

ATT

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)

- (Check One)
1.  Boone  Florence  Walton  Union
  2. (Check One)  
 Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
  3. Applicant's Name TOM MEYER w/ ABC SIGNALS  
 Phone Number 241-6884 Fax No. 241-8928  
 Applicant's Address 38 W. McMICHAEN AVE  
CINTI OH 45210  
 City State Zip
  4. Description of Request: INCREASE WALL SIGN SQUARE FOOTAGE
  5. Name of Development CVS PHARMACY
  6. Location of Development 6801 DIXIE HWY
  7. Acreage Under Review 1.919 AC
  8. Lot Number and Name of Subdivision (if part of a subdivision)  
SEEG #1, 2, 3 & LT HWY 42 & 2.5
  9. Owner of Property CVS PHARMACY  
 Phone Number of Owner 1-800-461-3023 10.  
 Address of Property Owner 831 ATLANTA ST. ROSWELL, GA 30025  
 City State Zip
  11. Proposed Use(s) on Site RETAIL (PHARMACY)
  12. Total Square Footage of Existing and/or Proposed Buildings 10,125 SQ FT
  13. Current Zoning on Property C-2
  14. Deed Book 223 Page No. 43 Group No. \_\_\_\_\_
  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. 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]

Property Owner's Signature: A. Edward Cook, CVS Development Mgr.

(over)

\$538.

## STAFF REPORT

**DEVELOPMENT:** CVS Pharmacy  
**APPLICANT:** Tom Meyers (ABC Signs)  
**LOCATION:** 6801 Dixie Highway Florence, KY  
**ZONING:** Commercial Two (C-2)  
**DATE:** September 9, 1999

### Proposal

The applicant is requesting a Variance to allow an increase in the square footage of a building mounted sign. The Variance would permit a 191.92 square foot building mounted sign, on a secondary building elevation (side facing Rose Avenue) that is 75 linear feet in width. The request is 116.92 square feet over code because secondary building elevations are only allowed 1 square foot of sign area per linear foot of building width.

### Dimensional Variance

Article 34, Section 3413 of the Boone County Zoning Regulations states that "a business establishment may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary building elevation shall be permitted two square feet of sign area per linear of building width for the elevation upon which it is mounted. Any additional elevations shall be permitted one square foot of sign area per lineal foot of width for the same elevation on which it is mounted. Under no circumstances shall an establishment be allowed more than three elevations of building mounted signage."

Variances are appropriate by reason of exceptional narrowness, shallowness, or unusual shape of a site on the effective date of the zoning regulations or amendment thereof or by reason of exceptional topographic conditions, or some other extraordinary situation or condition of the site. The literal enforcement of the above dimensional terms of the zoning regulation would deprive the applicant of reasonable capacity to make use of the land in a manner equivalent to the use permitted other land owners in the same zone. The dimensional terms pertaining to height, width and location involve such items as structures, parking space stalls, driveway aisles, and landscape buffers and signs.

### Site History

On February 10, 1999, Tatco Development, Ltd., requested a Change of Non-Conforming Use to allow portions of the CVS Pharmacy building and parking area to be constructed in a Suburban Residential Two (SR-2) Zoning District. A change in Non-Conforming Use was required because part of the previous development, the Hugh's Oyster House parking lot, was zoned SR-2. Neither CVS' proposed parking area or pharmacy use were allowed in the SR-2 Zoning District. The Board approved the applicant's request, on the basis that the new non-conforming use was as equally or more compatible than the existing non-conforming use.

On February 10, 1999, Tatco Development, Ltd., requested 3 Variances from the Florence Board of Adjustment and Zoning Appeals to allow reductions on (1) the rear setback area, (2) the rear buffer area, and (3) the street frontage buffer yard area. The Board approved the applicant's requests, on the basis that the strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or create an unnecessary hardship.

