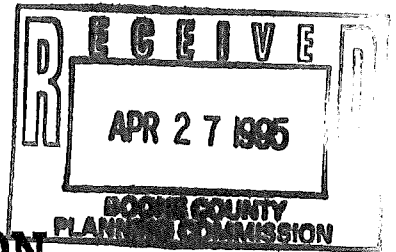


APPLICATION FORM
**BOARD OF ADJUSTMENT
 AND
 ZONING APPEALS ACTION**



(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 QUALITY SIGNS INC.
 Phone Number 525-9966 Fax No. 525-0304
 Applicant's Address 1530 PRODUCTION DR.
BURLINGTON Ky 41005
 City State Zip
 4. Description of Request: Request by wall sign to
ensure readability of 300' x 212' main st. 1/32nd
intersection
 5. Name of Development TRICITY YMCA
 6. Location of Development 212 Main St. Florence /
Main office 1105 Main St. Cynthiana OH 45210
 7. Acreage Under Review _____
 8. Lot Number and Name of Subdivision (if part of a subdivision) _____
 9. Owner of Property TRICITY YMCA of Greater Cynthiana
 10. Phone Number of Owner 604 41880 651 2100
 10. Address of Property Owner Cynthiana OH 45241
 City State Zip
 11. Proposed Use(s) on Site NON-PROFIT COMMUNITY
Service Health Club (tax exempt)
 12. Total Square Footage of Existing and/or Proposed Buildings _____
 13. Current Zoning on Property _____
 14. Deed Book 167/188 Page No. 140/24 Group No. 2034 A
 15. Is the site subject to a zone change? NO
 If yes, give date of approval NA
 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: Steven B. Carter
 Property Owner's Signature: William Shunkle

(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 April 27, 1995 Fee Received 486.⁰⁰ R#6535
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes & Mitchell Light
4. Scheduled Board Action Date 6/14/95
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: **Tri-City YMCA**

APPLICANT: **Quality Signs Inc**

LOCATION: 212 Main Street, Florence

ZONING: Florence Main Street (FMS)

DATE: June 14, 1995

The applicant is requesting a Variance to increase the permitted size of a building mounted sign. This sign would be located on the gym portion of the building which fronts along Main Street (See Sheet #1). The applicant is proposing a 84 square foot building mounted sign (See Sheet #2) which is 52 square feet larger than permitted by the regulations. The Boone County Zoning Regulations normally allow the size of a building mounted sign to be determined by the amount of building width. A building mounted sign shall be permitted two square feet of sign area per lineal foot of building width for the wall upon which it is mounted.

In November of 1994, the Florence City Council adopted a Zoning Study which was prepared for the Florence Main Street. This zoning study established a special zoning designation for Main Street and also established unique sign regulations which apply only to the Florence Main Street Zoning District. This study established the maximum size for building mounted signs as 32 square feet.

The intent of the Main Street Zoning Study was to establish a pedestrian environment and a mixing of uses commonly found on Main Street's throughout the United States. Most of the buildings which are located within this study area are located within a few feet of Main Street and therefore do not require a large building mounted sign in order to be visible. In addition, the intent of the study was to establish signage which is at a pedestrian scale for people walking on the sidewalk.

The old regulations which applied to the YMCA building before November of 1994, would have allowed a sign of 360 square feet which is considerably larger than the amount permitted currently. The YMCA is a unique building to Main Street because of the distance which the building sets back from the street. Most buildings on the Main Street are located within 20 feet or less of the street while the YMCA is located approximately 292 feet from the street. In addition, the YMCA building is much larger than the average building located along Main Street.

Conclusion

Staff believes that the proposed Variance will have little or no impact on the public health, safety, or welfare nor will it change the essential character of the area. The Florence Main Street Zoning Study was intended to establish a community identity and pedestrian environment which Staff believes the proposed sign will not affect negatively. The Board should determine whether the Variance will cause a nuisance or a hazard to the public and whether it will allow an unreasonable circumvention of the requirements of the Zoning Regulations.

