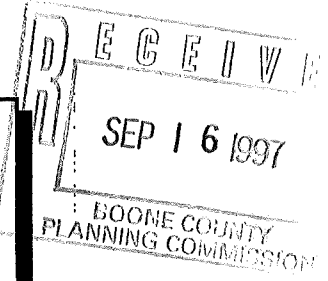


APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit _____ Variance _____ Appeal _____
[X] Change in Non-Conforming Use
3. Applicant's Name Gerald F. Dusing as attorney for Superior Cleaners, Tots University, The Cove Nightclub and Estes Dental Center
Phone Number 371-6220 Fax No. 371-8341
Applicant's Address 8100 Burlington Pike, Suite 400 Florence, KY 41042-0576
4. Description of Request: Replace sign - modify pre-existing non-conforming use.
5. Name of Development None
6. Location of Development 8419 - 8435 U.S. 42
7. Acreage Under Review N/A - approximately 3
8. Lot Number and Name of Subdivision (if part of a subdivision) N/A
9. Owner of Property Same as Applicant
Phone Number of Owner c/o Gerald F. Dusing (606) 371-6220
10. Address of Property Owner 8419 - 8435 U.S. 42, Florence, Ky, 41042
City State Zip
11. Proposed Use(s) on Site Joint directory type sign
12. Total Square Footage of Existing and/or Proposed Buildings Unknown
13. Current Zoning on Property C-2
14. Deed Book See Attached Page No. _____ Group No. 2048-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? Sign Design
17. Have you submitted a list of adjoining property owners with this request? Yes - Attached
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] Gerald F. Dusing, ADAMS, BROOKING, STEPNER, WOLTERMANN & DUSING

Property Owner's Signature: [Signature] Lois J Beebe Wild Inc.

(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 _____ Fee Received _____

2. Is application complete? Yes _____ No _____

3. Staff Reviewer Ed Coleman _____

4. Scheduled Board Action Date 10/8/97 _____

5. Board Action:

_____ Approved

X _____ Approved with Conditions (See #6)

_____ Denial (See #7)

6. Conditions of Approval: SEE 10/8/97 BOA MINUTES _____

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.

BOPC: 11/96

STAFF REPORT

DEVELOPMENT: Evergreen Plaza

APPLICANT: Gerald F. Dusing,

LOCATION: Evergreen Plaza, Florence, Kentucky

ZONING: Commercial Two (C-2)

DATE: October 8, 1997

Proposal

The applicant is requesting a Change in Non-Conforming Use to allow the replacement of a pre-existing non-conforming free standing pole sign with low profile 44 sq. ft. monument style sign on an approximate 3 acre site comprising 4 buildings and related businesses within Evergreen Plaza on HWY 42 in Florence.

In August of 1975, an application was submitted to the Planning Commission for approval of two free standing signs and one building mounted sign. The applicant, Jack House, sought approval for a 19.5' tall illuminated, double faced sign measuring 10' x 14' and 5' tall double faced, non-illuminated sign measuring 6' x 3'. Both free standing signs were approved the Planning Commission on September 3, 1975 with the following Conditions:

1. Those signs located within 125 feet of the centerline of U.S. 42 shall be removed and/or relocated at the owners expense in the event such removal and/or relocation is necessary to accommodate any public improvement.
2. A building permit shall be obtained from the City of Florence Building Inspector.
3. A permit shall be obtained from the Kentucky Bureau of Highways, if required.

The purpose of 19.5' free standing sign was for identifying Evergreen Plaza and the businesses within the buildings on the site. There were to be no more free standing signs approved for Evergreen Plaza because it was considered a mixed use commercial planned development.

The 18 sq. ft. free standing sign was for the business at 8405 Hwy 42, which is now the location of the Cove Nightclub and Share Cuts hair care. The sign now advertises Share Cuts. A permit for a change of face to the existing free standing sign was issued this year.

In July of 1989, the Cove Nightclub was issued a permit for a new (third free standing sign) 15' tall, 30 sq. ft. free standing sign. Approximately 15 sq. ft. was added to this sign in November of the same year.

Evergreen Plaza currently has a total of 4 free standing signs, all of which did receive permits by the Planning Commission. The Aerial Photo Map indicates the locations of the 4 signs. The 19.5' tall sign and the Shair Cuts sign were the only 2 signs supposed to be approved for the site.

Staff Comments

The proposed sign is lower in height, of a monument style, and contains the same square footage as the existing non-conforming sign. It is Staffs' opinion that the proposed sign is more appropriate than the existing sign by means of height and style. Staff recommends that the 18 sq. ft. sign for Shair Cuts be removed and that space be made available on the proposed sign that would include Shair Cuts. This would reduce the non-conforming status of the signs on the site by reducing the overall number of free standing signs within the plaza. The applicant is in agreement with the proposal by Staff.

Conclusion

The Board of Adjustments and Zoning Appeals has the power to hear and render decisions on applications to permit a change from one non-conforming use to another non-conforming use. The Board should review the applicant's request with regard to the compatibility of the proposed non-conforming use with the surrounding area compared to the existing non-conforming use and the surrounding area within this Commercial Two (C-2) district. The Board shall not permit such a change unless the new non-conforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing non-conforming use. The Board shall not allow any changed non-conforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original non-conforming use. In permitting such change, the Board may require appropriate conditions and safeguards in accordance with other provisions of this order.