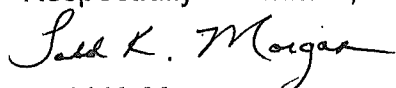
On June 4, 1999, the Boone County Planning Commission Staff approved a Site Plan for the property to allow the construction of the 10,125 square foot CVS Pharmacy building.

### Conclusion

K.R.S. 100.241 gives the Florence Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a Variance to increase the size of building mounted signage. Staff agrees that the request for variance will not adversely affect the public health, safety or welfare of the public. However, this request could alter the essential character of the general vicinity because other businesses will want the same amount of signage in the future. Furthermore, Staff believes that granting the Variance may be an unreasonable circumvention of the requirements of the zoning regulations. The development has already been granted three Variances, which allowed the development to be located closer to Dixie Highway, Rose Avenue, Main Street, and Turfway Road.

Staff believes that the strict application of the provisions of the zoning regulations, regarding sign area, would not make the development any less visible to the public. According to Article 34 of the Boone County Zoning Regulations, the developer will also be allowed to construct up to a 30 foot tall and 200 square foot pylon sign, which is shown on the site plan near the intersection of Rose Avenue and Dixie Highway.

Respectfully Submitted,

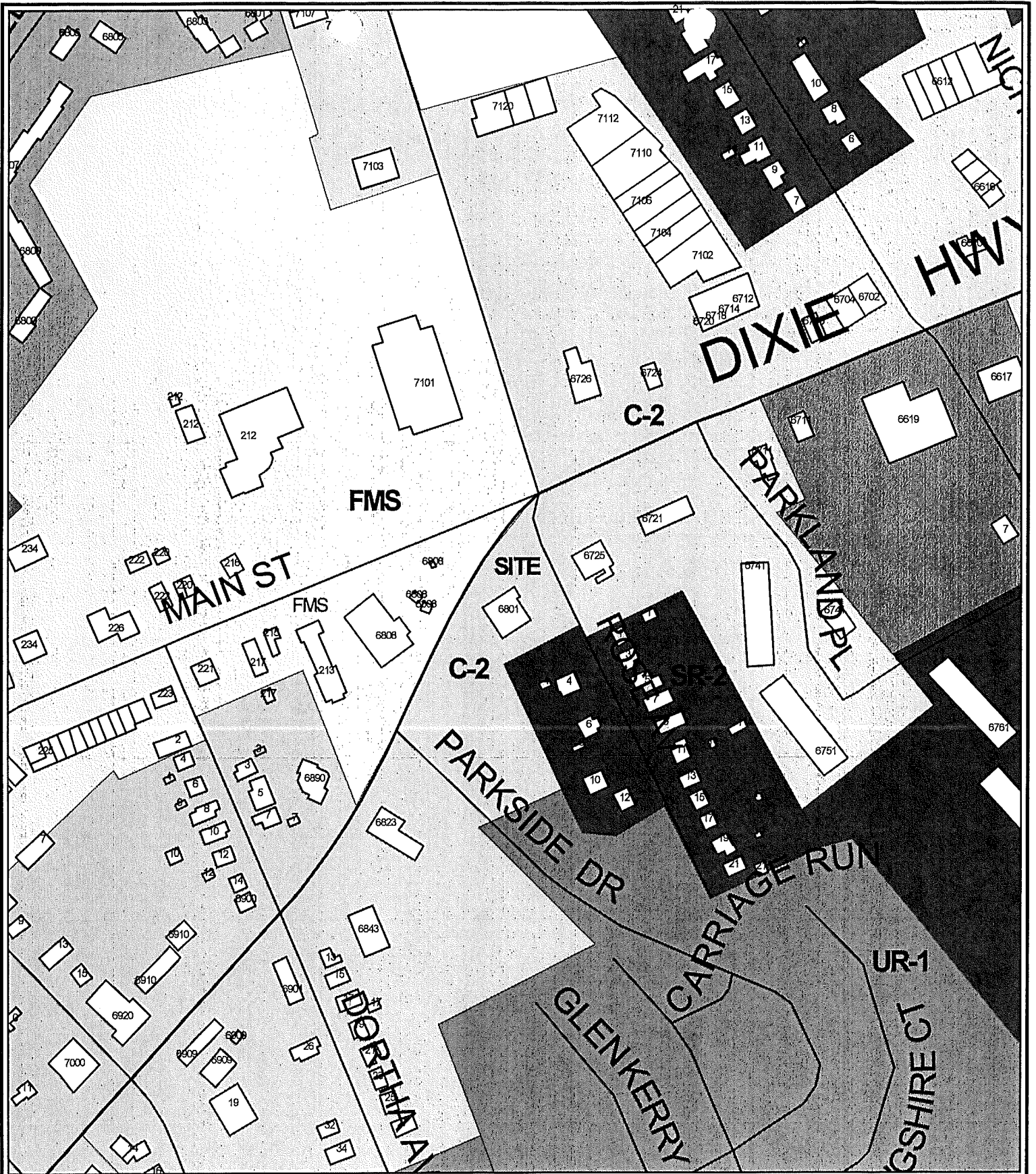


Todd K. Morgan  
Planner

TKM/pr

Attachments

- CVS Booklet
- Zoning Map



# CVS - Zoning Map

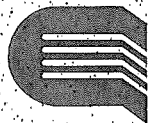
1 inch equals 250 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 September 3, 1999



