

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone _____ Florence _____ X Walton _____ Union _____
2. (Check One) Conditional Use Permit _____ 2 X Varlance _____ Appeal _____
Change in Non-Conforming Use _____
3. Applicant's Name Charter Foods Inc.
Applicant's Address 1111 Gateway Service Park Rd
Morristown TN 37813
City State Zip
Phone Number 423-587-0690 Fax No. E-Mail brave@charterfoods.net
4. Description of Request: Increase the amount of building mounted signage that is permitted on the front and right side of the building north and east
5. Name of Development _____
6. Location of Development 211 Mary Grubbs Highway, Walton, KY 41094
7. Acreage Under Review 0.9030 acres
8. Lot Number and Name of Subdivision (if part of a subdivision) Parcel 4A, Resubdivision of Lot 4, Section 1, Walton Town Center
9. Owner of Property Walton Towne Center, LLC
Address of Property Owner 8044 Montgomery Road, Suite 520 Cincinnati OH 45236
City State Zip
Phone Number 513-686-1630 Fax No. 513-891-2467 E-Mail brian.johnson@regencycenters.com
11. Proposed Use(s) on Site Taco Bell
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property C-2
14. Deed Book 935 Page No. 16 Group No. 2079
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? _____
17. Have you submitted a list of adjoining property owners with this request? _____
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Brian Johnson Asst. Prop. Manager (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Bob Rave, Project Manager, Charter Foods (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 11/4/14 Fee Received \$1,582⁰⁰ Receipt # 69858
2. Is application complete? _____ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
12/4/14 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE STAFF COMMENT 4A.
AND CLUR
7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

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

APPLICANT: Charter Foods, Inc.

LOCATION: 211 Mary Grubbs Highway (Lot 4A, Walton Towne Center Subdivision), Walton, Kentucky

ZONING: Commercial Two (C-2)

DATE: December 4, 2014

PROPOSAL

The applicant has submitted the following Variance requests:

1. Increase the permitted building mounted signage on the front (northern) facade of a Taco Bell restaurant from 60.66 square feet to 303.54 square feet.
2. Increase the permitted building mounted signage on the eastern side of a Taco Bell restaurant from 87.63 square feet to 301.15 square feet.

APPLICABLE REGULATIONS

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the requests as they relate to the Variance criteria as listed in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
 - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Section 3403 of the Boone County Zoning Regulations states the surface area of a sign shall be computed as including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area.

Section 3413 (1) 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 lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted. Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage. The square footage allotted for any one elevation may be divided into three (3) separate sign areas. For the purpose of this order, signs on awnings are considered in the total square footage of building mounted signage permitted for that elevation. Any copy area and/or illuminated areas on the awnings will be calculated for square footage.

Section 4000 of the Boone County Zoning Regulations defines a sign as a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

PERTINENT SITE HISTORY

In 2005, the City of Walton approved a Zoning Map Amendment request from Industrial One (I-1) to Commercial Two (C-2) for an approximate 130 acre area (Walton Towne Center Subdivision). The following conditions were imposed on the approval: (1) The property owners agree to restrict pawn shops, crematoriums, and funeral homes from the principally permitted use list; and (2) The property owners agree to allow the Zone Change Committee the opportunity to provide input regarding subdivision design (i.e. road network, lot layout, etc.) when the Preliminary Plat is submitted for review.

On September 29, 2014, Boone County Planning Commission approved a Major Site Plan application allowing a 2,527 square foot Taco Bell restaurant to be constructed on Lot 4A of Walton Towne Center Subdivision. Access to the restaurant is shown from Chestnut Drive.

SITE CHARACTERISTICS

The 0.903 acre lot has 133.27 feet of frontage on Mary Grubbs Highway and 86.48 feet of frontage on Chestnut Drive. The Taco Bell restaurant is currently under construction per the approved Site Plan.

SURROUNDING LAND USES AND ZONING

North: Mary Grubbs Highway and a Vacant 6 Acre Tract (C-2)

South: Chestnut Drive and an Undeveloped Lot in Walton Towne Center Subdivision ©-2)

East: Auto Zone (C-2)

West: Undeveloped Lot in Walton Towne Center Subdivision ©-2)

STAFF COMMENTS

1. Staff took some pictures of the Taco Bell restaurant on Mt. Zion Road for comparison purposes. The Boone County Board of Adjustment approved the following sign Variances for the Mt. Zion Taco Bell on June 12, 2013:
 - A. Increased the permitted building mounted signage on the front facade of the building from 56.4 square feet to 292 square feet.
 - B. Increased the permitted building mounted signage on the east side of the building from 72.96 square feet to 391 square feet.
 - C. Increased the permitted height of a menu board from 6' to 8'-8.365"

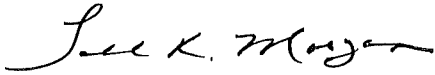
The following conditions were imposed on the approval:

- A. The applicant shall furnish wattage, lumen, and fixture specifications for the purple LED/slat signs when the sign permits are submitted to Boone County Planning Commission for approval.
 - B. All signs shall be constructed as presented.
2. The Walton Board of Adjustment approved the following sign Variances for the McDonald's located at 225 Mary Grubbs Highway:
 - A. April 28, 2008 - Increased the permitted building mounted signage on the southern facade (Chestnut Drive) from 38.67 square feet to 40.97 square feet.
 - B. July 31, 2008 - Increased the permitted building mounted signage on the northern building facade (Mary Grubbs Hwy.) from 77.34 square feet to 253.3 square feet.
 - C. July 31, 2008, Increased the permitted building mounted signage on the western building facade from 113.33 square feet to 160 square feet.
3. Staff has the following concerns regarding the building mounted signage requests:
 - A. The proposed Variances are large. The building mounted signage on the front facade exceeds code by 242.88 square feet and the building mounted signage on the eastern side facade exceeds code by 213.52 square feet.
 - B. Staff is concerned that the amount of building mounted signage could set a precedent for similar requests in the future.
4. Staff recommends the following condition if the Variances are approved:
 - A. The building mounted signage on the front and eastern facades shall be installed as presented. Additional signage shall not be permitted.
5. The Board needs to analyze the Variance criteria before acting on the requests.

CONCLUSION

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Walton Board of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