Respectfully Submitted,

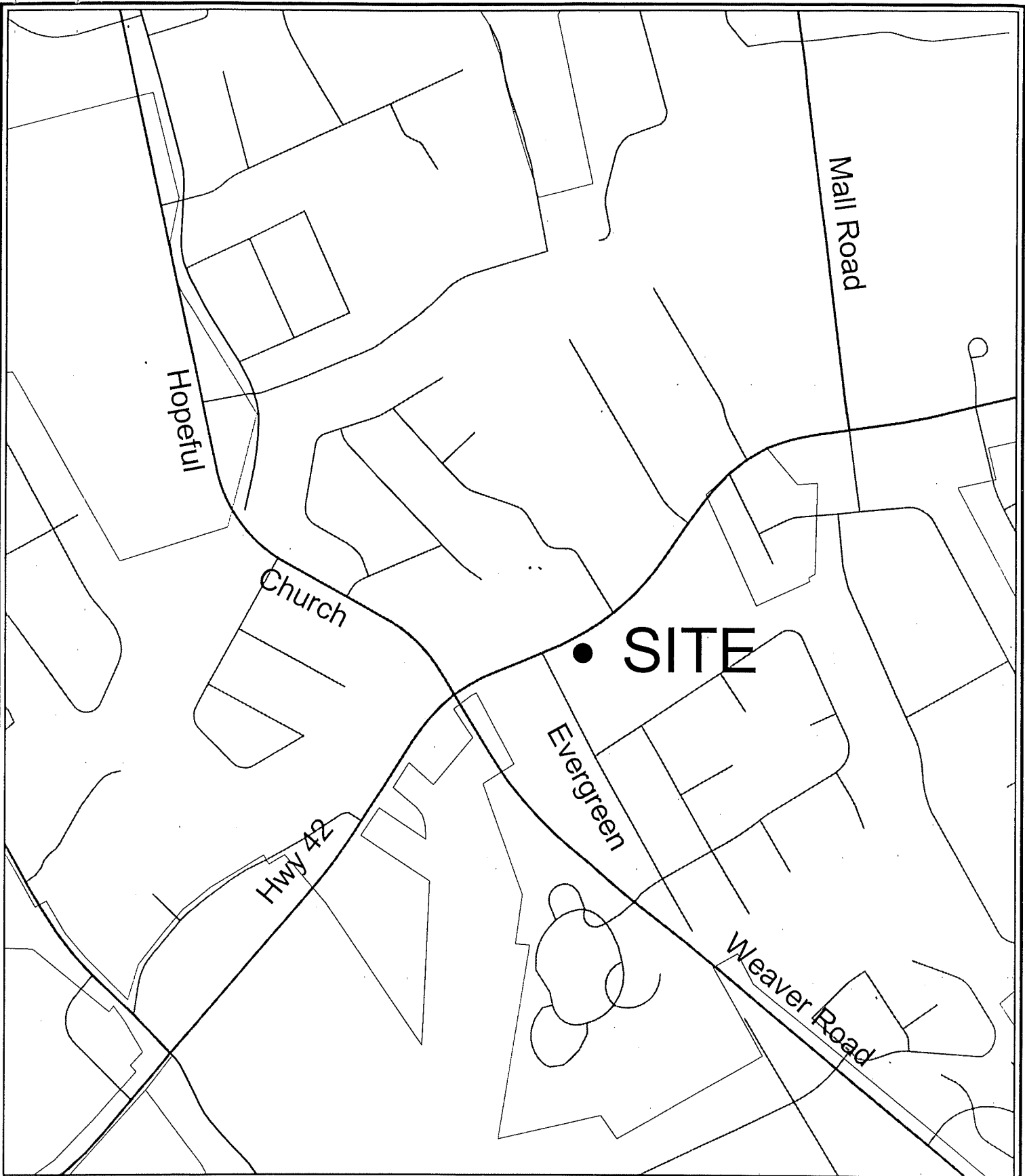


Edward Coleman
Planner

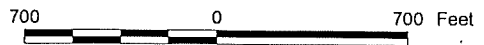
EC\pr

Attachments

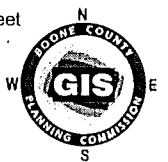
- Location Map
- Property Plat
- Proposed Sign
- Approved Sign Permits within Evergreen Plaza

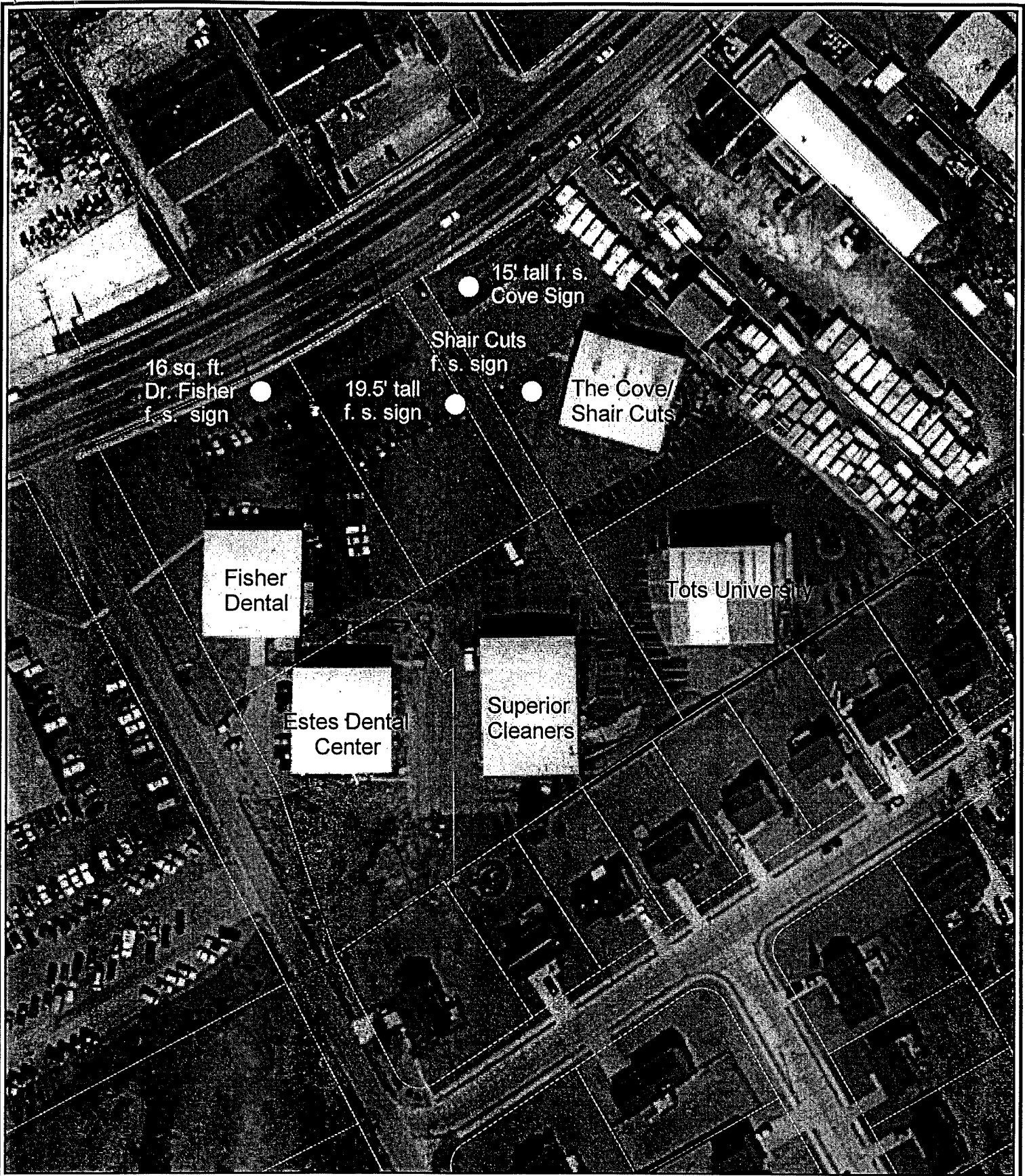


Evergreen Plaza



1 inch equals 700 feet
Produced by the
Boone County Planning Commission
GIS Services Division
October 6, 1997