# CVS pharmacy

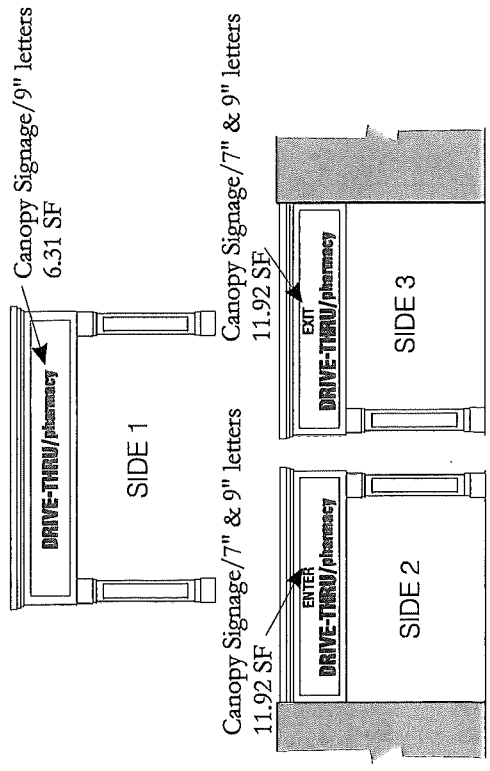
Store #6120  
Florence, KY

COLLINS SIGNS

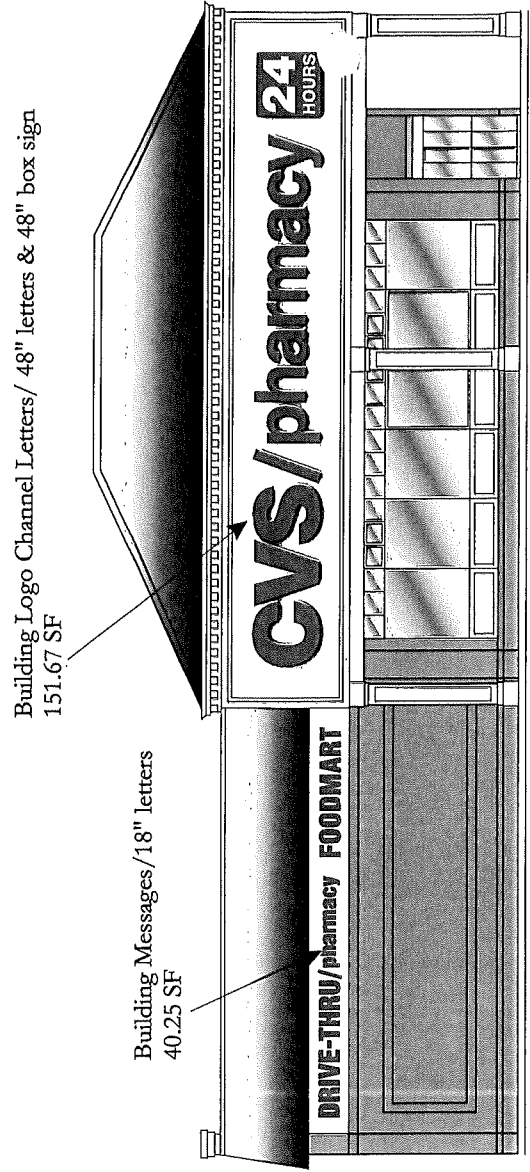




**TYPICAL BUILDING ELEVATIONS**  
With standard building signage

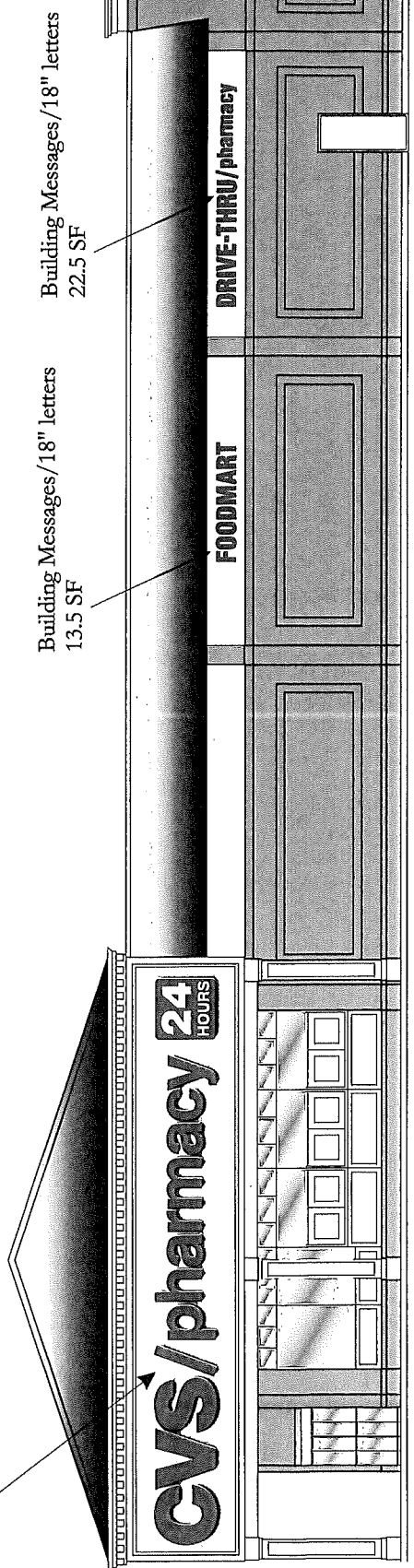


**CANOPY ELEVATION**  
30.15 Total Square Feet



**SIDE ELEVATION**  
191.92 Total Square Feet

Building Logo Channel Letters/ 48" letters & 48" box sign  
151.67 SF



**FRONT ELEVATION**  
187.67 Total Square Feet

## SECONDARY SIGNAGE

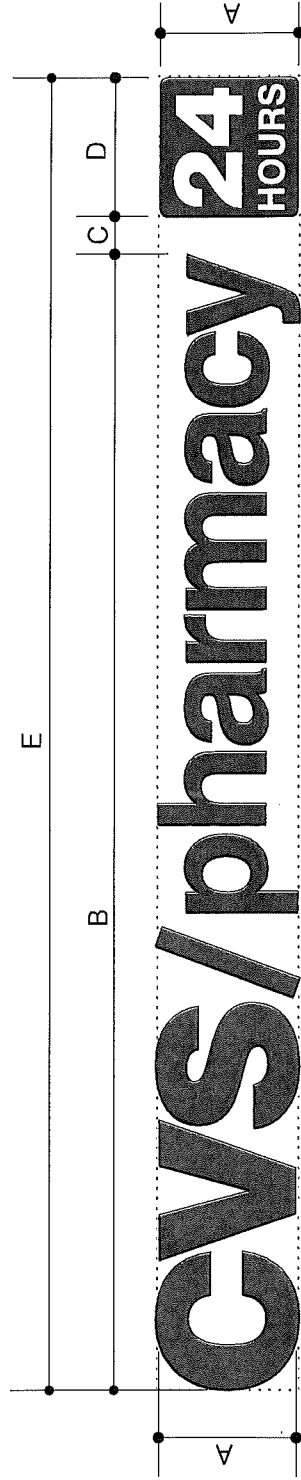
Building Logo Channel Letters

### COLORS

- Faces: Red background with white copy.
- Returns: Bronze outside, white inside.
- Trimcap: Bronze.

