

BOONE COUNTY
PLANNING COMMISSION

FEB 20 1992

REVIEW NO. _____

RECEIVED

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
 Change in Non-Conforming Use
3. Applicant's Name QUALITY SIGNS, INC
Phone Number 606-525-9966
Applicant's Address 1530 PRODUCTION DR
BURLINGTON Ky 41005
City State Zip
4. Description of Request: PLACEMENT OF 2nd on site FREE
STANDING SIGN 18' HIGH AND APPROXIMATELY 32 sq. ft. IN
SIZE - SEE ATTACHED PLANS.
5. Name of Development TOYOTA Auto Sales Hopefull Rd & Ky 18.
6. Location of Development Hopefull RD & KY 18, Florence
Ky 41042
7. Acreage Under Review NA 3.25 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
NA
9. Owner of Property THE PATRICK DECASTRO TRUST
Phone Number C/O 606-525-9966
10. Address of Property Owner 19001 Southwestern Ave PO Box 2991
TORRANCE CALIFORNIA 90509
City State Zip
11. Proposed Use(s) On Site Auto Sales - new AND USED
12. Total Square Footage of Existing and/or Proposed Buildings
N/A
13. Current Zoning on Property C-2
14. Deed Book SEE Below Page No. _____ Group No. 2032
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: [Signature]
19. Property Owner's Signature: _____

DEED BOOK

440- PAGE 301 GROUP # 2032
THREE SEPERATE PARCELS MAKE UP THE SUBJECT SITE

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 2-20-90
2. Fee Received \$316.00 R 7-743
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: *Auto Sales is not an impaled business. Boyce does not need another pole mounted sign. They were originally supposed to have a monument sign. The idea of a separate "used cars" sign will not adversely affect their business. The sign would alter the essential character of the general vicinity.*

STAFF REPORT

#1

DEVELOPMENT: Toyota Towne

APPLICANT: Quality Signs

LOCATION: southwest corner of Burlington Pike (KY 18) and Hopeful Road, Florence, Kentucky

ZONING: Commercial Three (C-3)

DATE: April 8, 1992

REMARKS:

The applicant is requesting a Variance to allow an increase in the number of permitted free-standing signs. The approximately 4.74 acre site is located at the southwest corner of Burlington Pike (KY 18) and Hopeful Road, Florence, Kentucky. The property is zoned Commercial Three (C-3) and is owned by the Patrick Decastro Trust.

On December 17, 1986, April 7, 1987 and March 10, 1987, the Boone County Planning Commission, the Boone County Fiscal Court and the City of Florence respectively approved a Zoning Map Amendment for a 4 acre portion of the site. On June 3, 1987 and June 17, 1987 respectively the Planning Commission and the City of Florence approved a Zoning Map Amendment for the remainder of the 4.7 acre site. Several conditions were placed on the approval of these Zoning Map Amendments. The conditions were discussed further at the March 11, 1992 Business Meeting.

On August 15, 1990, the Boone County Planning Commission approved a Site Plan for automobile sales the site. The Planning Commission approved a Revised Site Plan for the site on June 19, 1991. A Sign Permit was granted in February 1992, for one (1) free-standing sign on the site. The approved sign is to be 114 square feet in area and 40 feet high. The applicant is currently requesting that another free-standing sign be permitted on the site. The proposed free-standing sign is to be 44 square feet in area and 18 feet high. It would advertise used car sales.

Article 19, Section 1920 of the 1990 Boone County Zoning Regulations states:

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

"The maximum size of any free-standing sign permitted shall be one and one-half (1/2) square feet of sign area for each lineal foot of lot width, along the street frontage which the sign is located. No free-standing sign may exceed 250 square feet in area."

Since the site has 430 feet of frontage along Burlington Pike (KY 18), one (1) 250 square foot free-standing sign is permitted under the Zoning Regulations. The maximum height of the sign is 40 feet.

The Boone County Comprehensive Plan makes the following statement concerning signage.

"The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor."
(p. 202)

The City of Florence is currently considering adopting an updated version of the Zoning Regulations as proposed by the Planning Commission. The proposed regulations specifically state that Variances do not apply to the number of permitted signs.

The following reviews the seven criteria the Board must use to judge each variance request:

1. If the Variance is granted, it would not adversely affect the public health, safety or welfare.

Please refer to the excerpt from the Boone County Comprehensive Plan stated previously.

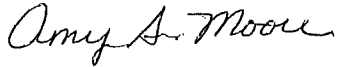
2. The Variance will not alter the essential character of the general vicinity.

Please refer again to the excerpt from the Boone County Comprehensive Plan stated previously.