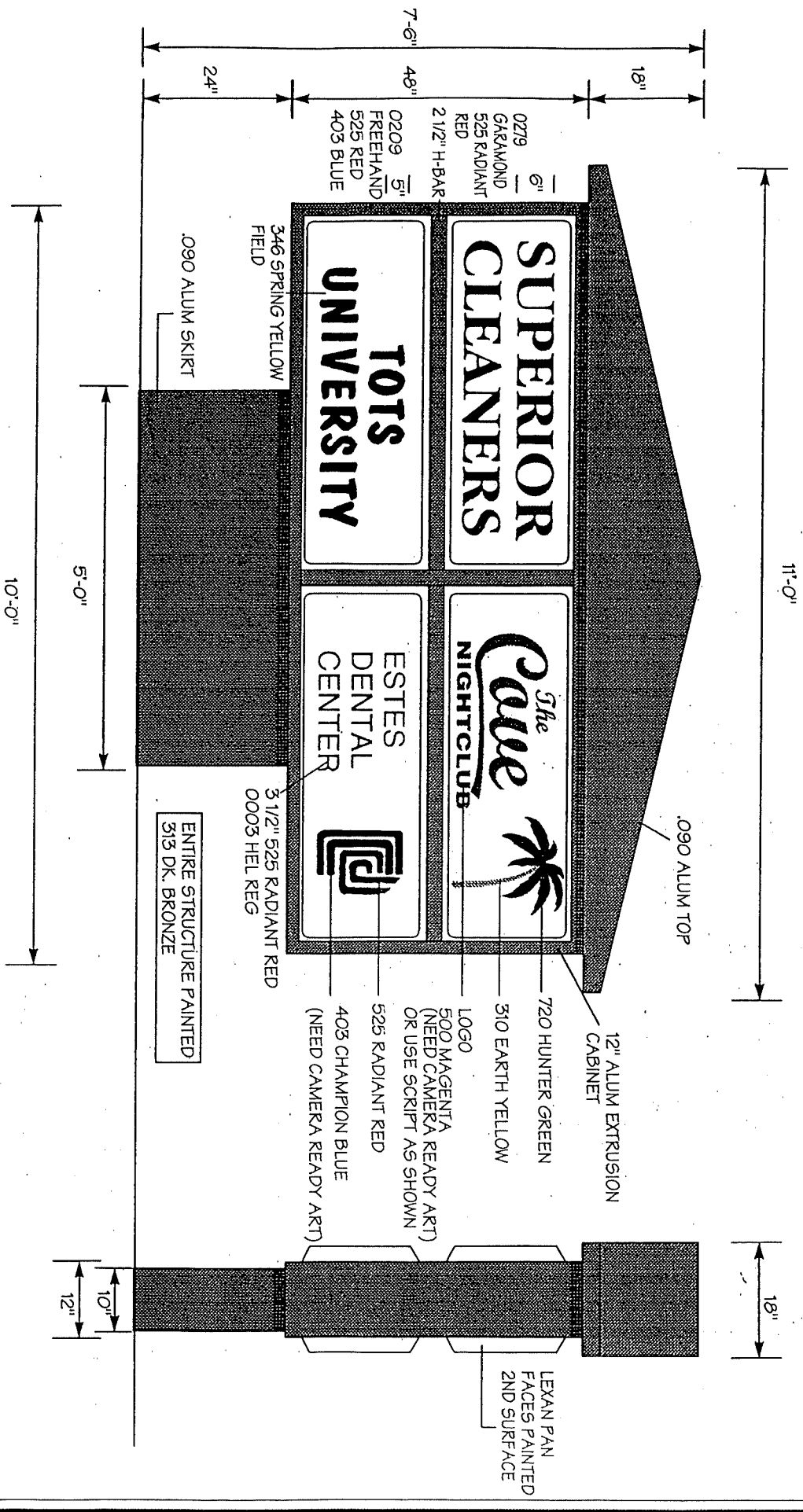
Evergreen Plaza

100 0 100 Feet

1 inch equals 100 feet
Produced by the
Boone County Planning Commission
GIS Services Division
October 6, 1997



D/F INT. ILLUMINATED GROUND SIGN



DATE: 18JUL96

SCALE:

BY: BT

REP: JAH

SK. NO: 0000-01

FILE: SUPCLN1

CLIENT: SUPERIOR CLEANERS

LOC: 8419 03 42
890 SIXIE HWY.
FLORISSA, AL

LACKNER
SIGNS

779-8686

COPYRIGHT 1996 BY LACKNER SIGN CO.
THESE PLANS ARE THE PROPERTY OF LACKNER SIGN CO. AND THE RESULT OF THE ORIGINAL WORK
OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF OBTAINING
YOUR APPROVAL. IF YOU APPROVE THESE PLANS, YOU AGREE TO ASSIGN TO LACKNER SIGN CO. ALL INTELLECTUAL
PROPERTY RIGHTS IN THESE PLANS, INCLUDING BUT NOT LIMITED TO THE RIGHT TO REPRODUCE, COPY,
DISTRIBUTE, SELL, RENT, LEASE, OR OTHERWISE DISSEMINATE THESE PLANS TO ANYONE OTHER
THAN YOU. YOU AGREE TO HOLD LACKNER SIGN CO. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES,
LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST
LACKNER SIGN CO. BY ANY THIRD PARTY AS A RESULT OF YOUR COMPANY'S USE OF THESE PLANS.
LACKNER SIGN CO. EXPECTS TO BE REMBURSED \$500.00 IN COMPENSATION FOR TIME AND EFFORT INVOLVED IN
CREATING THESE PLANS.