### MATERIALS

- Faces: White polycarbonate overlaid with 3M 230-42 red vinyl. Reverse copy is weeded to expose white polycarbonate.
- Returns: .050 aluminum.
- Trimcap: 1". 2" is used for sizes 48" and larger.
- Sign back: .090 aluminum.



| SIGN NUMBER | A   | B      | C  | D   | E       | Area (sq. ft.) |
|-------------|-----|--------|----|-----|---------|----------------|
| CVS 48-BL   | 48" | 33'-5" | 5" | 49" | 37'-11" | 151.67         |

## SECONDARY SIGNAGE

Building messages

These non-illuminated building letters are used whenever possible on front and side elevations to further inform of services provided inside. The letters are made of durable molded acrylic and stud mounted to fascia with aluminum studs.

### COLORS

- Letters: Red

### MATERIALS

- Letters: .125" thick x 1 3/4" deep molded #2662 red acrylic.
- Studs: aluminum.

1 3/4" molded acrylic letter

aluminum stud mounted to fascia

26'-10"

16'-10"

12"

9'-0"

DRIVE-THRU/pharmacy FOODMART

18"

40.25 Square Feet Boxed

## SECONDARY SIGNAGE

Building messages

These non-illuminated building letters are used whenever possible on front and side elevations to further inform of services provided inside. The letters are made of durable molded acrylic and stud mounted to fascia with aluminum studs.

### COLORS

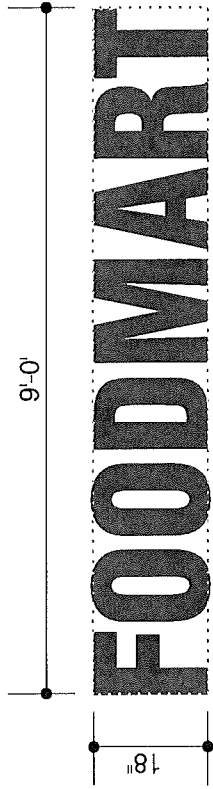
- Letters: Red

### MATERIALS

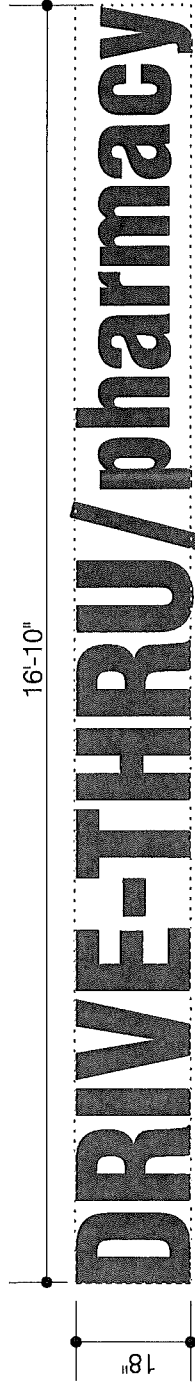
- Letters: .125" thick x 1 3/4" deep molded #2662 red acrylic.
- Studs: aluminum.

