDM/bar

# DYMEX

## SIGN CORP.

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May 4, 1990

Board of Adjustment and Zoning Appeals  
Boone County, Kentucky  
2950 Washington Street  
Burlington, Kentucky 41005

Dear Board Members:

Would you please grant us a hearing under Section 244 of The Boone County Zoning Regulations. This variance for additional signage pertains to property located at 7309 U.S. Rt. 42 in Florence, Kentucky.

We are requesting two separate signs at this location based on the following criteria.

- A) The top level of the building is to be occupied by three Doctors specializing in obstetrics and gynecology. They are requesting their own signage in order to compete with competition directly across the street from them. It is their contention that a multi-tenant sign would draw attention away from their location.
- B) The bottom level of the building will be occupied by one Doctor specializing in pediatrics and allergy. The second tenant on the bottom level is to be a temporary placement agency. Please be aware of the fact that the bottom level tenants are in no way associated with the three Doctors on the top level. This is why they are requesting separate signage.
- C) Please note that a single 150 square foot sign is permitted on this site, however, the total square footage for both signs requested is only 71.64 square feet; one being 48.20 square feet and the other being 23.44 square feet. A single multi-tenant sign was rejected by the owner due to the fact that they wished to maintain a more aesthetically appealing sign.
- D) As in any business, location identification is important. Yet, the owners wanted to be more discreet in their approach to this form of advertising.

- =====
- b. The strict application of the provisions of the zoning regulations would allow this property one free-standing sign with up to 250 square feet and 40 feet high. Instead, the applicant proposes two signs which, when added together, total 71.6 square feet in area. The Board must consider if denial of the request would deny the owners the reasonable use of their land and if it would create an unnecessary hardship on the owners.
  
  - c. Again, no special circumstances were found. The circumstance described by the applicant (division of the building's floor space) is the result of the actions of the owners taken after the adoption of the current zoning regulations.

Should the Board approve this request, Staff would suggest as a condition of approval that the size and height of the two signs be no larger or higher than presented for this application

Respectfully submitted



Thomas W. Breidenstein  
Zoning Enforcement Officer

TWB:twb

the applicant stays within the 322.5 foot signage total, and with the trade of the applicant's free-standing permitted sign. The motion was seconded by Mr. Bolton. After discussion, the motion carried unanimously.

Mr. Block requested Mr. Millikin of United Signs allow the staff to keep the plans submitted the evening of the meeting as they were an update of signs for the subject property. Mr. Millikin obliged.

#### Conditional Use Permit

The request of Kenta-Boo Baptist Church for a Conditional Use Permit for a 1.546 acre tract located at the corner of Kenta-Boo, Highridge, and Curtis Avenues, currently zoned Suburban Residential Two, SR-2. This request is to permit the expansion of the existing parking lot for the church.

Mr. Block presented a slide presentation and staff report on the subject and surrounding area. Mr. Block explained the applicants are requesting a Conditional Use Permit to allow the enlargement of their existing parking lot. Mr. Block stated several areas of the plan (copy attached to the staff report) would need to be answered before the Board should take action. Mr. Block noted the areas of concern to be the width of the driveway and the size of the parking stalls, the type of surfacing proposed, and the width of the access drive on to Kenta-Boo, and also soil erosion control measures to be taken by the applicant.

Mr. Glenn Wiley, representing the Kenta-Boo Church, stated he was present for Board questions.

Chairman Holland inquired of the width of the driveway and the size of the parking stalls to be provided. Mr. Block noted the parking spaces should be 10'x20' if 45° angle parking is provided. Chairman Holland asked the representative if he was aware of that requirement. Mr. Wiley responded he was aware of that requirement. Mr. Wiley stated that congregation members have been parking on the grass area. Chairman Holland noted that if the Board should grant the request that gravel would not be permitted but that the parking area would rather have to be blacktopped or made of concrete.