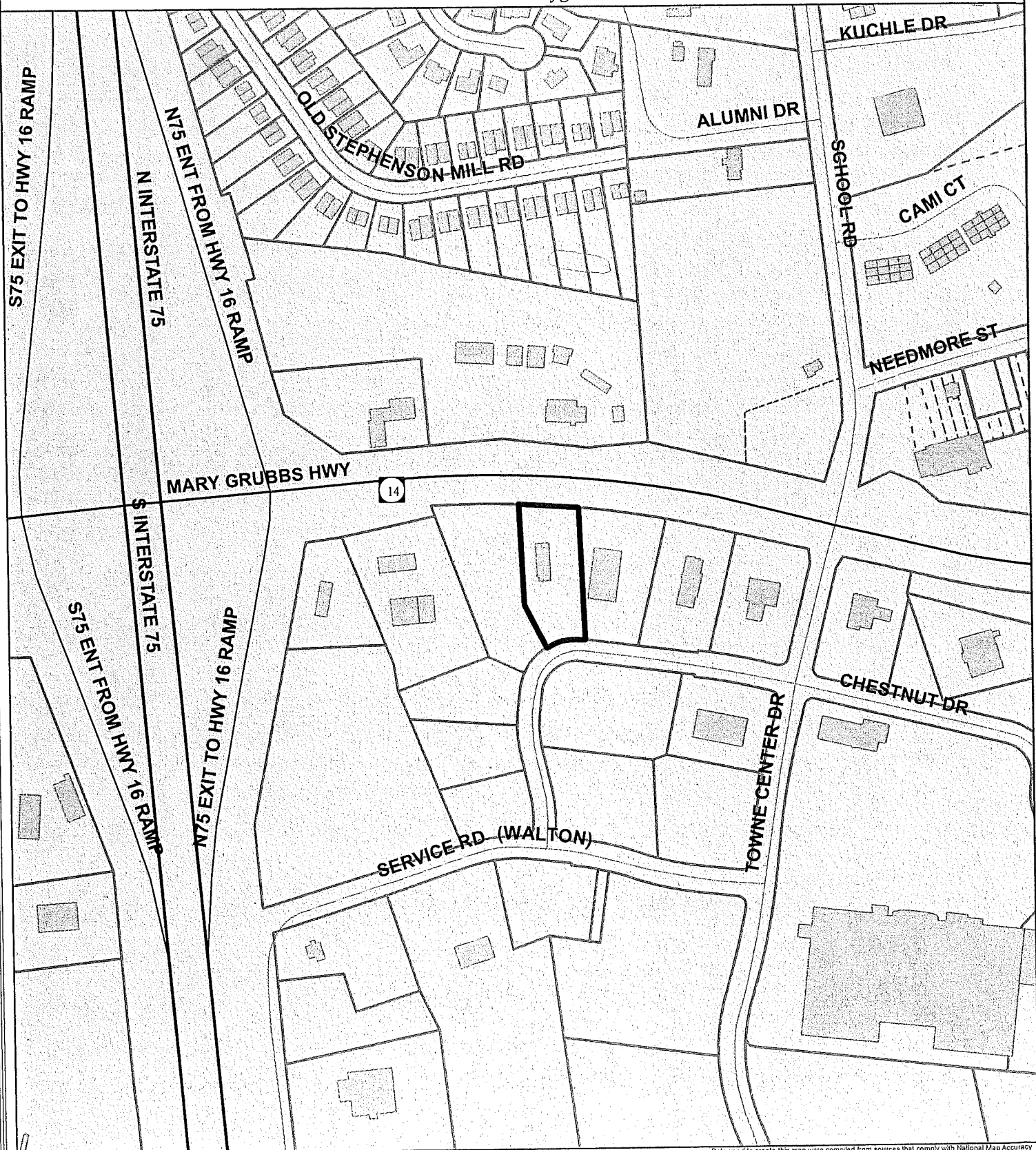
TKM/tlb

Attachments

- *Site Vicinity Map
- *9/29/14 Approved Site Plan
- *Building Elevations With Proposed Signage
- *Proposed Sign Specifications
- *Photos of Other Taco Bell Restaurants
- *2012 Aerial Map
- *Zoning Map
- *Application

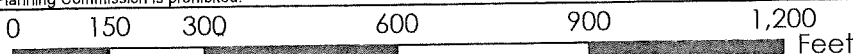
SITE VICINITY MAP

www.boonecountygis.com



Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

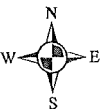


.1 inch = 300 feet

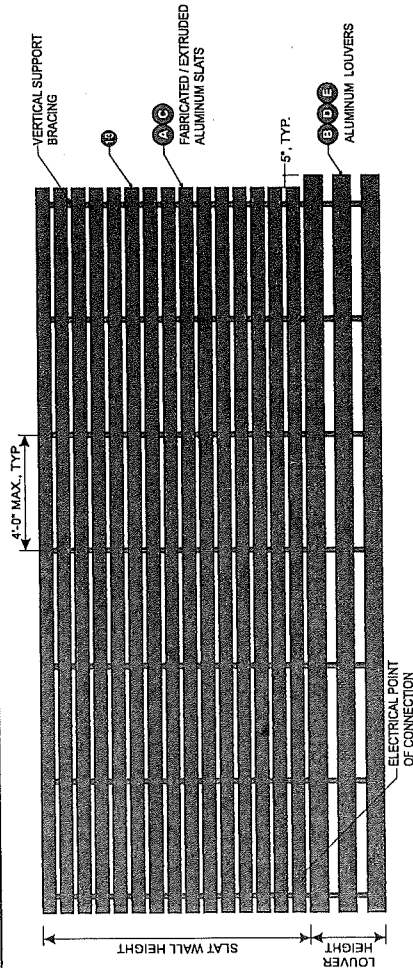


Map Created: 07/01/2013

Boone County GIS - Putting Northern Kentucky on the Map

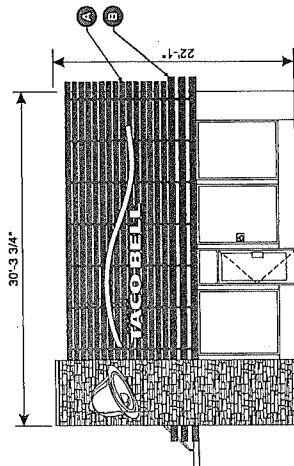


Maple Point & North by Esri, 2012-2013
ArcMap Document: BooneMap (16).mxd

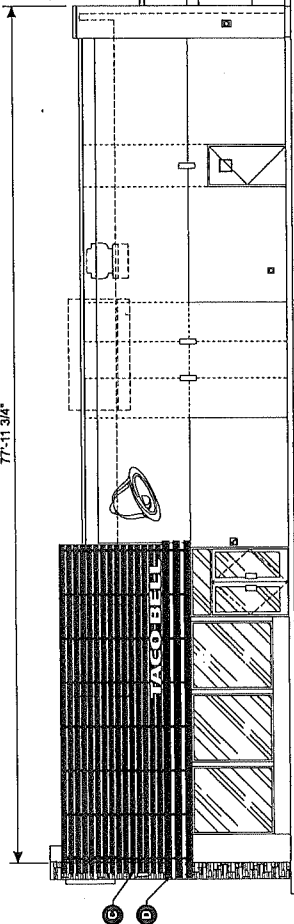


NEW CONSTRUCTION BUILDINGS - 50 SEAT DINING ROOM					
V-365	Height	Width	Qty./Slats/Louvers	Min. Vertical Bracing	LED Qty.
A FRONT ELEVATION SLAT WALL	9'-4 1/2"	25'-2"	15 slats	6	75.5 R-151 LEDs
B FRONT ELEVATION LOUVERS	2'-7 1/2"	25'-7"	3 louvers	6	n/a
C FRONT ELEVATION SLAT WALL	9'-4 1/2"	29'-9"	15 slats	8	89.5 R-179 LEDs
D FRONT ELEVATION LOUVERS	30'-7"	30'-7"	3 louvers	8	n/a
E LEFT ELEVATION LOUVERS	2'-7 1/2"	18'-9"	3 louvers	5	n/a
NEW CONSTRUCTION BUILDING - 66 SEAT DINING ROOM					
V-366	Height	Width	Qty./Slats/Louvers	Min. Vertical Bracing	LED Qty.
A FRONT ELEVATION SLAT WALL	9'-4 1/2"	25'-2"	15 slats	6	75.5 R-151 LEDs
B FRONT ELEVATION LOUVERS	2'-7 1/2"	25'-7"	3 louvers	6	n/a
C FRONT ELEVATION SLAT WALL	9'-4 1/2"	34'-8 1/2"	15 slats	8	104.5 R-209 LEDs
D FRONT ELEVATION LOUVERS	2'-7 1/2"	35'-6 1/2"	3 louvers	8	n/a
E LEFT ELEVATION LOUVERS	2'-7 1/2"	23'-7"	3 louvers	6	n/a

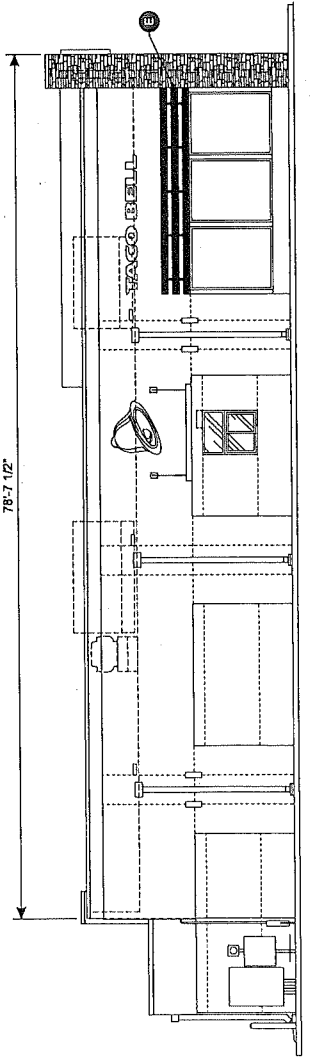
V-366 - 66 SEAT DINING ROOM NOT SHOWN IN ELEVATION