Sincerely,



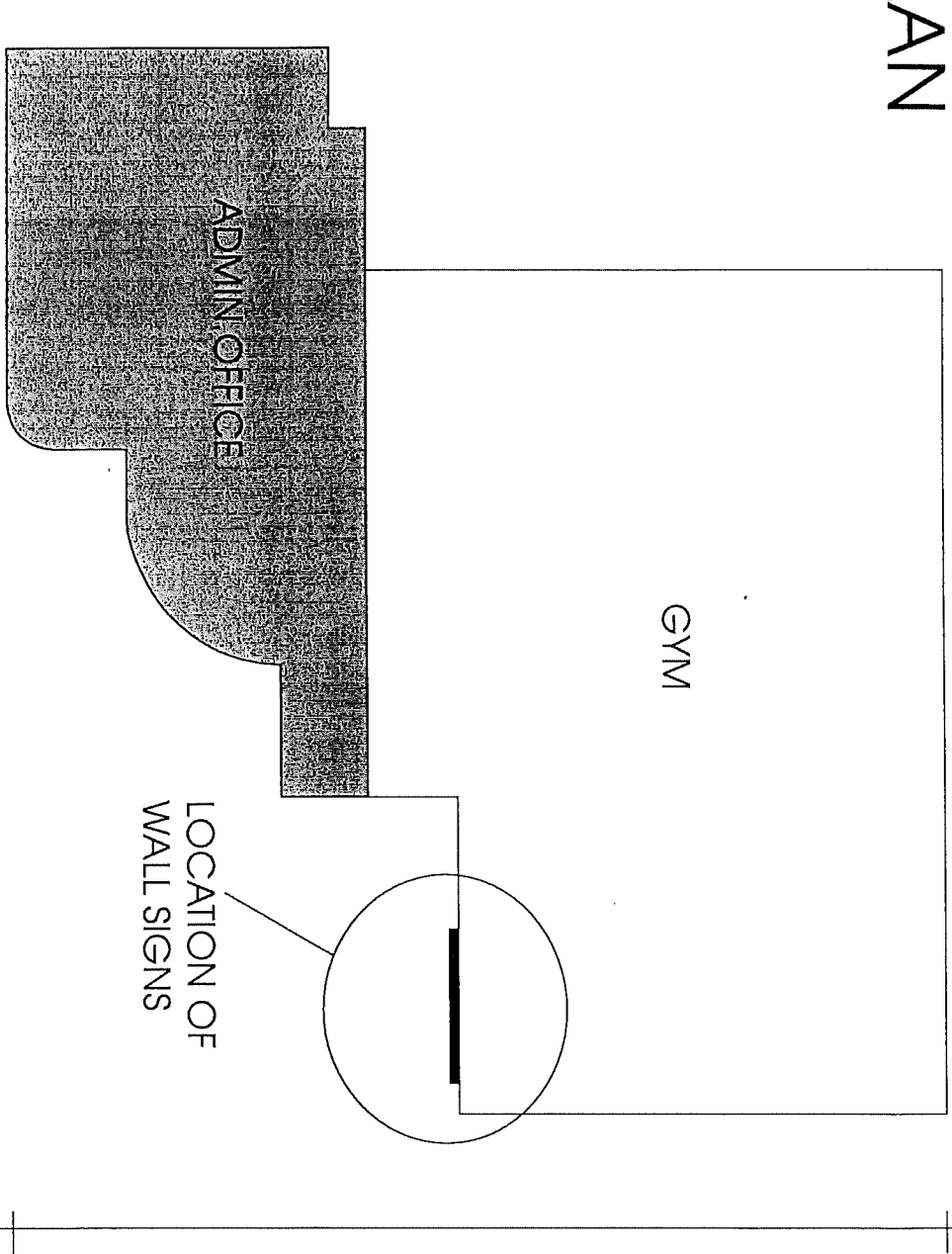
Jeffrey F. Hayes
Planner

JFH\par

TIR-CITY YMCA 121 E. MAIN ST. FLORENCE, KY.

BLDG.

SITE PLAN



FOOTAGE SCALED OFF FULL SIZE BLUE PRINTS

180'

165'

SHEET # 1

DESIGN BY: STEVE CARTER

SALES REP: STEVE CARTER

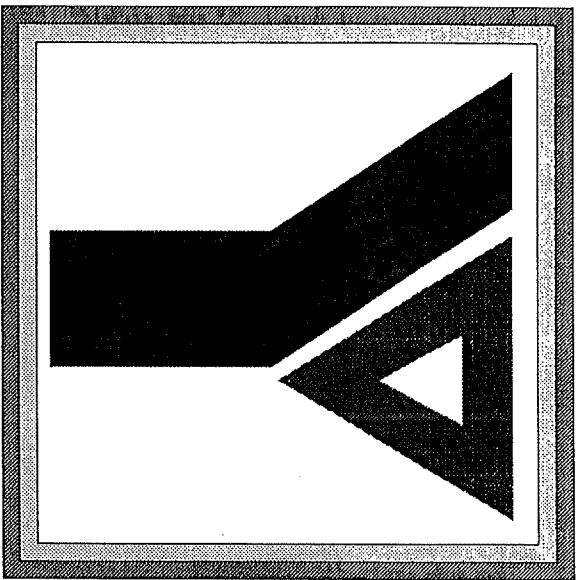
SCALE:

THIS DESIGN IS THE SOLE PROPERTY OF QUALITY SIGNS INC. Any use or reproduction of this design without permission is prohibited.



DATE:

6' x 6'



LOGO 4" 9"

3'

TRI-CITY YMCA

16'

24" LETTERS

SHEET # 2

DESIGN BY:

STEVE CARTER

SALES REP.

STEVE CARTER

SCALE:

THIS DESIGN IS THE SOLE PROPERTY OF QUALITY SIGNS INC. Any use or reproduction of this design without permission is prohibited.

DATE:



COPY

CLUR # 95-FBOA-006-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Tri-City YMCA of Greater Cincinnati
1105 Elm Street
Cincinnati, Ohio 45210
2. ADDRESS OF PROPERTY
212 Main Street
Florence, Kentucky 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Tri-City YMCA

DEED BOOK: 167/188 PAGE NO.: 140/24 GROUP NO.: 2034A

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

Zoning Map Amendment Conditional Use Permit
 from to

Development Plan Conditional Zoning
 Change in Concept Development

Subdivision Plat Other:
 (Unrecorded)

Variance

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

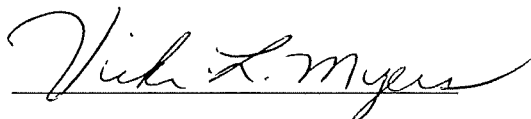
BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005


SIGNATURE OF COMPLETING OFFICIAL
Jeffrey Hayes, AICP Planner
Name and Title of Completing Official

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 8th day of November 1995.



NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Vicki L. Myers
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 June 14, 1995 (Certificate of Land Use Restriction # 95-FBOA-006-A), for Tri-City YMCA of Greater Cincinnati, property owner.

The following conditions will apply: (1). The 52 foot variance be granted to give them a maximum of 84 feet.

The approved Variance as well as the preceding conditions apply to the property

described in: DEED BOOK 167/188

PAGE NO. 140/24

Group No. 2034A