Mr. Bolton inquired of what would be put along the grass area to prevent the congregation members from driving over the grass and on to the street. Staff member Ralph Hopper noted that through conversations with Mr. Webster that concrete wheel blocks were intended to be placed along the parking lot edge to prevent and reroute the cars through the parking area to exit.

Mr. Wilder expressed concern of the showing of a 30-foot wide driveway entrance. Mr. Block noted that the depth of the

building mounted sign. Mr. Block stated the factors required by Sect. 244 permitting the approval of variances is that: he could find no unique conditions on the site warranting the need for a variance; that strict application of the regulations would permit the business 322.5 square feet of sign area; that the conditions found would have been directly or indirectly affected by actions to develop the property; and that he could find no reasons why the request would preserve the public welfare and safety; and that the request could change the character by permitting additional signage, where existing businesses have only one building mounted sign per frontage. Mr. Block also noted that additionally the building is permitted one free-standing sign.

Mr. Doug Millikin, United Signs, Inc. representative, stated the applicant is allowed 322.5 sq. ft. of signage and that for a major grocery store of this type the applicant has desired the placement of three smaller signs totalling 200+ square footage overall of signage. Mr. Millikin related that the earlier request was for a total of five signs which had subsequently been reduced to 3 signs and that the applicant was willing to trade their free-standing sign in lieu of the approval of the three requested signs.

Mr. Block clarified the requested signs would be 3'x10' on the bakery sign, a 4'x8' on the Super Valu sign, and 140 ft. total sign area on the Remke's sign.

Counselor Wilson clarified that the applicant under the current regulations could have 322.5 square footage of signage and additionally a free-standing sign (up to 250 sq. ft. of signage). Mr. Block confirmed Mr. Wilson's clarification.

Mr. Wilder stated it is a familiar situation and the applicant seemed willing to compromise and that he had "no problem" with the variance request.

Mr. Bolton recollected that a previous variance had been granted on the subject property. Mr. Block related a rear yard setback variance had been granted.

There was no audience support or opposition expressed.

Chairman Holland inquired of the signage for the adjacent strip store of the Scanlon pharmacy. Mr. Millikin stated that in previous discussions with Mr. Scanlon it was indicated that Mr. Scanlon did not see the need for additional signage for his location.

Mr. White moved that the Board grant the sign variance request for the Remke's Market at the corner of U. S. 25 and Manderlay on the conditions that the applicant goes from the requested five individual signs to three individual signs, and

parking. Mr. O'Daniel stated if he had a preference he would suggest the newly proposed entrance be eliminated. Mr. Block stated he would have no problem with eliminating the suggested entrance/exist according to Mr. O'Daniel.

Chairman Holland inquired if the surfacing of the additional parking area would be a problem. Mr. O'Daniel stated there is no problem with blacktopping and they would like to provide direction of the "water back toward the other driveway" to allow the surface water to be retained for use by Florence Nursery for water distribution through grading the site for flow toward the back of the property.

Mr. Wilder moved that the Board grant the change of Non-Conforming Use for property located at 7435 Dixie Highway with the conditions that: 1) landscaping as in the proposed plan 2) that the residential (newly proposed) entrance/exit be eliminated 3) and for the lot to paved as soon as possible.

Chairman Holland stated he thought the run-off calculations would be addressed by the Public Works of the City of Florence. Mr. Block stated the Chairman was correct in his assumption. Mr. Block requested the applicant attest to his agreement of taking all storm water from the parking lot and directing it along the concrete swale for deposit into a sitem for later water distribution. Mr. O'Daniel assured his agreement to address the water run off and Mr. O'Daniel stated he does plan to put a swale in to direct the water on back on the site.

Mr. Bolton inquired if the lot could only be used for a parking lot under the change of non-conforming use. Counselor Wilson responded that if the applicant would wish to change the use to another non-conforming use the applicant would be subject to another Board review.

The motion was seconded by Mr. Bolton. After discussion, the motion carried unanimously.