1 3/4" molded acrylic letter

aluminum stud mounted to fascia



13.5 Square Feet Boxed



22.5 Square Feet Boxed

## SECONDARY SIGNAGE

Drive-Thru canopy letters

These non-illuminated letters are used to identify the drive through pharmacy window area. They also inform customers of the correct approach with the Exit and Enter letters. They are made of flat cut out acrylic, stud mounted to fascia with aluminum studs and 1/2" clear spacers.

### COLORS

- Letters: Red

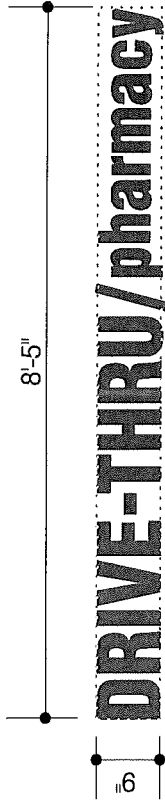
### MATERIALS

- Letters: .125" thick x 1 3/4" deep #2662 red acrylic.
- Studs: aluminum.
- Spacer: Clear acrylic.

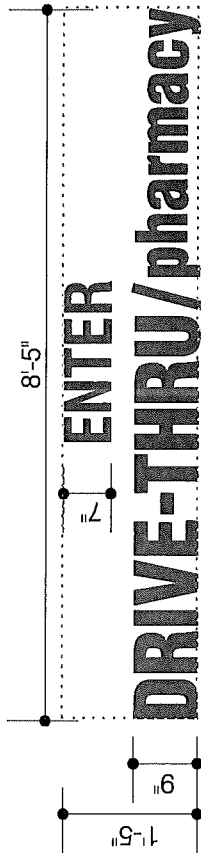
3/16" thick

computer cut  
flat acrylic letter

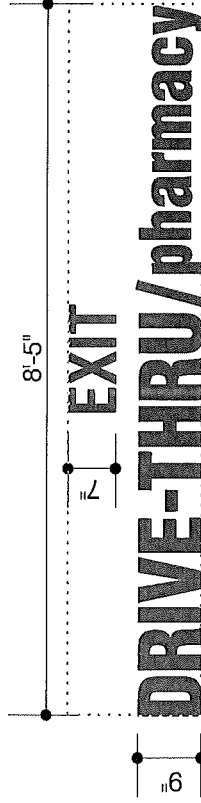
1/2" clear spacers  
bonded to letter  
back, aluminum  
stud mounted to fascia



6.31 Square Feet Boxed



11.92 Square Feet Boxed



11.92 Square Feet Boxed

## PRIMARY SIGNAGE

Large Pylon

**DOUBLE FACED**

**FLUORESCENT ILLUMINATED**

**SQUARE FOOTAGE:**

**80.28 Main cabinet**

**14.83 per message cabinet**

The large version of the pylon is the preferred application whenever possible for maximum identification.