DATE: _____ ACCEPTED BY: _____

BOONE COUNTY PLANNING COMMISSION
7431 U.S. Highway 42
Florence, Kentucky 41042

8/5/15
Date

APPLICATION FOR SIGN PERMIT

Applicant: EVERGREEN PLAZA

Address and Phone Number: Hwy 42 FLORENCE, Ky

Advertisement on Sign: EVERGREEN PLAZA - Toy Box,

EVERGREEN DRUGS, C.V. McKee Ranch estate, 2 Syzces FUTURE

Location of Sign: APPROX 75' BACK FROM 42 CENTER OF COMPLEX

Size of Sign: 20' x 10'

Zone: B.O.S. 6

Fee: 75 - PAID 8-5-15

Name and Address of Agent, If Any: SIGNS, INC BOX 112

Union, Ky 41091 384-4305

Jack Hunsel
Signature of Applicant or Agent

FOR PLANNING COMMISSION USE ONLY:

Date Request Received: August 5, 1975

Committee Appointed: Dr. Booth, chairman, Mr. Garnett, and
Mr. Greene

Action by Planning Commission: Approved 9-3-75

Special Use Permit Number: 726

SIGNS, INCORPORATED
P. O. BOX 112
UNION, KY 41091

Time-Saver

LETTER

IN REFERENCE TO:

384-4305 Bus
384-3970 Res.

AIRMAIL FIRST CLASS MAIL INTER-OFFICE MAIL

FOR Boone County Planning Com.
% Municipal Building
Florence, Ky

HOW TO USE THIS

DAY/TIMER
Time-Saver LETTER TO SAVE TIME.

Type or write your reply in the space below. Then mail the white copy to us and keep the pink copy for your files. You'll save time and effort, and we'll have your answer much faster! Thank you.

MESSAGE

REPLY

FOLD

DATE

FOLD

RE: GROWING Sign + Blot DATE 7/26/75
DR. RONALD CAWME
EVERGREEN PLAZA U.S. 42 FLORENCE

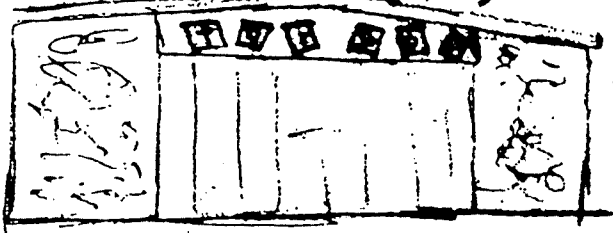
Gentlemen; Enclosed please find check 75⁰⁰ Fee for proposed signs for this project along with drawings. Would you ask the committee to call me if they have any questions with regard to this work.

SIGNED

JACK HOUSE

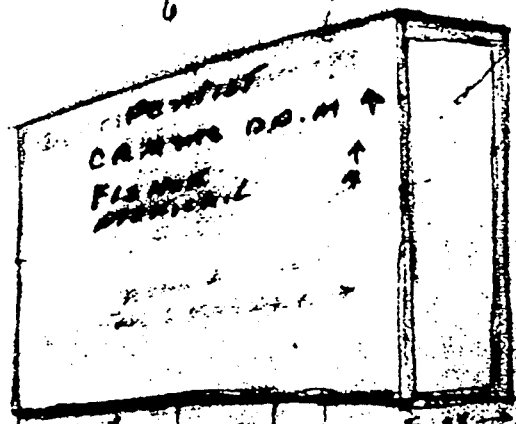
SIGNED

3' Squares
2' white copy



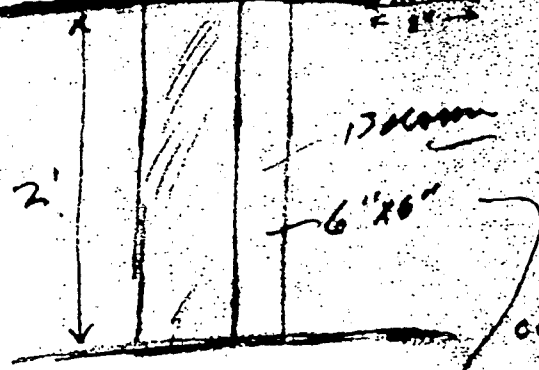
EAF. YPKY

BROWN
white copy



Rec. Panel
RET

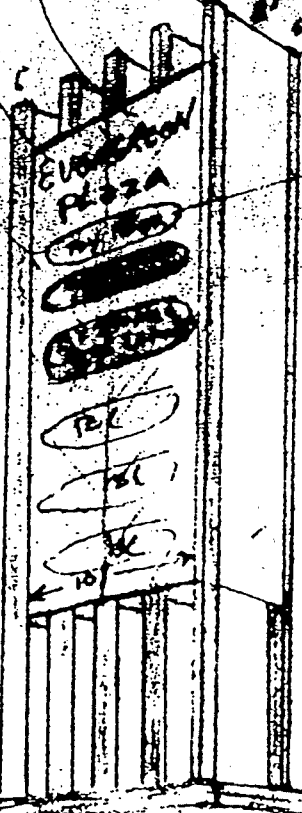
Rec. Panel
WOOD LETTERS



13' HIGH

6" x 6"

copy



BROWN

BROWN
Motivation
Style

BROWN
white copy

DENTIST	LOWERS	DENTIST
B. CRUMPTON	N. WARE	C. S. MILLER D.D.S.
R. FISHER D.D.S.	R. BAYCOON	
C. MERRIMAN	J. NOLAN	
	L. K. BOST	
	L. HILTZ	