#### Sign Variance

The request of Remke's Market by their agent United Signs, Inc. for a variance in the permitted number of building mounted signs for one business for a 4.6589 acre tract located at the corner of U.S. 25 (Dixie Highway) and Manderlay, currently zoned Commercial Two, C-2. This request is to permit a total of five building mounted signs instead of the one permitted sign for a business.

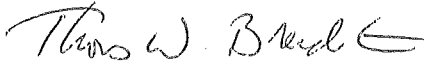
Staff member Chip Block presented a slide presentation and staff report on the subject and surrounding area. Mr. Block stated from his report that the applicant is requesting five building mounted signs instead of the permitted one large

- a. The requested modification arises from the special circumstance that Remke's is virtually the only business in the general vicinity which is not entitled to a free-standing sign. Of course, this restriction is, in a sense, self-imposed.
- b. Strict application of the provisions of the current regulations, without reference to the previously approved Variance, would allow Remke's a free-standing sign of up to 250 square feet in area and up to 40 feet in height. However, Remke's would be entitled to only one building mounted sign on its Dixie Highway frontage. The Board must consider whether the continued enforcement of the existing Variance deprives the applicant of the reasonable use of the land or creates an unnecessary hardship on the applicant. Please keep in mind that Remke's has been without a free-standing for over 5 years.
- c. The circumstances which give rise to this request for modification are the result of the actions of Remke's.

Should the Board agree to the requested modification, Staff would suggest the following conditions:

1. That the free-standing sign be limited to one no larger than that presented (135 square feet) and no higher than 23.5 feet, as presented.
2. That the supermarket be limited to one building-mounted sign on the Dixie Highway frontage.

Respectfully submitted,



Thomas W. Breidenstein  
Zoning Enforcement Officer

TWB:twb

FLORENCE BOARD OF ADJUSTMENT  
BUSINESS MEETING

June 13, 1990 - 7:30 P.M.

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Mr. Charles Holland, Chairman, called the meeting to order at 7:30 P.M..

BOARD MEMBERS PRESENT:

Mr. Ashcraft  
Chairman Holland  
Mrs. Ward

BOARD MEMBERS NOT PRESENT:

Mr. Ewing  
Mr. White

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Approval of the Minutes:

Chairman Holland stated that the Board members had received a copy of the Minutes of the Board of Adjustment Meeting of May 9, 1990 and asked if there were any comments or corrections.

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

Agenda Items:

1. The request of Dymex Sign Corporation for a Variance to allow the installation of two free-standing signs. The 1.08-acre site, located on the southeast side of U.S. 42, south of Dixie Highway, is zoned Office One (O-1) and is owned by Drs. Stephens, Scudder, and Antony.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Dick McNeil, representing Dymex Sign Corporation, agreed with the Staff presentation. He stated that they are asking for two signs. He advised that there is a downward slope at the north entrance going down to the tenants' area. The southern entrance is flatter and goes to the Obstetrics & Gynecology area. The doctors do not want the patients going to the bottom level -- particularly pregnant women when there are icy conditions. They do not want a large sign like the sign across the street. The two signs would be more aesthetic. They are asking for less than a total of 78 square feet. If illuminated, the signs will be ground lit. They will have brick bases to match the facing of the brick work on the building. The sign is similar to a monument-type sign or ground-mounted sign.

Chairman Holland noted that the sign across the street is a free-standing sign.

Mr. Breidenstein advised that the only restrictions on a sign not attached to the building are size and height. They could go up to 250 square feet and 40 feet high. They can go to a smaller and lower sign, which can be called a monument sign.

Mr. McNeil advised that the Obstetrics & Gynecology sign is 8.5 feet high and the sign for the tenants is 5 feet high. They will conform to the ten-foot setback from the right-of-way line requirement.

Chairman Holland commented that the Mayor would like the Board, when signs are approved, to go with more of a monument-type sign than a tall free-standing sign.

Chairman Holland asked if there was anyone else present who wished to speak or if there were any comments from the Board.