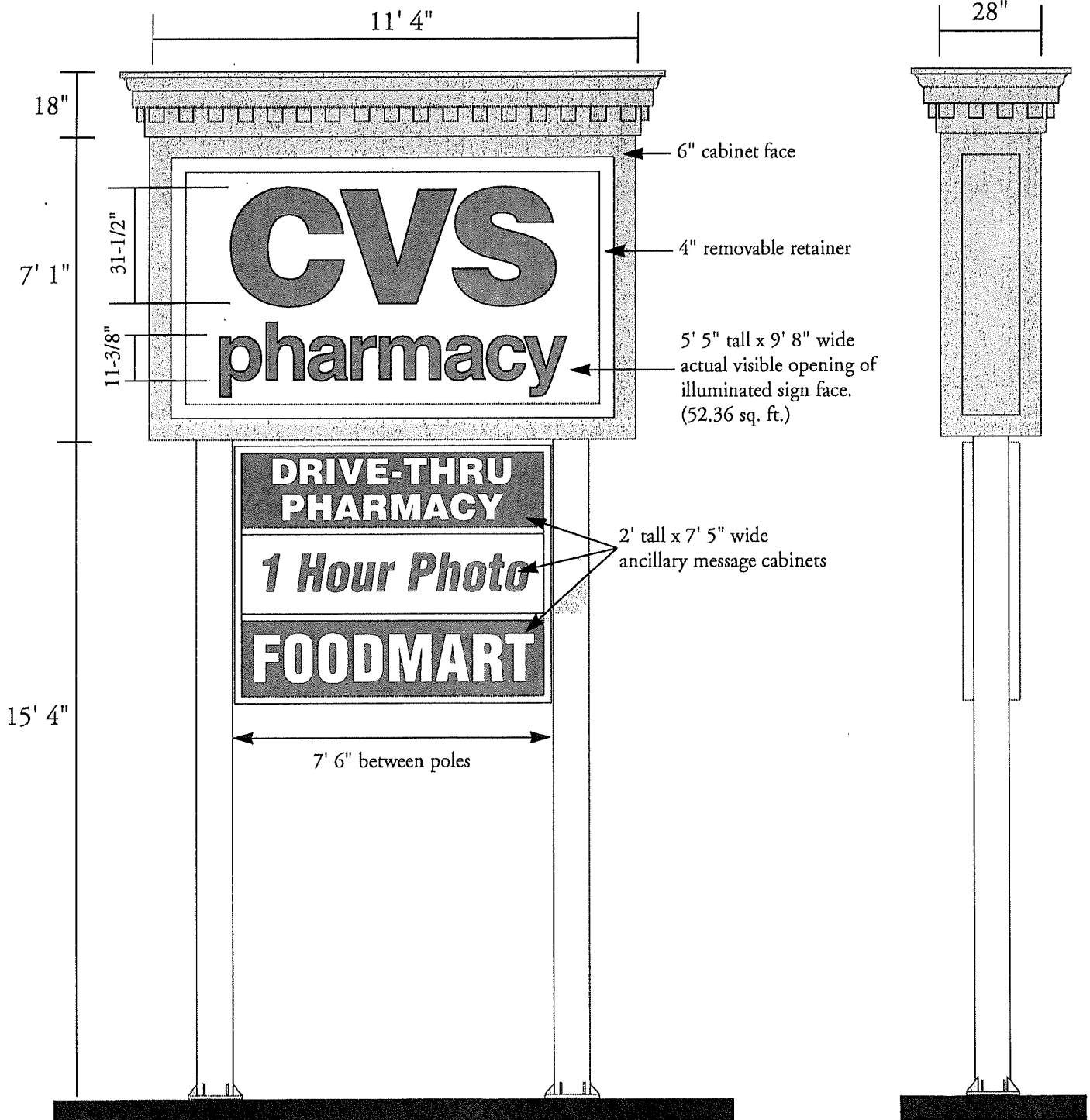
## COLORS

- Faces: White background with red copy. Copy has black outline.
- Main cabinet and top cap: Seawolf Gray.
- Main and Message cabinet retainers: Colonial White.
- Steel support columns: Colonial White.
- Message cabinet faces: Alternate from red to white backgrounds with contrasting white or red copy.

## MATERIALS

- Faces: White polycarbonate overlaid with 3M 230-42 red vinyl copy. Copy outline is 230-22 black vinyl.
- Main cabinet: .063 fabricated, painted aluminum.
- Main cabinet retainer: .125 aluminum.
- Message cabinets: White polycarbonate faces. Red faces overlaid with 230-42 red vinyl, reverse weeded copy. White faces overlaid with 230-42 red vinyl copy. Fabricated, painted aluminum cabinets and retainers.
- Top cap: Molded foam, dryvit finish.