V-365 - 50 SEAT DINING ROOM



RIGHT ELEVATION



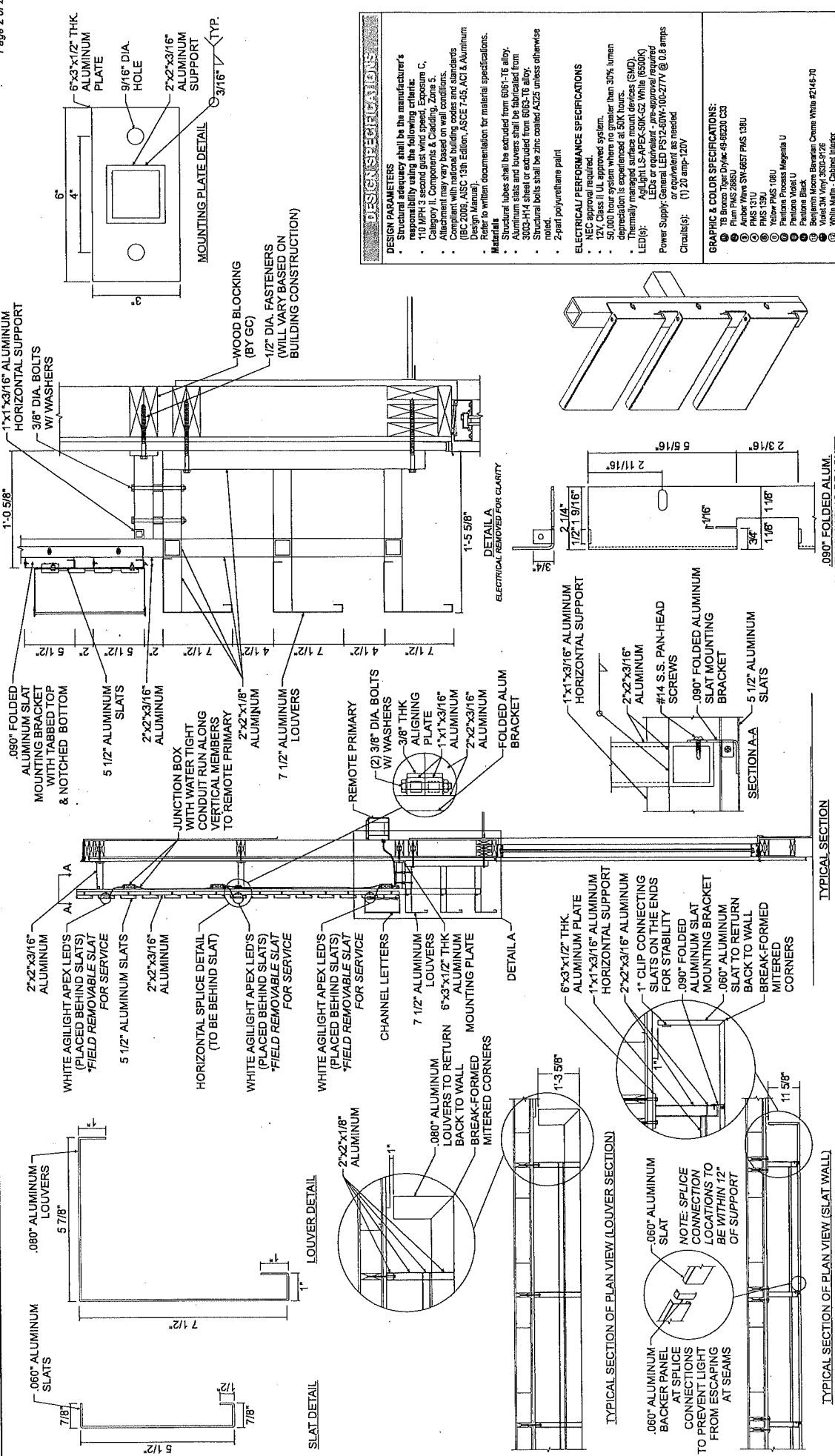
LEFT ELEVATION

DIMENSIONS ARE TYPICAL FOR THIS BUILDING STYLE, BUT MAY VARY. VERIFY ALL DIMENSIONS PER LOCATION.

- GRAPHIC & COLOR SPECIFICATIONS:
- 1) TB Bronze Tiger Dye-49-86230 CS
 - 2) Paint PMS 2865U
 - 3) Paint PMS 3519U
 - 4) Paint PMS 3519U
 - 5) Paint PMS 139J
 - 6) Yellow PMS 108U
 - 7) Pantone Process Magenta U
 - 8) Pantone Violet U
 - 9) Pantone Process Yellow U
 - 10) Pantone Process Cyan U
 - 11) Pantone Process Blue U
 - 12) Pantone Process Green U
 - 13) Pantone Process Red U
 - 14) Pantone Process Black U
 - 15) Pantone Process White U
 - 16) Pantone Process Silver U
 - 17) Pantone Process Gold U
 - 18) Pantone Process Bronze U
 - 19) Pantone Process Copper U
 - 20) Pantone Process Purple U
 - 21) Pantone Process Orange U
 - 22) Pantone Process Pink U
 - 23) Pantone Process Light Blue U
 - 24) Pantone Process Light Green U
 - 25) Pantone Process Light Yellow U
 - 26) Pantone Process Light Cyan U
 - 27) Pantone Process Light Magenta U
 - 28) Pantone Process Light Red U
 - 29) Pantone Process Light Blue-Green U
 - 30) Pantone Process Light Yellow-Green U
 - 31) Pantone Process Light Orange U
 - 32) Pantone Process Light Purple U
 - 33) Pantone Process Light Pink U
 - 34) Pantone Process Light Cyan-Green U
 - 35) Pantone Process Light Magenta-Green U
 - 36) Pantone Process Light Red-Green U
 - 37) Pantone Process Light Blue-Red U
 - 38) Pantone Process Light Yellow-Red U
 - 39) Pantone Process Light Cyan-Red U
 - 40) Pantone Process Light Magenta-Red U
 - 41) Pantone Process Light Blue-Orange U
 - 42) Pantone Process Light Yellow-Orange U
 - 43) Pantone Process Light Cyan-Orange U
 - 44) Pantone Process Light Magenta-Orange U
 - 45) Pantone Process Light Blue-Purple U
 - 46) Pantone Process Light Yellow-Purple U
 - 47) Pantone Process Light Cyan-Purple U
 - 48) Pantone Process Light Magenta-Purple U
 - 49) Pantone Process Light Blue-Pink U
 - 50) Pantone Process Light Yellow-Pink U
 - 51) Pantone Process Light Cyan-Pink U
 - 52) Pantone Process Light Magenta-Pink U
 - 53) Pantone Process Light Blue-White U
 - 54) Pantone Process Light Yellow-White U
 - 55) Pantone Process Light Cyan-White U
 - 56) Pantone Process Light Magenta-White U
 - 57) Pantone Process Light Blue-Black U
 - 58) Pantone Process Light Yellow-Black U
 - 59) Pantone Process Light Cyan-Black U
 - 60) Pantone Process Light Magenta-Black U
 - 61) Pantone Process Light Blue-Gray U
 - 62) Pantone Process Light Yellow-Gray U
 - 63) Pantone Process Light Cyan-Gray U
 - 64) Pantone Process Light Magenta-Gray U
 - 65) Pantone Process Light Blue-Brown U
 - 66) Pantone Process Light Yellow-Brown U
 - 67) Pantone Process Light Cyan-Brown U
 - 68) Pantone Process Light Magenta-Brown U
 - 69) Pantone Process Light Blue-Gold U
 - 70) Pantone Process Light Yellow-Gold U
 - 71) Pantone Process Light Cyan-Gold U
 - 72) Pantone Process Light Magenta-Gold U
 - 73) Pantone Process Light Blue-Silver U
 - 74) Pantone Process Light Yellow-Silver U
 - 75) Pantone Process Light Cyan-Silver U
 - 76) Pantone Process Light Magenta-Silver U
 - 77) Pantone Process Light Blue-Black U
 - 78) Pantone Process Light Yellow-Black U
 - 79) Pantone Process Light Cyan-Black U
 - 80) Pantone Process Light Magenta-Black U
 - 81) Pantone Process Light Blue-White U
 - 82) Pantone Process Light Yellow-White U
 - 83) Pantone Process Light Cyan-White U
 - 84) Pantone Process Light Magenta-White U
 - 85) Pantone Process Light Blue-Black U
 - 86) Pantone Process Light Yellow-Black U
 - 87) Pantone Process Light Cyan-Black U
 - 88) Pantone Process Light Magenta-Black U
 - 89) Pantone Process Light Blue-White U
 - 90) Pantone Process Light Yellow-White U
 - 91) Pantone Process Light Cyan-White U
 - 92) Pantone Process Light Magenta-White U
 - 93) Pantone Process Light Blue-Black U
 - 94) Pantone Process Light Yellow-Black U
 - 95) Pantone Process Light Cyan-Black U
 - 96) Pantone Process Light Magenta-Black U
 - 97) Pantone Process Light Blue-White U
 - 98) Pantone Process Light Yellow-White U
 - 99) Pantone Process Light Cyan-White U
 - 100) Pantone Process Light Magenta-White U