There being no further discussion, Mr. Ashcraft moved, based on the Staff recommendation, the the Variance be granted subject to the conditions that the two signs be no higher or larger than as presented -- not exceeding a combined total of 71.6 square feet -- and they be non-illuminated, unless it is a ground-type illumination, and that the signs not be switched from one driveway to the other.

Chairman Holland questioned the setback requirement. Mr. Breidenstein advised that there is no specific setback, but to determine that a sign does not interfere with the traffic. He stated that the ten-foot setback indicated by the applicant would be appropriate.

Chairman Holland seconded the motion made by Mr. Ashcraft and it carried unanimously.

2. The request of Remke's Market to modify a previously approved Variance to allow the installation of a free-standing sign. The 4.3-acre (approx.) site is located on the northeast corner of Dixie Highway and Manderlay Drive. The site is zoned Commercial Two (C-2) and is owned by the Spring Meadow Association.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Ashcraft commented that normally they would be entitled to one building-mounted sign and a free-standing sign. Mr. Breidenstein agreed and added that they may be entitled to two building-mounted signs because of the frontage on Manderlay. He added that this request would allow a smaller and shorter sign and take away the advantage of three building-mounted signs which were granted in the previous Variance. They are now only entitled to the three building-mounted signs because of the previous Variance.

Chairman Holland asked if there was anyone in the audience who wished to speak.

Mr. Mike Cassedy stated that he was representing Remke's Market and that Mr. Bill Remke was also present. Mr. Cassedy stated that if they did not have the previous Variance, they would not have to come before the Board. He quoted from the code, Section 1920.1. He stated that if you travel southbound on U.S. 25, the north elevation is highly visible. It does not face U.S. 25, but is highly visible from U.S. 25. He emphasized that if they did not have the previous variance, they would be entitled to at least one building-mounted sign and the free-standing sign. He showed the Board a rendering of the sign they propose and photographs of the site. They want a Variance based on the parameters of the existing code -- 250 square feet and 40 feet in height -- so that if they add to the north part of the building and if there are smaller tenant areas, then the sign could be increased. They have tried repeatedly to put signs in the windows and have been unsuccessful. It has been brought to their attention that they cannot do this. They want to advertise their different sales and products and services available. The best they can do is the changeable copy free-standing sign. He stated that people going to work and coming home are more likely to see a free-standing sign than a building-mounted sign, which has been confirmed by studies. They are starting to do a lot of advertising for a lunch special. They want to use the sign to advertise the specials to people driving to work.

Chairman Holland questioned which building-mounted sign would be removed.

Mr. Cassedy stated that they had not anticipated removing any building-mounted signs.

In response to a question from Mrs. Ward, Mr. Cassedy advised that ML Drugs is entitled to a sign for their tenant area. He stated that in the future there will be more than two tenants in the building and they anticipate adding to the sign and do not want to have to come back for another modification. If they are allowed the 250 square feet, which is allowed by the code, they will not have a problem. The sign will be internally illuminated and have a pole cover to be aesthetically pleasing.

Chairman Holland stated that he would not be willing to grant a future modification at this time.

Counselor Wilson advised that the Board has looked at colors and logos and imposed conditions in the past -- such as at the Conrad gas station on Turfway Road. He added that the applicant is seeking to do away with the Variance and have what they would have been allowed under Section 1920. Their interpretation is that they get one building-mounted sign for each frontage that has high visibility and then they are taking it a step further and saying that this gives them two signs. Counselor Wilson quoted from the Code and stated that the Code means one sign per frontage and they now have two signs on one frontage. If they are seeking to continue that, then they do not want to do away with the Variance. Mr. Breidenstein agreed.

Mr. Cassedy stated that if you have two highly visible locations, then you are permitted two signs because of the word "for" in the Code.

Counselor Wilson emphasized that he and the Zoning Enforcement Officer disagree with the applicant's interpretation of the Code.