DIV

9' HIGH
ILLUMINATED
Pyken Sig
6" x 6" TIMBER
CEDAR
PANELS

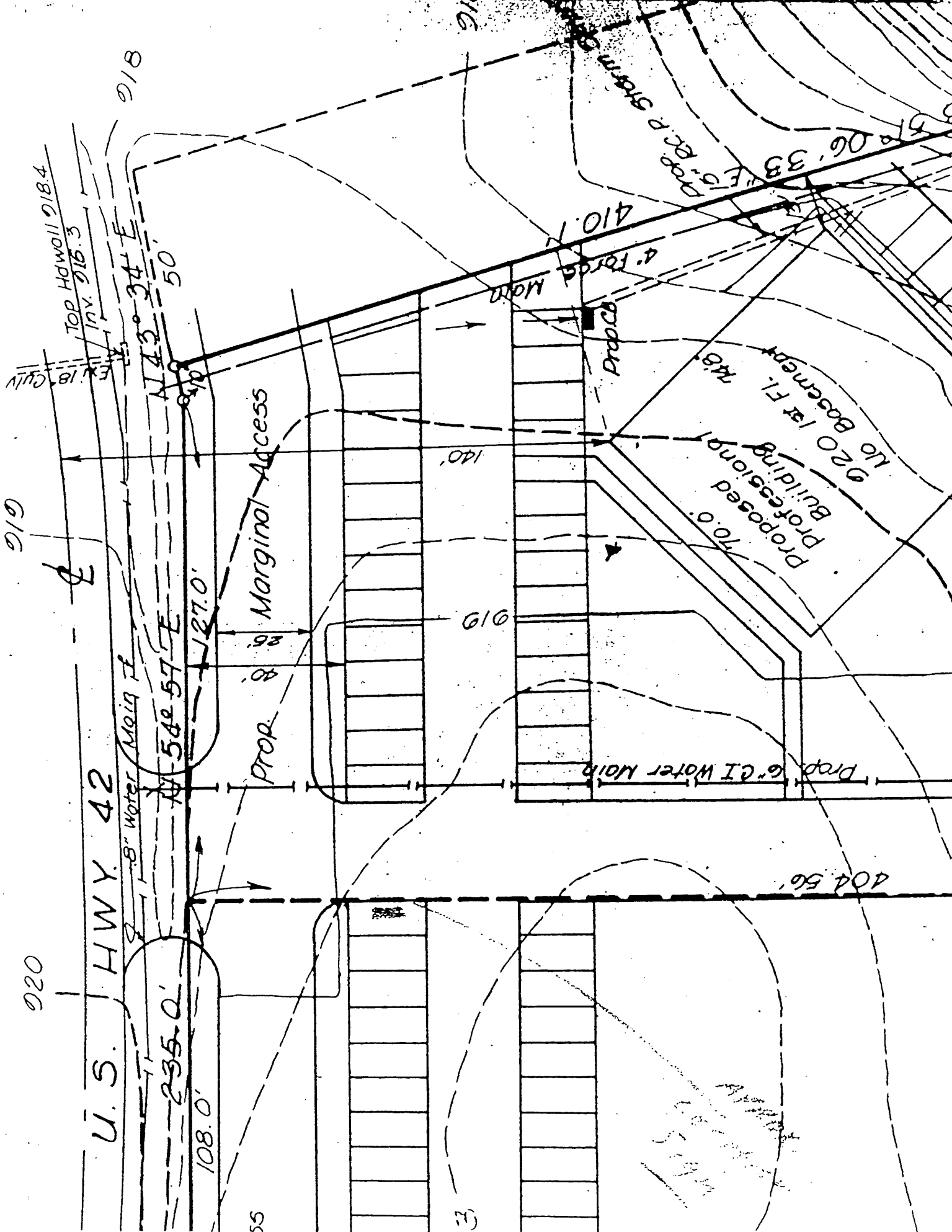
concrete

white

4' deep

8' x 8'
3' x 3'
concrete

4' ground



U.S. HWY 42

235.0'

108.0'

8" Water Main

54° 57' E

127.0'

Marginal Access

PROP 8'

616

140'

4" Force Main

Prop CB

Proposed Professional Building

920 1st Fl. 148

No Basement

Prop 6" CI Water Main

404.50'

TOP Hdwall 918.4

Inv. 915.3

EX. 18' Gully

43° 34' E

50'

919

918

33

55

APPROVED
1/19/75
[Signature]

Handwritten notes:
1. 11/11/11
2. 11/11/11
3. 11/11/11
4. 11/11/11

DENTIST • LAWYERS • BROKERS

R. CRUME D.M.D.
D. FISHER D.M.D.
J. MIRACLE D.M.D.

N. WARE
R. BRYSON
J. NOLAN
L. WEST
L. HILTZ

C. G. JACKEE
S.R.A.

BOONE COUNTY PLANNING COMMISSION USE PERMIT

A SIGN permit is hereby granted to
Linda Sharon

for Shar II Cuts & Curls

for property located at 8407 U.S. 42, Florence

and zoned C-2, for the purpose of adding 12 ft² to an existing
free-standing sign with 44 ft² and 8 feet high

in accordance with article 19, section 1920 of the Boone County
Zoning Order (Ordinance), subject to the following
special conditions:

Contact Florence Building Inspector (Bob Tuffendsam, 371-5935) to
obtain building permit.

** NOTE: Prior to the placement of any approved sign, a building permit is required from the appropriate Building Inspector.

Failure to comply with the above cited Zoning regulations and special conditions, shall render this permit null and void and to no effect.

February 4, 1987
DATE

Thomas W. Bredest
ZONING ENFORCEMENT OFFICER

APPLICATION FOR ZONING ACTION

RECEIVED

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FEB 3 1987

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: SPAR II Linda Sharon Owner Agent
 Address: 8407 USA 42

