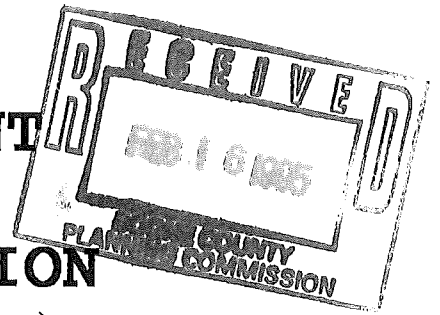


APPLICATION FORM
**BOARD OF ADJUSTMENT
 AND
 ZONING APPEALS ACTION**



(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 BOB ADAMS / FURROWS
 Phone Number 606-283-9140 Fax No. 606-283-0709
 Applicant's Address 7830 COMMERCE DRIVE
FLORENCE KY 41042
 City State Zip
4. Description of Request: WE WOULD LIKE TO RAISE OUR
CURRENT SIGN TO 30 FEET UP 30 FEET FROM
OUR CURRENT HEIGHT. OUR SIGN IS BEING OVERGROWN
BY TREES.
5. Name of Development _____
6. Location of Development _____
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision)
LOT 10 FLORENCE BUSINESS PARK SECTION 4
9. Owner of Property PAYLESS CASHWAYS
 Phone Number of Owner 1-800-548-3826
10. Address of Property Owner 2300 MAIN ST
KANSAS CITY MISSOURI 64141-0466
 City State Zip
11. Proposed Use(s) on Site _____
12. Total Square Footage of Existing and/or Proposed Buildings
13 ACRES
13. Current Zoning on Property _____
14. Deed Book 333 Page No. 160 Group No. 2034 A
15. Is the site subject to a zone change? _____
 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. I, or we, understand and agree that this application and
 drawing(s) are being filed in accordance with the Boone County
Zoning Regulations.
 Applicant's Signature: [Signature] COMMERCIAL SALES MANAGER
 Property Owner's Signature: [Signature] COMMERCIAL SALES MANAGER

(over)

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2

SECTION B: (To be completed by the Boone County Planning
Commission Staff)

1. Date Received Feb 16, 95 Fee Received 526.⁰⁰ R#5944
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 3-8-95
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

DEVELOPMENT: Furrow
APPLICANT: Ron Adams
LOCATION: 7830 Commerce Drive, Florence
ZONING: Commercial Services (C-3)
DATE: March 8, 1995

The applicant is requesting a Variance to increase the height of their existing free-standing highway sign located along the north bound ramp of I-75/71 (See Sheet #1). The Variance which is being requested would increase the height of the sign by thirty (30) feet, to a total of eighty (80) feet in height (See Sheet #2). Article 34, of the Boone County Zoning Regulations restricts the maximum height of a free-standing sign to forty (40) feet. The existing sign is already ten (10) feet taller than the regulations currently permit.

The applicant's site is located within a Planned Development Overlay. This overlay zone allows deviations from the sign regulations in regards to the size, height, and number of signs within any given site upon approval by the Planning Commission and appropriate legislative unit for undeveloped and redeveloping sites.

The businesses that surround the applicant's site include the Cross Country Inn, Shoney's Restaurant, Fundome, and Complete Car Wash. All of these businesses except the Fundome have signs of approximately 100 feet or higher. The applicant's site adjoins a Suburban Residential Two (SR-2) zone to the north, the interstate to the east and a commercial subdivision to the west and south.

The location of the applicant's sign makes visibility from north bound I-75/71 nearly impossible without a sign which is over 100 feet in height. The sign is located at an elevation of 920 feet which is approximately 21 feet lower than the 941 feet elevation of KY 18. The proposed eighty (80) feet high sign would not be visible from north bound I-75/71 because of the rise in elevation from the existing sign to the KY 18 overpass and the curve of the interstate. Therefore, the proposed height increase would only be effective in making the sign more visible from KY 18 and south bound I-75/71.

Staff Concerns

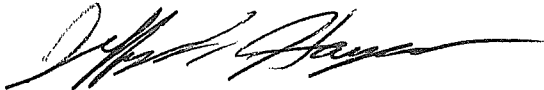
1. Staff believes that the proposed increase in height of the applicant's sign could result in a unreasonable circumvention of the requirements of the Zoning Regulations.

2. Staff believes that the requested thirty (30) feet variance is more than would be necessary to raise the sign above the height of the trees to the south and north which are obstructing the view of the sign currently. The proposed height increase would do very little, if anything, to make the sign more visible to traffic travelling north on I-75/71. However, the increase would make the sign much more visible from south bound I-75/71.
3. Staff believes if the variance is approved that a reduction should be considered in the height of the proposed sign. The height of the sign as proposed is higher than necessary to clear the trees which are currently obstructing the sign. A height of 60 to 65 feet would be sufficient to raise the sign above the height of the trees which obstruct the sign to the north and south.