NOT TO SCALE

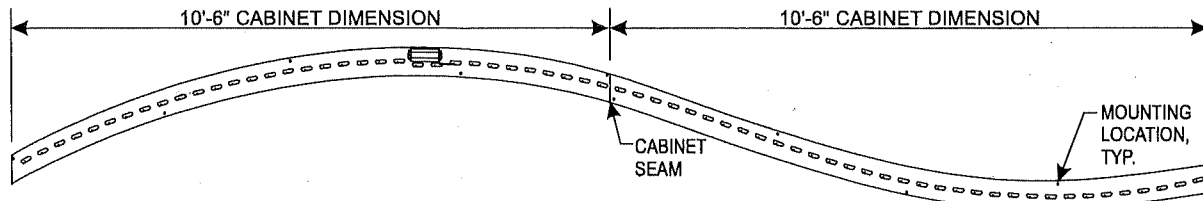
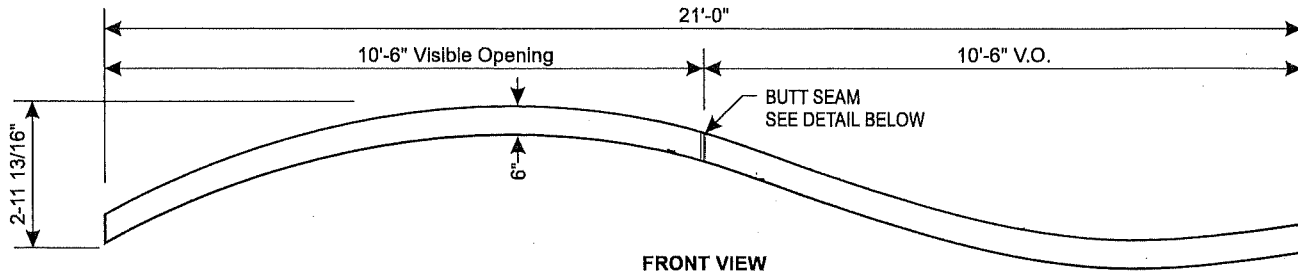




DESIGN PARAMETERS	
Structural	Design shall be the manufacturer's design with the following exceptions:
•	110 MPH 3 second gust wind speed, Exposure C, Category II, Components & Cladding, Zone 5.
•	Attachment may vary based on wall conditions.
•	Compliant with national building codes and standards (IBC 2009, AISI C330, Edition, ASCE 7-05, ACI & Aluminum Design Manual).
•	Refer to written documentation for material specifications.
•	Structural tubes shall be extruded from 6061-T6 alloy.
•	Aluminum slats and louvers shall be fabricated from 3003-H14 sheet or extruded from 6063-T6 alloy.
•	Structural bolts shall be zinc coated A325 unless otherwise noted.
•	2-part polyurethane paint
ELECTRICAL PERFORMANCE SPECIFICATIONS	
•	12V Class II UL approved system.
•	50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
•	Thermally managed surface mount devices (SMD).
LED(s):	AgLight LS-APPEX-S0K-S2 White (6500K)
Power Supply:	General LED PS-7-50W-100-27V @ 0.8 amps
Component(s):	As indicated on drawing
Circuit(s):	(1) 24 amp-24V
GRAPHIC & COLOR SPECIFICATIONS:	
•	TB Bronze Tiger Drylac 49-55201 CS3
•	Paint PMS 2850
•	Paint PMS 59-657 PMS 13B1
•	PMS 131U
•	PMS 139U
•	Yellow PMS 108U
•	Pantone Velvet U
•	Pantone Process Magenta U
•	Pantone Yellow U
•	Benjamin Moore Barometer Cream White 42145-70
•	Velvet 3M Vinyl 3528-922E
•	White Marble - Cabinet Interiors
•	Shila Bronze - SW-7034

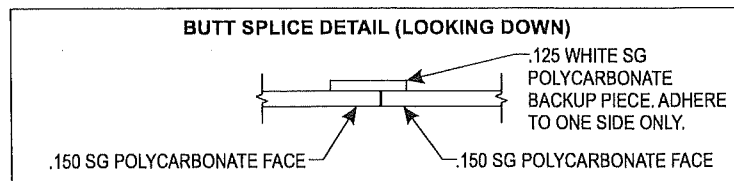
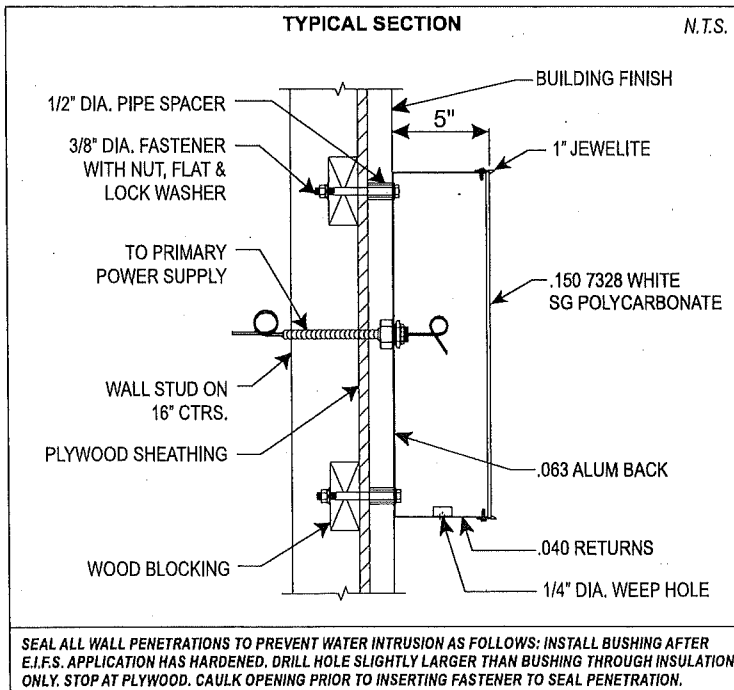
YUMI BRANDS - 1900 COLONEL SANDERS LANE - LOUISVILLE, KY 40213 - 502.874.3800





ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II, Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .040 aluminum returns w/ white finish and .063 aluminum back. 2 piece can with field connection.
- 1" white Jewelrite trim
- Face: .150 7328 white SG polycarbonate with butt-splice connection
- Removable face for service

Area

- Squared: 62.67 sf
- Actual: 13.95 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
 - 12V, Class II UL approved system.
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).
- LED(s): (66) AgiLight LS-CORE-65K-G2 White (6500K) LEDs (22 ft) or equivalent - pre-approval required
- Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent
- Total Load: 0.8 amps
- Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

- TB Bronze Tiger Drylac 49-66230 C33
- Plum PMS 2685U
- Amber Wave SW-6657 PMS 138U
- PMS 131U
- PMS 139U
- Yellow PMS 108U
- Pantone Process Magenta U
- Pantone Violet U
- Pantone Black
- Benjamin Moore Bavarian Creme White #2146-70
- Violet 3M Vinyl 3630-9126
- White Matte - Cabinet Interior

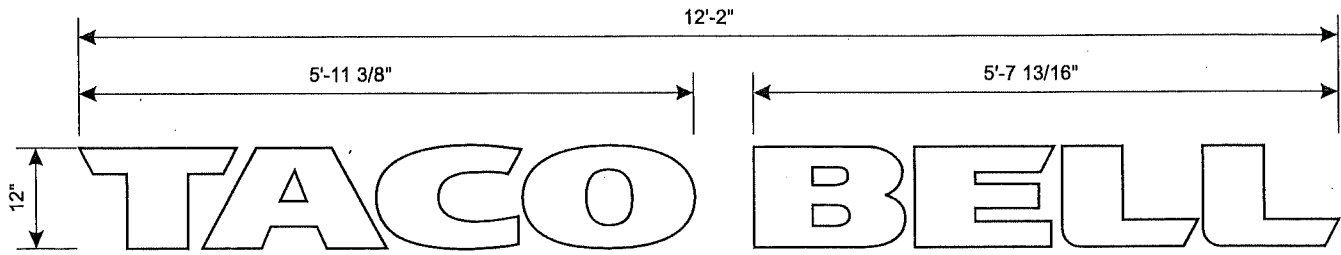
NOT FOR CONSTRUCTION
DECEMBER 2012



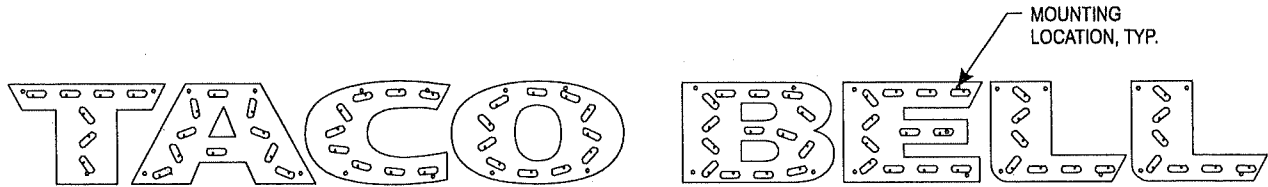


Taco Bell - 12" Channel Letter

V-349

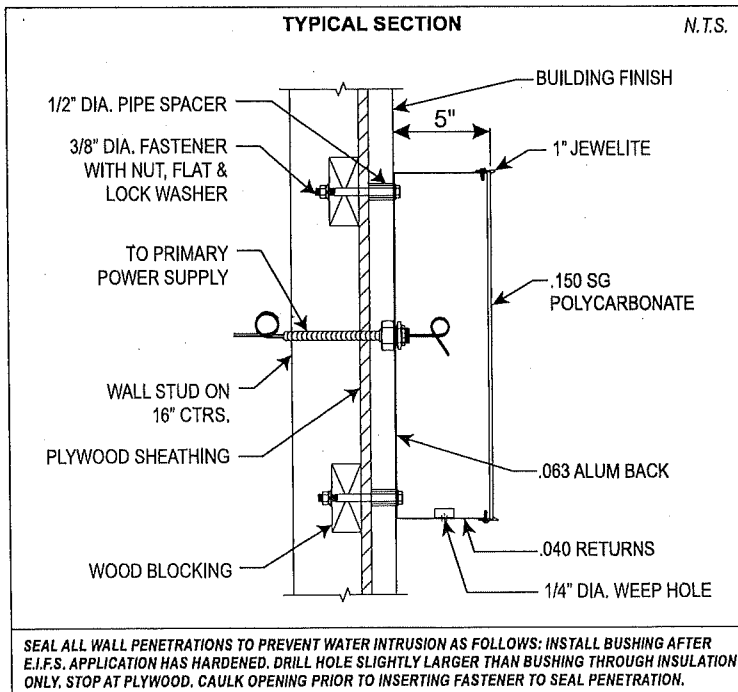


FRONT VIEW



ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II, Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .040 aluminum returns w/ white finish and .063 aluminum back
- 1" white Jewelite trim
- Face: .150 SG polycarbonate
- Removable face