3. The Variance will not cause a hazard or a nuisance to the public.
4. The Board should decide if the Variance will allow an unreasonable circumvention of the requirements of the Zoning Regulations.
5. The requested Variance does not arise from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.
6. The Board should decide if the strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.
7. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Zoning Regulations from which relief is sought.

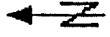
Attached to this report is an illustration of the proposed sign and a plot plan of the site illustrating the location of the proposed sign.

Respectfully submitted,

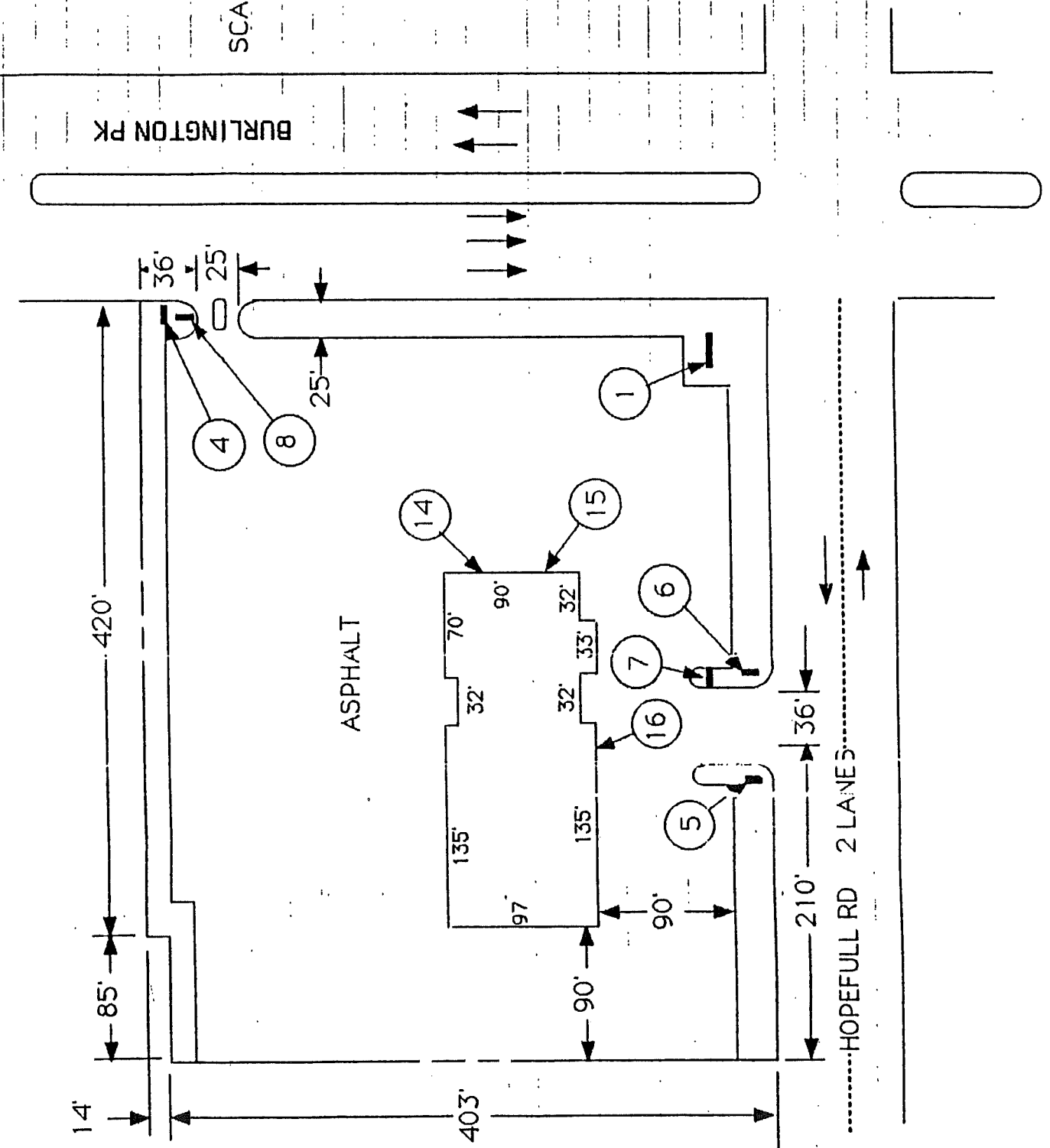


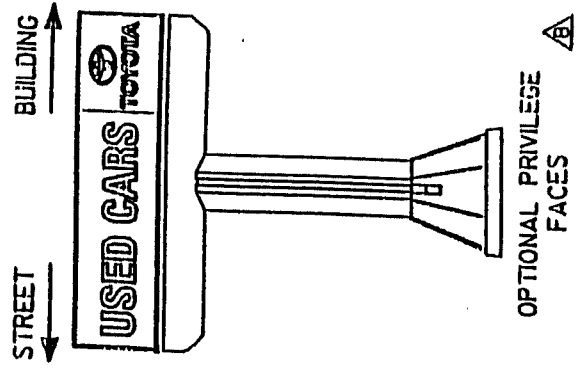
Amy S. Moore
Planner I

ASM:kat

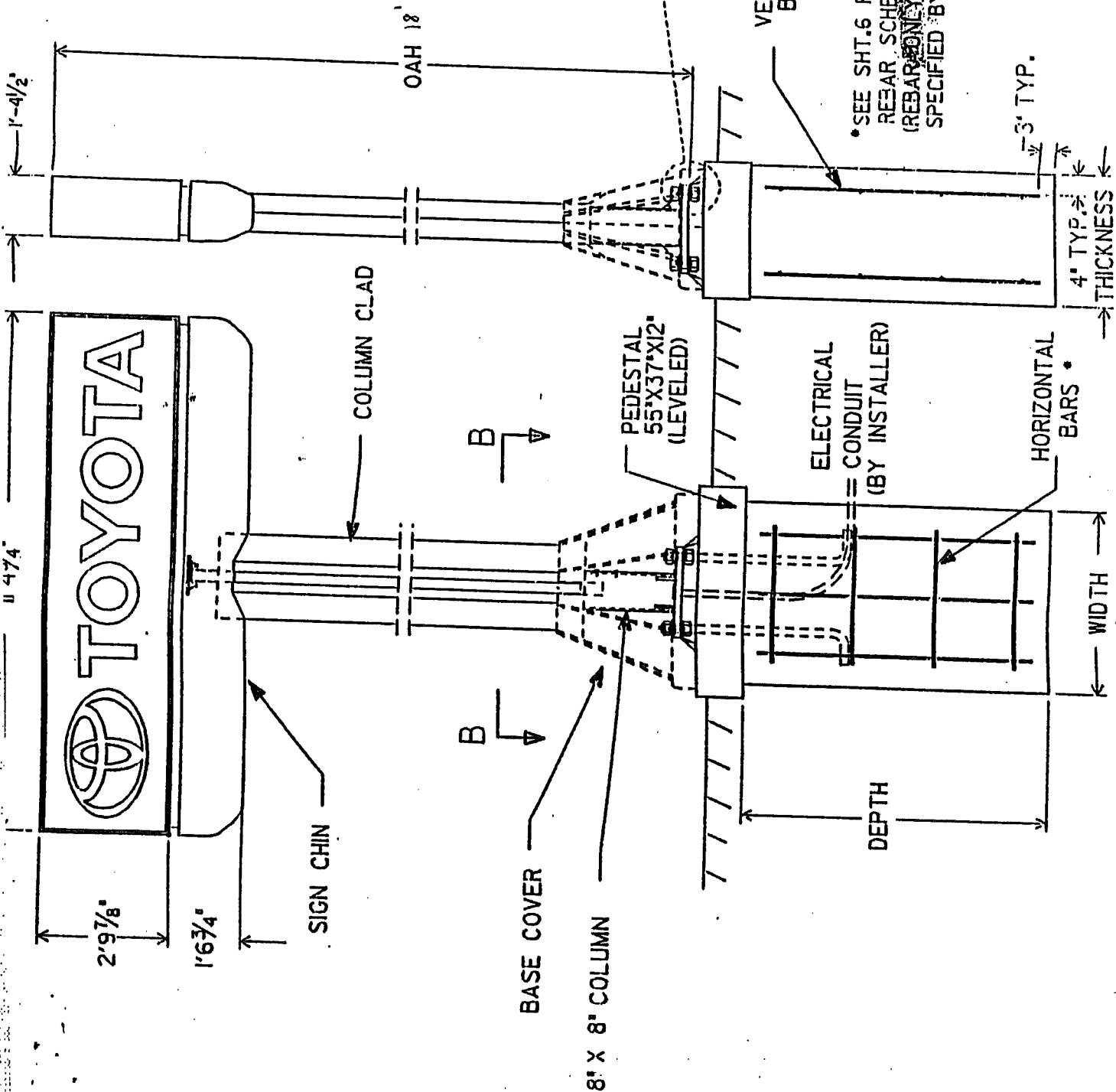


SCALE: 1" = 100'





Proposed 2nd free-standing sign



INSTALLATION & ENGINEERING

P/N: 00-00-(

PL
P.O. BOX
DSG NR: DLOGAN
SCALE: NOTED
DESIG 4 X 11 TM
CUSTOMER TOYOTA

DETAIL A

VERTICAL CLAD FOUNDATION