Conclusion

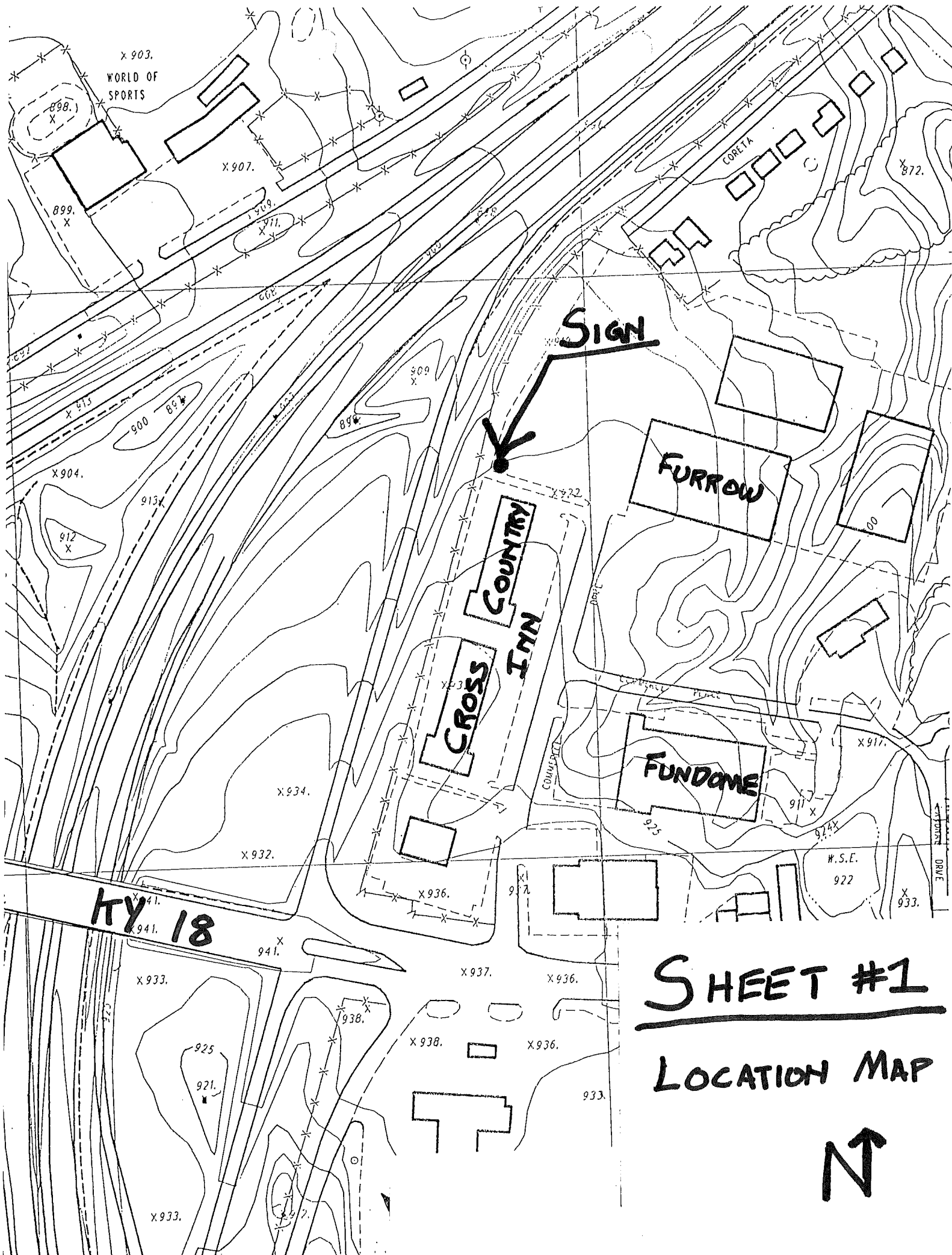
The Board must use the seven criteria necessary to judge the appropriateness of this request. Staff believes that the nature of this request will have little impact on the visual character of the area because of the existing signs around the interchange.

Respectfully submitted,



Jeffrey F. Hayes
Planner

JFH\par



X 903.
WORLD OF SPORTS

X 907.

CORETA

X 872.

SIGN

FURROW

CROSS COUNTRY INN

FUNDOME

KY 18

SHEET #1

LOCATION MAP



FURROW

Lumberyard & Building Materials

10'

80'

BLACK POLE

36" CONCRETE POST

FINISH GRADE

SHEET #2

RECEIVED

1995 APR 18 P 4:03

BOOK 496 PAGE 243

JERRY W. ROUSE
BOONE COUNTY CLERK
MO. S. N.A.

NO.95-FBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Payless Cashways
2300 Main Street
Kansas City, Missouri 64141-0466
- 2. ADDRESS OF PROPERTY
7830 Commerce Drive
Florence, Kentucky
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Furrow's

DEED BOOK: 333

PAGE NO.: 160

GROUP NO.: 2034A

- 4. TYPE OF RESTRICTION (S) (Check all that apply)

<input type="checkbox"/>	Zoning Map Amendment from ___ to ___	<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Development Plan	<input type="checkbox"/>	Conditional Zoning
<input type="checkbox"/>	Subdivision Plat (Unrecorded)	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Variance		

- 5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Jeff F. Hayes, Planner

NAME AND TITLE OF COMPLETING OFFICIAL
(type or print)

8

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey Hayes on behalf
of the Boone County Planning Commission this 19th day
of April, 1995.

Patricia Russ

NOTARY PUBLIC, State at Large

My commission Expires:

October 4, 1997

This instrument was prepared for recording purposes only by:

Patricia Russ

Patricia A. Russ
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the
applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of March 8, 1995, (Certificate of Land Use Restriction # 95-FBOA-001-A), for Payless Cashways, property owner.

No Conditions

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 333 PAGE NO. 160 Group No. 2034A

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County
Court, do certify that the foregoing
Misc. was, on the 19 day of April
1995, at 4:03 P. M, lodged in my office
for record, and that it has been duly recorded in
my said office, together with this and the
certificate thereon endorsed.
Given under my hand this 19 day of April
1995.
JERRY W. ROUSE, CLERK
By Jerry Rouse D.C.