Florence Ky. Telephone: _____

Location: SPAR Boone County

Name of Property Owner: Paul Davidson Pender Phyllis Dand

Address of Property Owner: 3090 Hubbert Ave Erlanger Ky 41018

Zoning District: C-2 Area in Acres: _____

~~Deed Book~~ _____ ~~Page Number~~ _____ ~~Group Number~~ _____

Description of Request: _____

Applicant's Signature: Linda Sharon

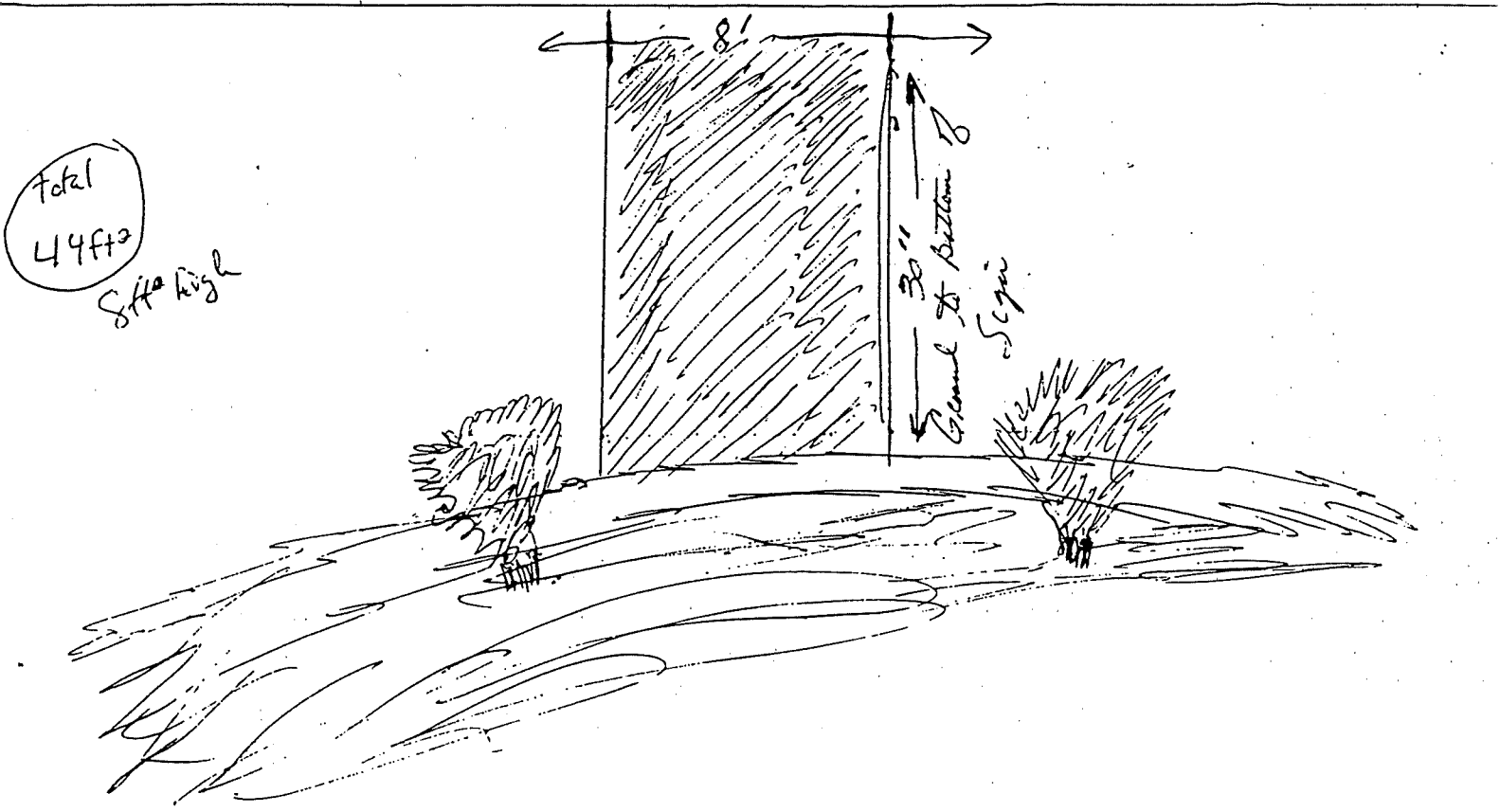
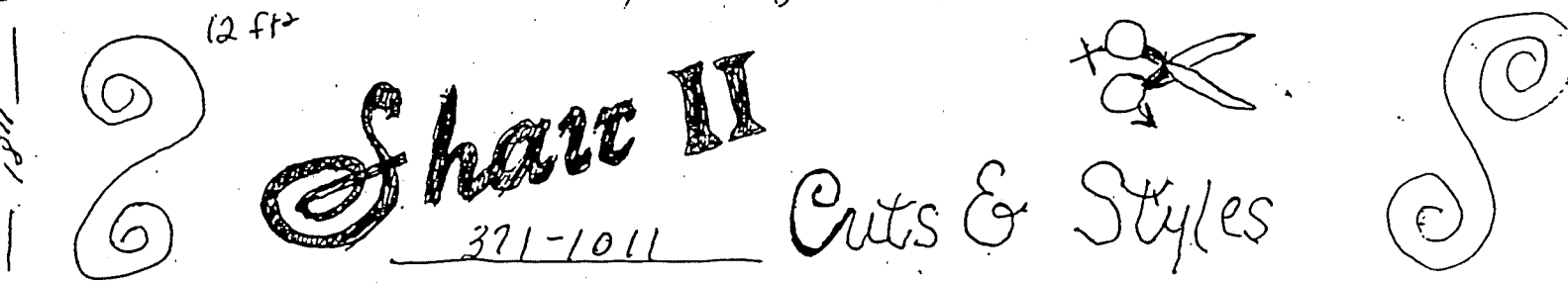
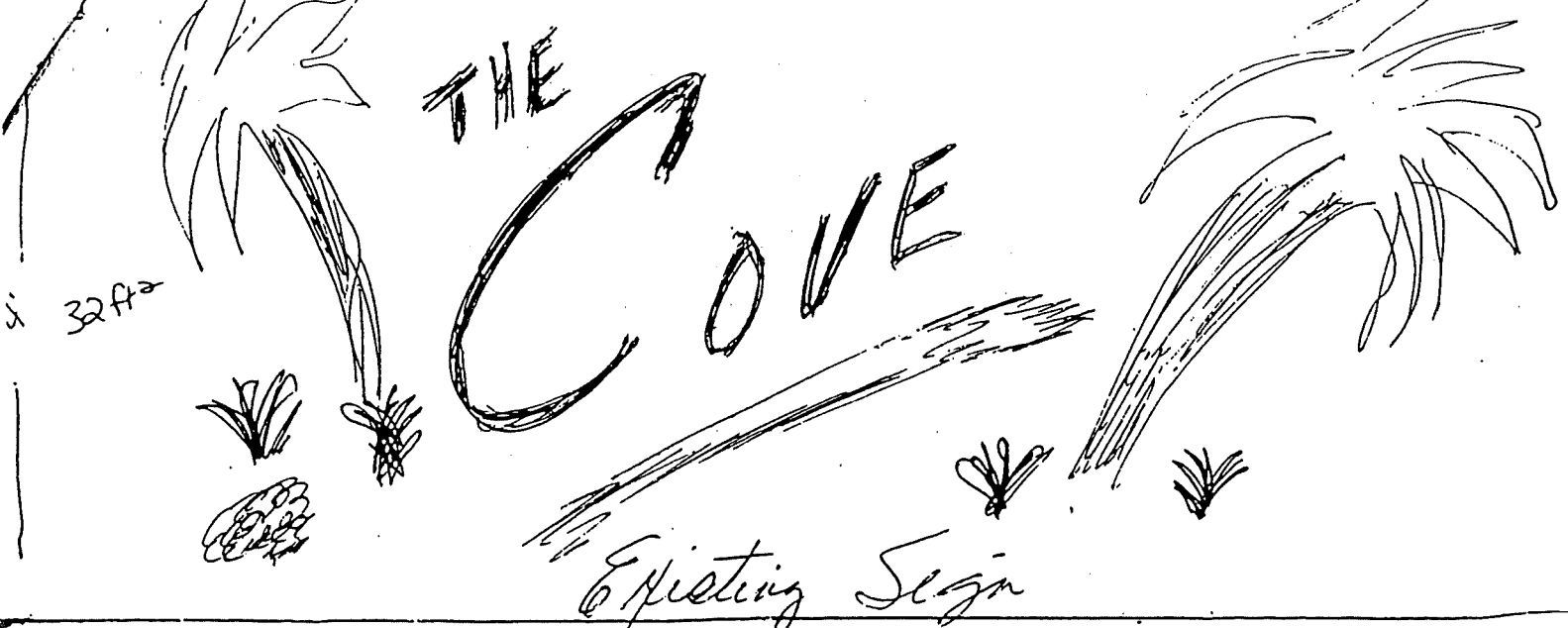
Property Owner's Signature: Phyllis Dand