Mr. Cassedy stated that they can take the "DELI BAKERY" sign and move it around the corner making the modification only for the free-standing sign.

Mr. Bill Remke stated that the zoning in Florence says you cannot have banner signs. He wants to find a way to communicate with his customers on a daily basis. They would like to have the 240 square foot sign as the discount store may not be there in the future and the area may be broken up into two or three businesses. They would like to be able to add on to the sign as they go along.

Mr. Cassedy stated that there is a market for the deli concept due to the industrial park, but Mr. Remke cannot convey the lunch specials, sandwiches, and soups to them.

Mr. Breidenstein advised that the sign would involve manually changeable letters and this area cannot be larger than 50% of the sign area.

There being no further discussion, Chairman Holland moved that a modification of the Variance be granted to allow a free-standing sign of 135 square feet, no higher than 23.5 feet, and internally illuminated; and to allow a second building-mounted sign on the building, particularly "DELI BAKERY". Mrs. Ward seconded the motion and it carried unanimously.

3. The request of Kento-Boo Baptist Church, Rev. Stanley Cole, Pastor, for a Variance in the size of a free-standing sign from the permitted 16 sq. ft. to 24 sq. ft.. The approximately two-acre site, located at 634 Kento-Boo Avenue, Florence, is zoned Suburban Residential Two (SR-2) and is owned by the Kento-Boo Baptist Church, Inc..

Staff Member, Amy Moore, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Roger Breden, present in behalf of the church, stated that not many sign companies build signs for church organizations. The company from which they ordered the sign has a standard size of 24 feet. A smaller sign would be a special order at additional cost. they only needed a sign permit based on his conversion. He was under the impression that they would be all which measures 8' x 3'. The church since found out that the allowable is 16 sq. ft. and a Variance is not pleasing. It would have a concrete frontage similar to what the Mayor and the Board wants in the city by donations from a church member. He noted that prior to their construction project was larger than this sign.

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Mrs. Ward questioned if the sign would be internally lit.

Mr. Cortland stated that there will be floor lights at the bottom to shine up on the sign.

There being no further discussion, Chairman Holland moved that a Variance be granted for a monument-type sign no larger than 24 sq. ft. to be placed in the spot designated in the slide presentation, with flood lighting type illumination rather than internal lighting. There is to be no internal lighting. Mr. Ashcraft seconded the motion and it carried unanimously.

There being no further business to come before the Board, Mr. Ashcraft moved that the meeting be adjourned. Chairman Holland seconded the motion. The meeting was adjourned by unanimous consent at 8:30 P.M..

APPROVED:

  
Charles F. Holland, Chairman

Attest:

  
Jan Hancock, Recording Secretary

Mr. Roger Breden, present in behalf of the church, stated that not many sign companies build signs for church organizations. The company from which they ordered the sign has a standard size of 24 feet. A smaller sign would be a special order at additional cost. Reverend Cole thought they only needed a sign permit based on his conversation with Mr. Tuffensam. He was under the impression that they would be allowed to put up the sign which measures 8' x 3'. The church since found out that the sign is larger than the allowable 16 sq. ft. and a Variance is needed. The sign is aesthetically pleasing. It would have a concrete frontage virtually implanted in the ground. The sign is free-standing, but is more of a monument structure and is consistent with what the Mayor and the Board wants in the city. The sign was paid for by donations from a church member. He noted that the sign they had up prior to their construction project was larger than this sign.

Mrs. Ward questioned if the sign would be internally lit.

Mr. Cortland stated that there will be floor lights at the bottom to shine up on the sign.

There being no further discussion, Chairman Holland moved that a Variance be granted for a monument-type sign no larger than 24 sq. ft. to be placed in the spot designated in the slide presentation, with flood lighting type illumination rather than internal lighting. There is to be no internal lighting. Mr. Ashcraft seconded the motion and it carried unanimously.

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APPROVED:

  
Charles F. Holland, Chairman

Attest:

  
Jan Hancock, Recording Secretary