Area

- Squared: 12.17 sf
- Actual: 8.18 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
 - 12V, Class II UL approved system.
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).
- LED(s): (77) AgiLight LS-CORE-65K-G2 White (6500K) LEDs (26 ft) or equivalent - pre-approval required
- Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent - Remotely Located
- Total Load: 0.8 amps
- Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme White #2146-80
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior

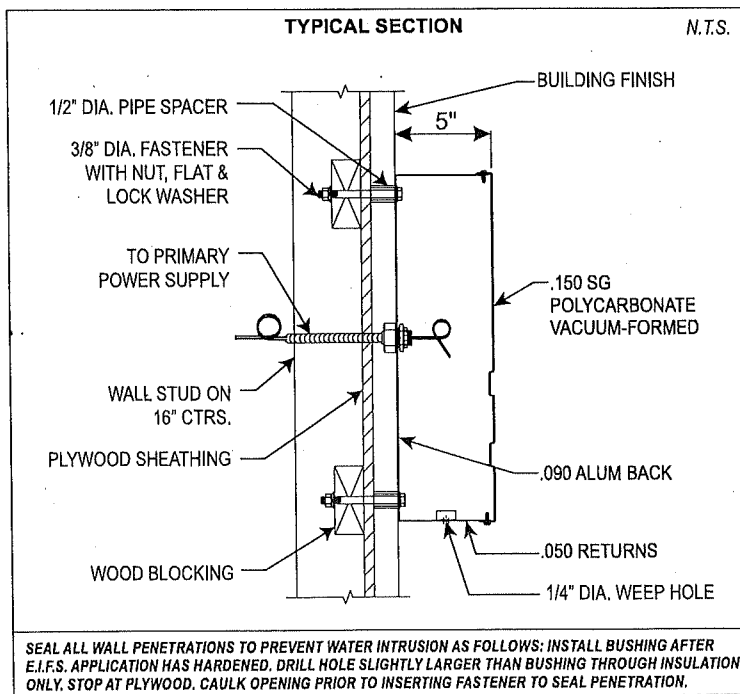
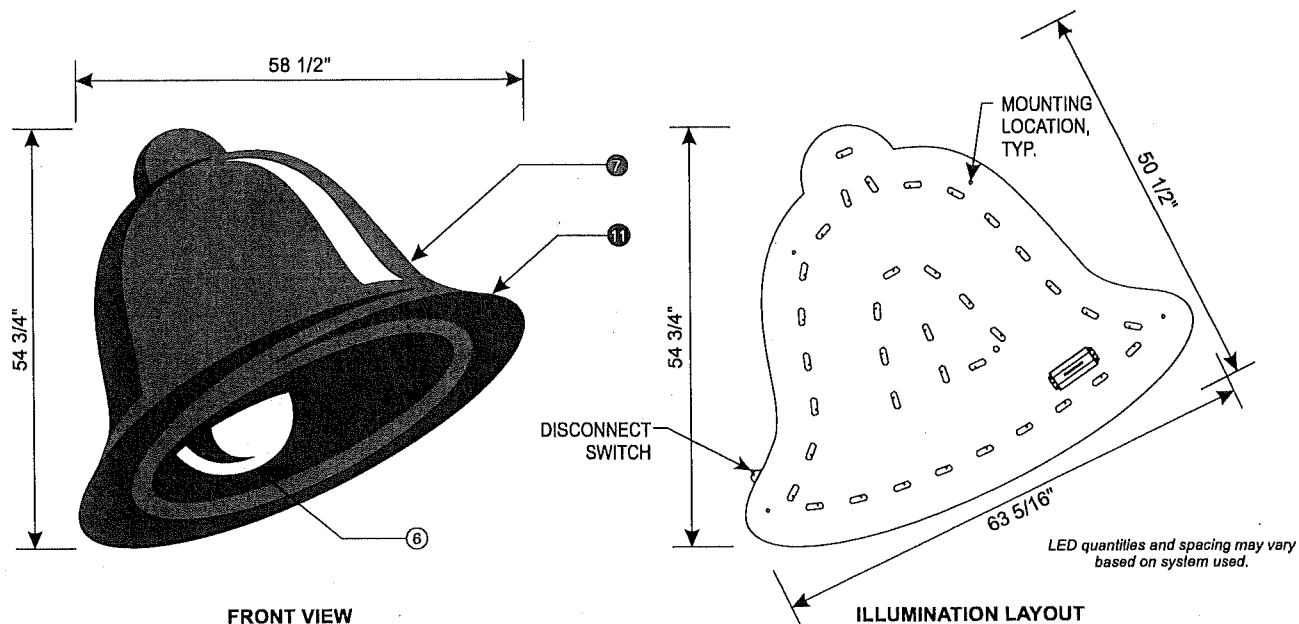
NOT FOR CONSTRUCTION
DECEMBER 2012





Taco Bell - Swinging Bell - Formed Face

V-322



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .050 aluminum returns w/ violet finish and .090 aluminum back
- Face: .150 SG polycarbonate vacuum formed
- Second surface decoration
- Removable face for service

Area

- Squared: 22.24 sf
- Actual: 14.19 sf

Weight (Est.)

- 100 lbs

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
 - 12V, Class II UL approved system.
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).
- LED(s): (36) AgiLight LS-APEX-50K-G2 White (5000K) LEDs (18 ft) or equivalent - pre-approval required
- Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent
- Total Load: 0.8 amps
- Circuits(s): (1) 20 amp-120V

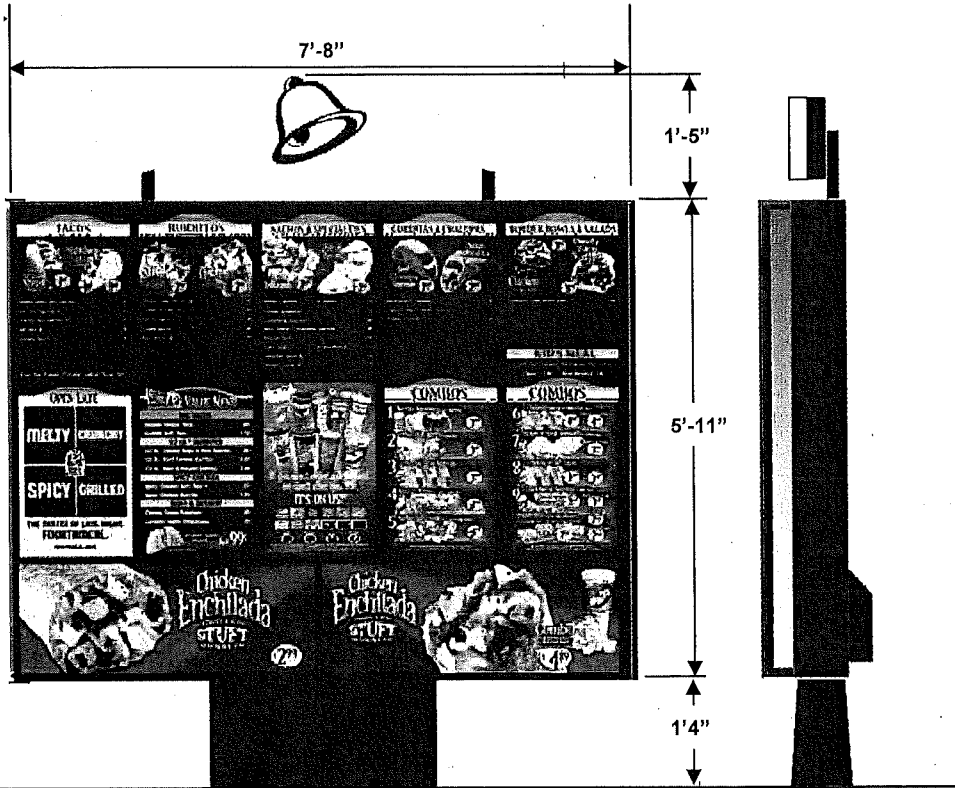
GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme White #2146-70
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior

NOT FOR CONSTRUCTION
DECEMBER 2012

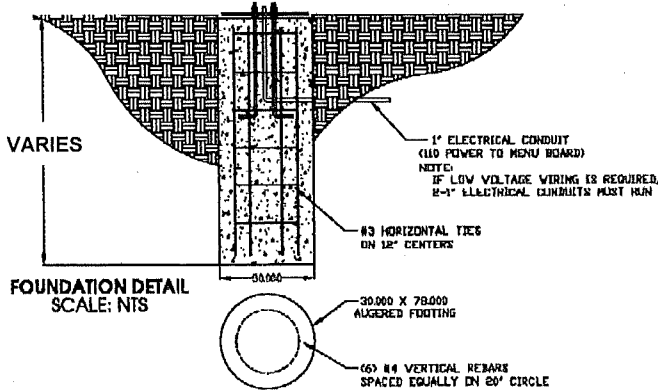


5'-11" x 7'-8"
Sign is being
mounted to
the building.
No topper or
base is
proposed

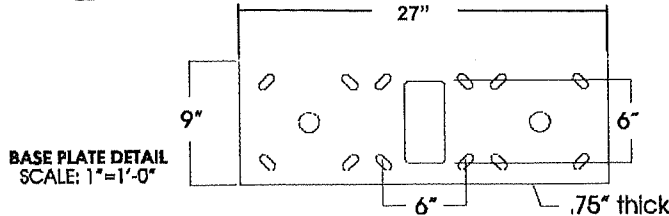


FRONT VIEW
SCALE: 1/2"=1'-0"

SIDE VIEW
SCALE: 1/2"=1'-0"



FOUNDATION DETAIL
SCALE: NTS



BASE PLATE DETAIL
SCALE: 1"=1'-0"

SIGN SPECIFICATIONS

- Materials**
- Cabinet: Extruded aluminum
 - Face: 150 S/G Polycarbonate
- Access**
- Open doors & remove panels
- Area**
- Squared: 81.72 Sq. Ft.
- Weight (Est.)**
- 850 lbs. Crated
- Wind Load**
- 50 PSF, 110 MPH wind speed 3 second gust - exposure C.

ELECTRICAL SPECIFICATIONS

- Lamps**
- (4) F025/741 38" 4100K, (10) F032/741 48" 4100K
 - (2) F040/741 60" 4100K
- Ballast**
- (7) Electronic ballasts @ .58 amps each
 - (1) Electronic ballast @ .17 amps
 - (2) Electronic ballasts @ 1.15 amps
- Line Load**
- 4.09 Amps @ 120 VAC
 - (1) 15 Amp circuit, 60 Hz UL 48 & NEC Compliant

COLOR SPECIFICATIONS

- Interior: Mill Finish
 Exterior: Cabinet: Tiger Drylac 49/66230-33 Bronze
 Doors & Mullions: Black
 Graphic & Color Specifications:
 Tiger Drylac 49/66230-33 Bronze

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications & install drawings.

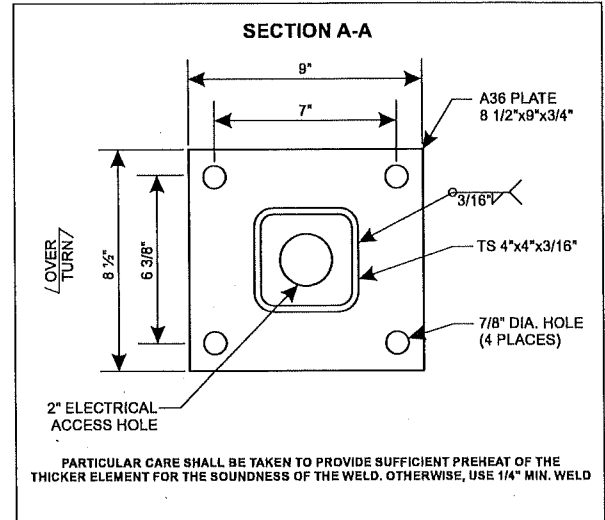
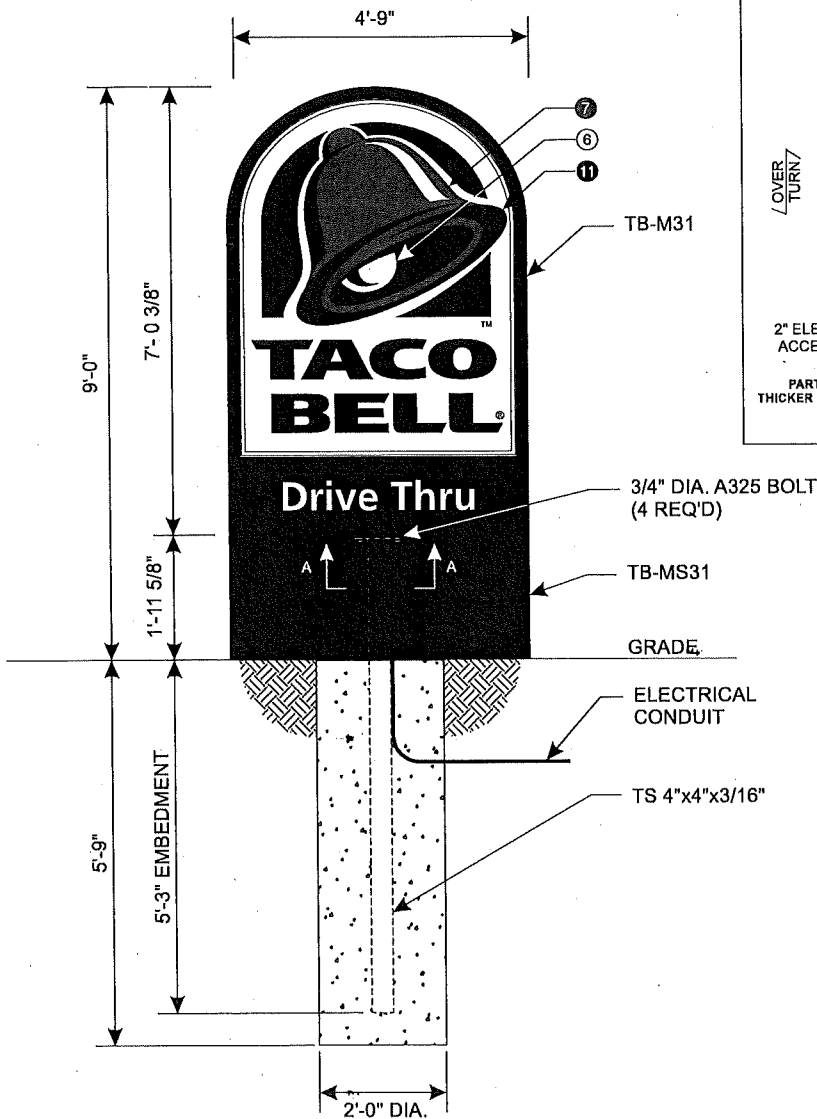
NOT FOR CONSTRUCTION
JUNE 2008





Taco Bell - Monument Sign - 32sf

V-304



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed, Exposure C, Category II.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

DIRECTIONAL:

- Extruded aluminum frame, 10" deep with 1 1/2" retainers
- Aluminum painted fillers
- .125 pan-formed and embossed SG polycarbonate face with retention strips
- Approximate weight: 325 lbs.

ELECTRICAL SPECIFICATIONS

UL & NEC approval required.