FOR PLANNING COMMISSION USE ONLY

Application Fee: _____ Date Received: _____ By: _____

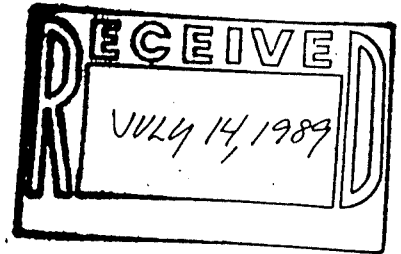
Referred To: _____ Meeting Date: _____

Action Taken: _____ Date of Action: _____



APPLICATION FORM
SIGN PERMIT

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. Name of Development The Cove
2. Location of Development 8405 US # 40
3. Total Acreage of Site _____
4. Current Zoning _____
5. Applicant's Name Phyllis Sandoz
Phone Number 301-9766
Applicant's Address 4600 OILMORE P.L.
PLEASANT KY 41042
City State Zip
6. Property Owner's Name PAUL DAVIDSON
Phone Number _____
Property Owner's Address HULBERT AVE
EPANAGER KY 41018
City State Zip
7. Type of Sign Requested FREE STANDING
Height of Sign Requested 18'
Location of Proposed Sign 30' from US# 40 8405 US #40
8. Is the proposed sign replacing an existing sign? YES
9. Is the site subject to a Special Sign District? _____
10. Is the proposed sign subject to an approved Conditional Use Permit or Variance? _____
If yes, give date _____
11. Applicant's Signature Phyllis Sandoz
12. Property Owner's Signature Paul Davidson

SECTION B (To be completed by the BCPC Staff)

1. Date Received _____
2. Fee Received _____
3. Number of Copies of Plans Received** _____
4. Is Application Complete _____ Yes _____ No _____
5. Staff Reviewer _____
6. Staff Recommendation _____
Approval _____
Approved with Conditions (see #9) _____
Disapproved (see #10) _____
7. Permit No. _____
8. Date Copy Sent to Legislative Body _____
9. Changes as Noted: _____

BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 697 — 2950 WASHINGTON STREET

BURLINGTON, KENTUCKY 41005

(606) 334-2196

FAX (606) 334-2264

MR. WILLIAM R. VIOX
CHAIRMAN
MR. FRED BURCH
VICE CHAIRMAN
MRS. CAROL SMITH
SECRETARY-TREASURER

MR. GERALD A. NEWTON
DIRECTOR
MR. D. T. WILSON
ATTORNEY

July 26, 1989

Phyllis Sandlin
462 Biltmore Pl.
Florence, KY. 41042

Dear Ms. Sandlin:

This letter is written to confirm zoning approval for your sign replacement for the Cove at 8405 U.S. 42, Florence, Kentucky. The 16 square foot, 15 foot high sign is acceptable by Article 19 of the Boone County Zoning Regulations.

However, Article 19 also allows only one free-standing sign for your building. Therefore, the base of your previous sign, which currently advertises Shar II Hair Designs must be removed. Two weeks (14 days) should be adequate time for you to take such action.

As always, if you have any questions or comments, I can be reached at the number above.

Sincerely,

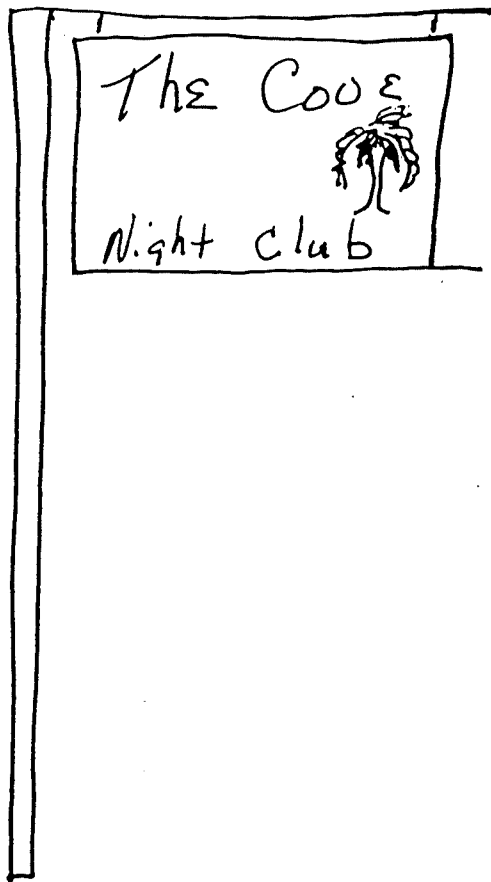


Thomas W. Breidenstein,
Zoning Enforcement Office

cc: Paul Davidson, property owner

TWB:kat

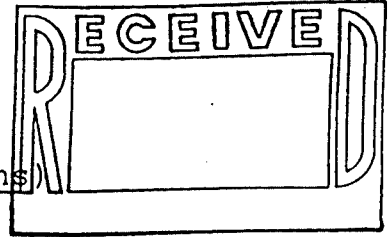
New Sign



15' high
4ft - 4ft
4 in sq Steel pipe
Less than 50 lbs.
Unbreakable plastic

APPLICATION FORM
SIGN PERMIT

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. Name of Development SHAIR Trunks & Stoles
2. Location of Development 8407 US 42.0 Florence, Ky 41042
3. Total Acreage of Site _____
4. Current Zoning _____
5. Applicant's Name Linda Shain
Phone Number 371-1011
Applicant's Address 1580 Mt Zion Rd
Union Ky 41091
City State zip
6. Property Owner's Name Phyllis Sandler
Phone Number 525-6415
Property Owner's Address 462 Siltmore Pl Boone Ky
Florence, Ky 41062
City State zip
7. Type of Sign Requested ILLUMINATED
Height of Sign Requested 81" ON 12' POLE
Location of Proposed Sign EXISTING POLE FOR COVE BUILDING
8. Is the proposed sign replacing an existing sign? YES
9. Is the site subject to a Special Sign District? YES
10. Is the proposed sign subject to an approved Conditional Use Permit or Variance? _____
If yes, give date _____
11. Applicant's Signature Linda Shain
12. Property Owner's Signature Phyllis Sandler