*Shown at 24' overall height.*



## SECONDARY SIGNAGE

Directional signs

DOUBLE FACED

NON-ILLUMINATED

SQUARE FOOTAGE: 3.12

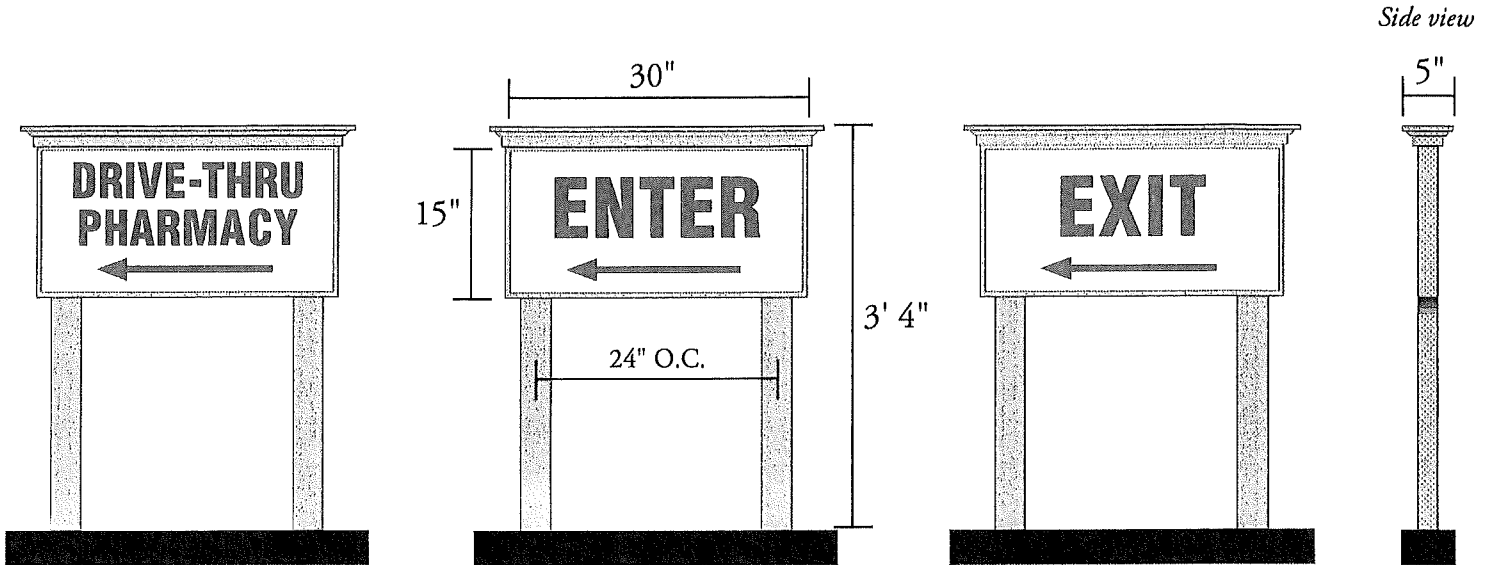
**D**irectional signs clearly, simply and safely direct customers into and out of store property. These are aluminum, non-illuminated signs with reflective backgrounds and graphics.

### COLORS

- Copy and arrow: Reflective red.
- Background: Reflective white.
- All other: Seawolf Grey.

### MATERIALS

- Copy and arrow: Red acrylic lacquer screen printed on Scotchlite reflective white vinyl background.
- Background: Scotchlite reflective white vinyl.
- Top molding: Painted acrylic.
- Face panel: .063 painted aluminum.
- Posts: 2" x 3" painted aluminum tube, direct burial.



## SECONDARY SIGNAGE

Do Not Enter sign

NON-ILLUMINATED

SQUARE FOOTAGE: 2.25

**T**his non-illuminated sign warns motorists from one direction and thanks them from the other. Reflective background and graphics make this sign stand out when met by automobile headlights.

### COLORS

- Copy: Reflective red.
- Background: Reflective white.
- Post: Colonial White.

### MATERIALS

- Copy: Red acrylic lacquer screen printed on Scotchlite reflective white vinyl background.
- Background: Scotchlite reflective white vinyl background.
- Post: 2" x 3" painted aluminum, direct burial.