Lamp(s): (4) F48T12DSGN50/HO
 (2) F42T12DSGN50/HO
 (2) F36T12DSGN50/HO

Ballast(s) (2) 4-lamp electronic ballast (1.7 amps each)

Total Load: 3.4 amps

Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme White #2146-70
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior

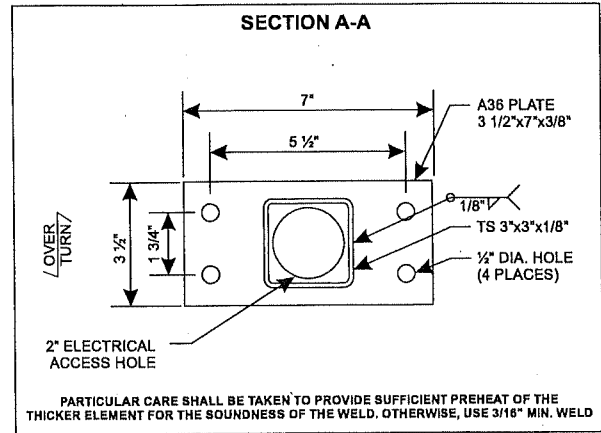
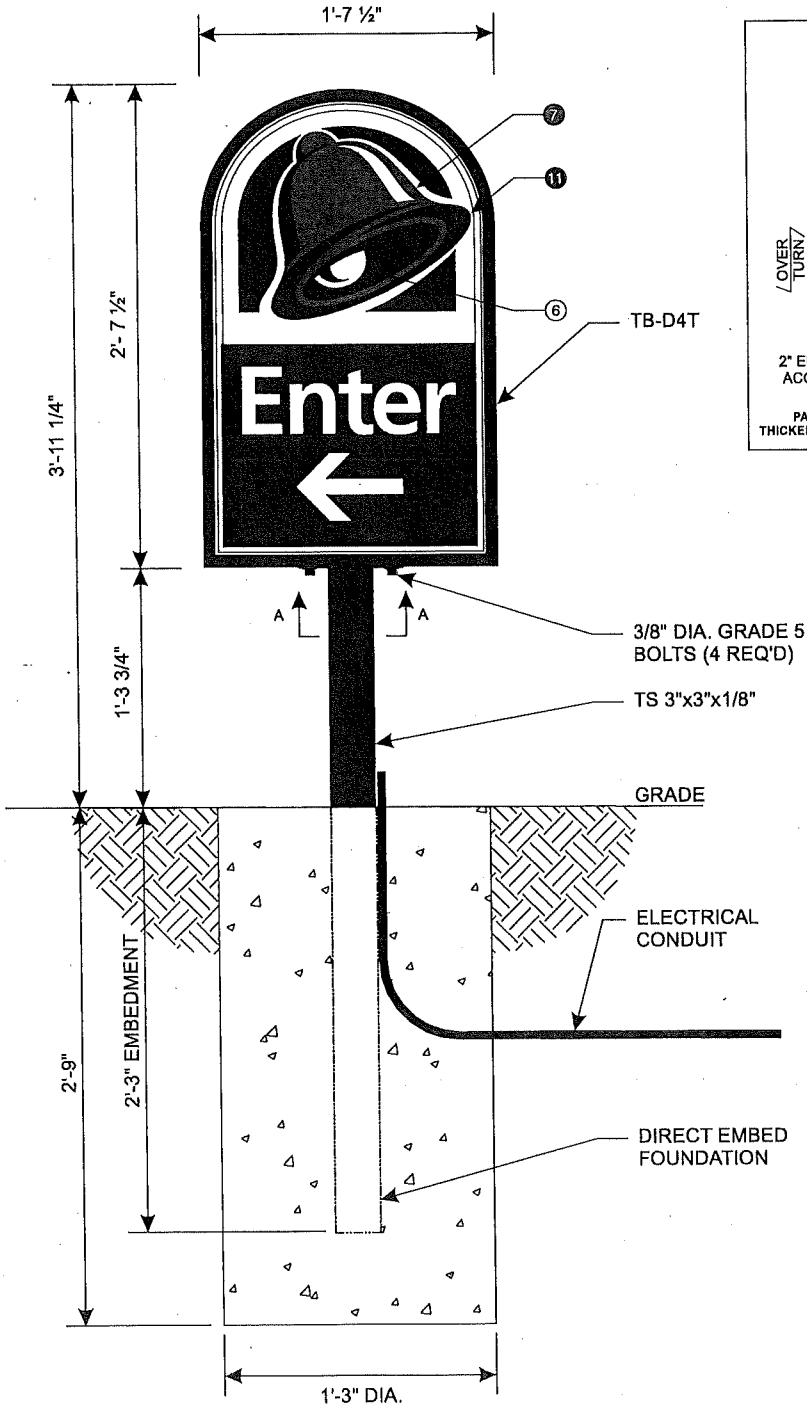
NOT FOR CONSTRUCTION
DECEMBER 2012





Taco Bell - Tombstone Style Directional - 4sf

V-323



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed, Exposure C, Category II.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, AISI 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

DIRECTIONAL

- Extruded aluminum frame, 4 1/2" deep
- Aluminum painted fillers
- .100 pan-formed and embossed SG polycarbonate face
- Approximate weight: 60 lbs.

ELECTRICAL SPECIFICATIONS

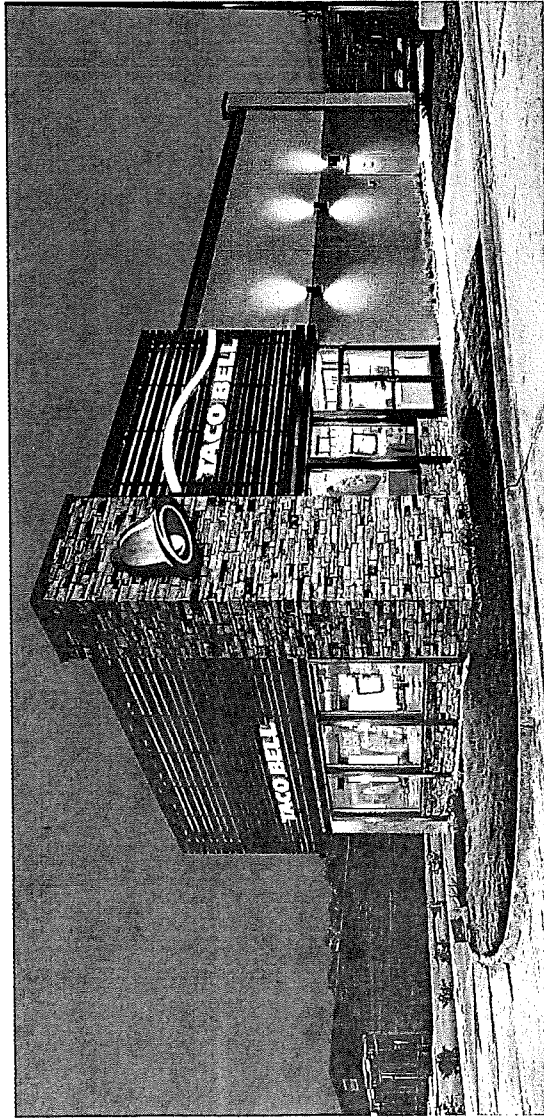
UL & NEC approval required.
 Lamp(s): (1) F30T12DSGN50/HO
 (2) F24T12DSGN50/HO
 Ballast(s) (1) 3-lamp electronic ballast (1.1 amps)
 Total Load: 1.1 amps
 Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

- 1 TB Bronze Tiger Drylac 49-66230 C33
- 2 Plum PMS 2685U
- 3 Amber Wave SW-6657 PMS 138U
- 4 PMS 131U
- 5 PMS 139U
- 6 Yellow PMS 108U
- 7 Pantone Process Magenta U
- 8 Pantone Violet U
- 9 Pantone Black
- 10 Benjamin Moore Bavarian Creme White #2146-70
- 11 Violet 3M Vinyl 3630-9126
- 12 White Matte - Cabinet Interior