SECTION B (To be completed by the BCPC Staff)

1. Date Received 11-14-89
2. Fee Received \$ 30.00 (800664)
3. Number of Copies of Plans Received** 1
4. Is Application Complete _____ Yes _____ No _____
5. Staff Reviewer _____
6. Staff Recommendation _____

Approval

Approved with Conditions (see #9)

Disapproved (see #10)
7. Permit No. _____
8. Date Copy Sent to Legislative Body _____
9. Changes as Noted: _____

I Phyllis Sandler give permission to Nancy sign on my behalf

years

Match Letter styles
to the attached business
card

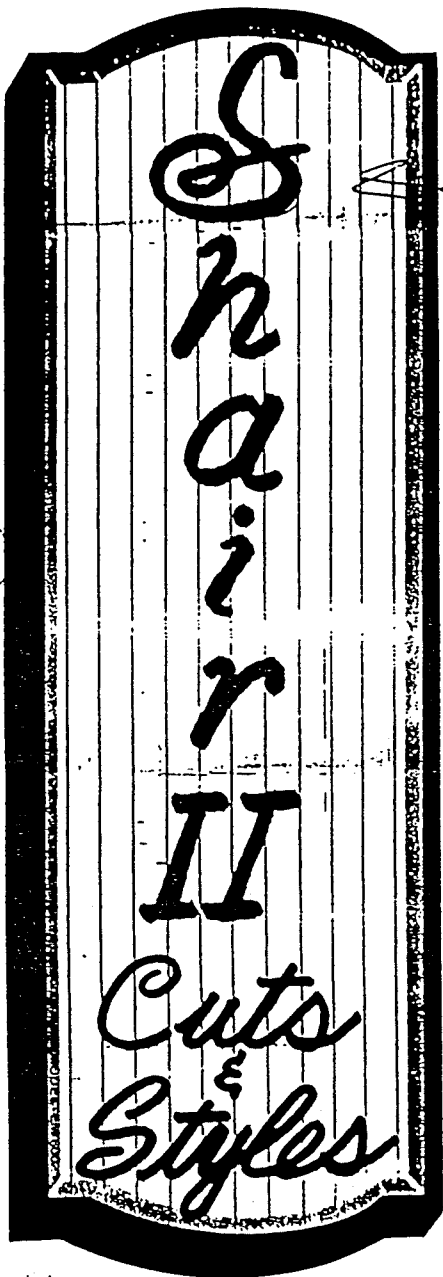
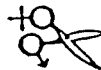
MON. THRU FRI. 9 TO 7
SAT. 8 TO 3

8407 US 42
EVERGREEN PLAZA
FLORENCE, KY 41042

Shair II
Cuts & Styles

Kim Amerson
Manicurist

LINDA SHARON
OWNER/OPERATOR
371-1011



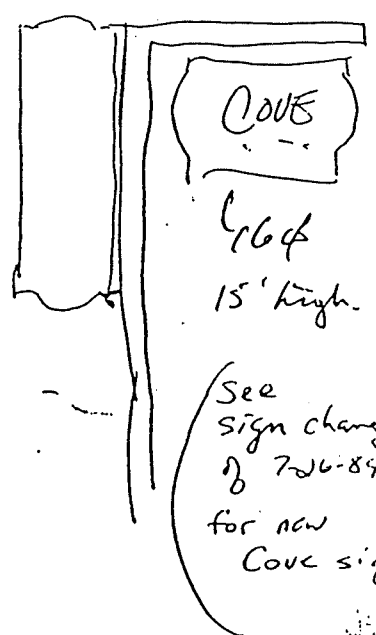
15.2¢

↑ 81"
↓ 6.75

Tom

Ok as
presented

T. Bunkle



COVER

46¢

15' high

See
sign change
of 7-26-89
for new
Cover sig

← 27" →
2.25

APPROVED

Freddie Shain

Development Inc. 1989



GULF DEVELOPMENT INC.

BOONE COUNTY PLANNING COMMISSION USE PERMIT

A _____ SIGN _____ permit is hereby granted to

 Linda Sharon, 1580 Mt. Zion Rd., Union, KY 41091

 for SHAIR II CUTS AND STYLES

 for property located at 8407 U.S. 42, Florenc, KY

 and zoned C-2, for the purpose of adding 15.2 s.f. to an

existing free-standing sign for a total of 31.2 s.f.

 in accordance with article 19, section 1920 of the Boone County

 _____ Zoning Order (Ordinance), subject to the following
 special conditions:

- Existing Shair II free-standing sign to be removed.
- _____
- _____
- _____
- _____
- _____

** NOTE: Prior to the placement of any approved sign, a building permit is required from the appropriate Building Inspector.

Failure to comply with the above cited Zoning regulations and special conditions, shall render this permit null and void and to no effect.

November 20, 1989
DATE

Thos W. Braden
ZONING ENFORCEMENT OFFICER

COPY

10-8-97

CLUR # 97-FBOA-011-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Tots University, The Cove Nightclub, Estes Dental Center, Superior Cleaners
8419-8435 U.S. 42
Florence, KY 41042

2. ADDRESS OF PROPERTY
8419 - 8435 U.S. 42
Florence, Kentucky

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)
Directory Sign

DEED BOOK: 500/572/441/390 PAGE NO.:85/86/243/244/151/83
GROUP NO.:2048 B

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

Zoning Map Amendment:
From to

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat
(Unrecorded)

Other: Change in Non-Conforming
Use

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

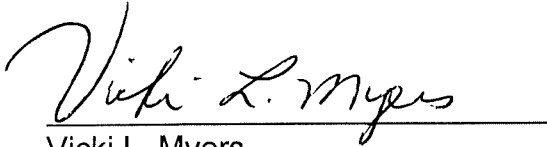
Edward Coleman, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman, on behalf of
the Boone County Planning Commission this 30th day of October 1997.

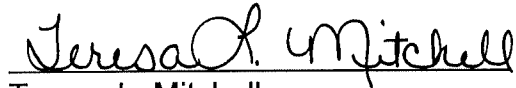


Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
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 Change in Non-Conforming Use, approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of October 8, 1997 Certificate of Land Use Restriction (# 97-FBOA-011-A), for Superior Cleaners, Tots University, The Cove Nightclub, Estes Dental Center, property Owners

The following conditions will apply: 1). No Conditions.

The approved Change in Non-Conforming Use as well as the preceding conditions apply to the property

described in: DEED BOOK 500/572/441/390 PAGE NO. 85/86/243/244/151/83
Group No. 2048 B