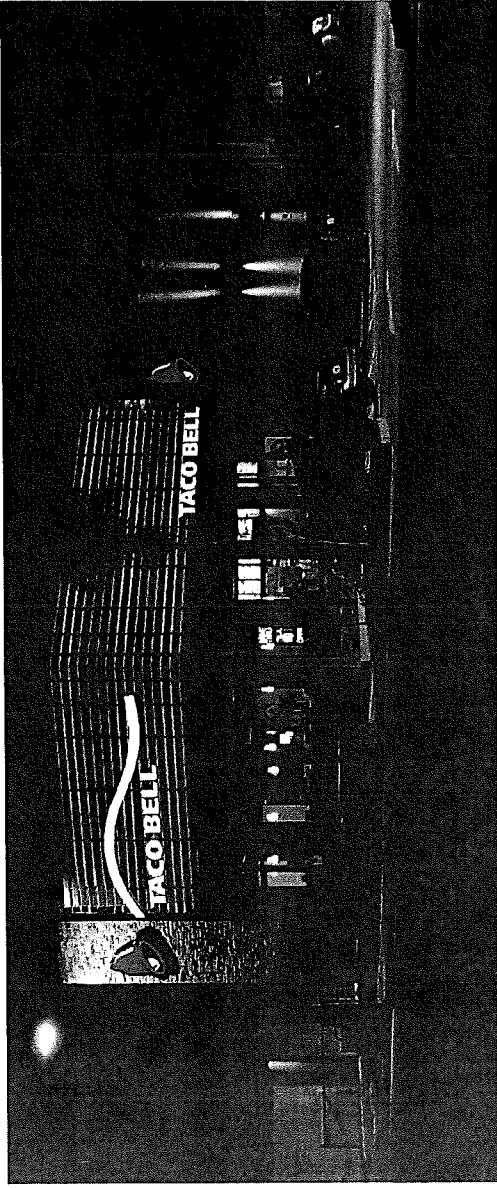
NOT FOR CONSTRUCTION
 DECEMBER 2012





Sanger, TX

Redwood City, CA



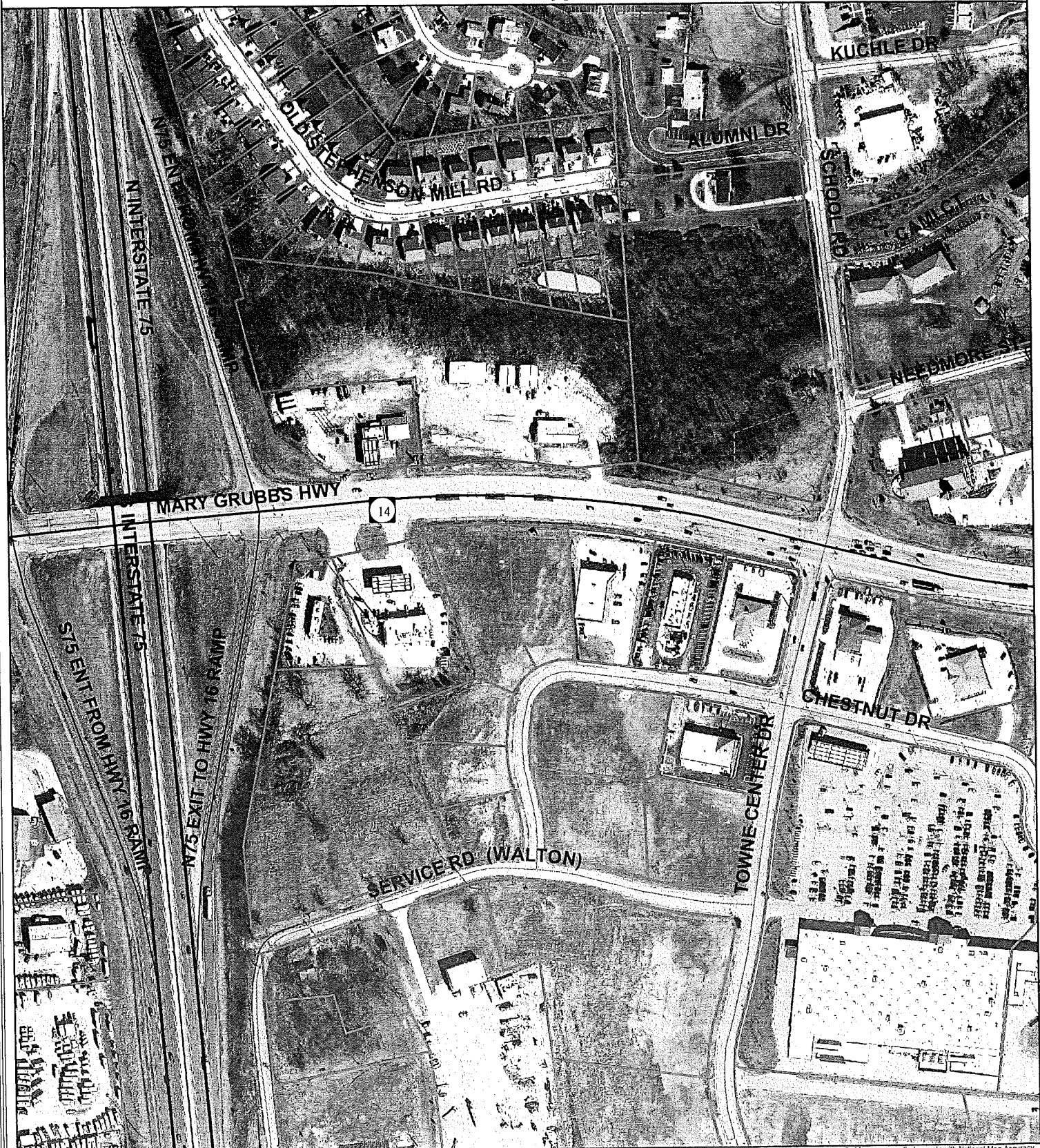
TACO BELL
Exterior Elevations

THE COMPANY HAS THE RIGHT TO MAKE CHANGES TO THE APPEARANCE OF THE BUILDING WITHOUT NOTICE. THE COMPANY IS NOT RESPONSIBLE FOR THE APPEARANCE OF THE BUILDING AS SHOWN IN THIS ADVERTISING MATERIAL. THE COMPANY IS ADVISED TO GET THE BUILDING AS A CLIENT BEFORE THE ACTUAL CONTRACT IS SIGNED.



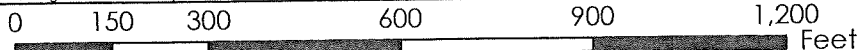
2012 AERIAL MAP

www.boonecountygis.com

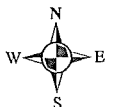


Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

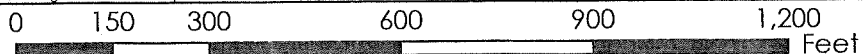
ZONING MAP

www.boonecountygis.com



Copyright 2014 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

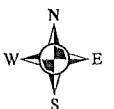
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 300 feet



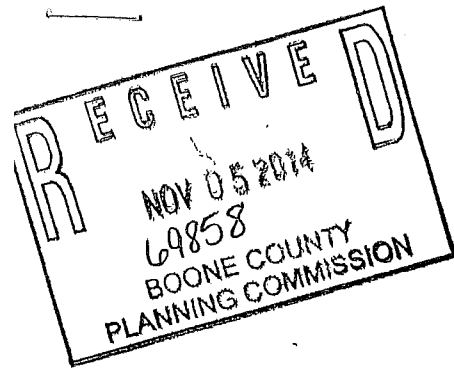
Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013
 ArcMap Document: BooneMap (file).mxd

APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

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 **2** Variance Appeal
 Change in Non-Conforming Use
 3. Applicant's Name Charter Foods Inc.
Applicant's Address 1111 Gateway Service Park Rd
Morristown TN 37813
City State Zip
Phone Number 423-587-0690 Fax No. _____ E-Mail brave@charterfoods.net
 4. Description of Request: Increase the amount of building mounted signage that is permitted on the ~~front and right~~
north and east side of the building
 5. Name of Development _____
 6. Location of Development 211 Mary Grubbs Highway, Walton, KY 41094
 7. Acreage Under Review 0.9030 acres
 8. Lot Number and Name of Subdivision (if part of a subdivision)
Parcel 4A, Resubdivision of Lot 4, Section 1, Walton Town Center
 9. Owner of Property Walton Towne Center LLC
Address of Property Owner 8044 Montgomery Road, Suite 520
Cincinnati OH 45236
City State Zip
Phone Number 513-686-1630 Fax No. 513-891-2467 E-Mail brian.johnson@regencycenters.com
 11. Proposed Use(s) on Site Taco Bell
 12. Total Square Footage of Existing and/or Proposed Buildings _____
 13. Current Zoning on Property C-2
 14. Deed Book 935 Page No. 16 Group No. ~~400~~ 2079
 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? _____
 17. Have you submitted a list of adjoining property owners with this request? _____
 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Brian Johnson Brian Johnson
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Asst. Prop. Manager

ORIGINAL Applicant's Signature: Bob Rave Bob Rave, Project Manager, Charter Foods
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Walton Towne Center, LLC
8044 Montgomery Road, Ste 520
Cincinnati, OH 45236

2. ADDRESS OF PROPERTY

211 Mary Grubbs Hwy
Walton, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Taco Bell

4. DEED BOOK 935

PAGE NO. 16

GROUP NO. 2079

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

Zoning Map Amendment:
From To

Conditional Use Permit

Development Plan

Conditional Zoning

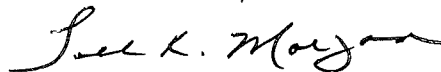
Subdivision Plat
(Not Recorded)

Other:

Variance (2)

6. 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
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

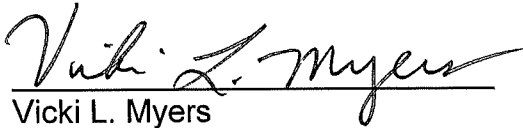
Todd K. Morgan, Senior Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

on behalf of the Boone County Planning Commission this 5 day of December, 2014.



Vicki L. Myers

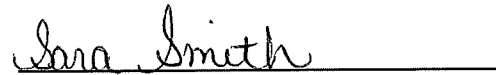
Notary ID 438411

NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 2015

This instrument was prepared for recording purposes only by:



Sara Smith

Boone County Planning Commission

2950 Washington Street, Room 317

P.O. Box 958

Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

CONDITIONS OF APPROVAL

The following Condition of Approval applies to the variances approved by the Walton Board of Adjustments and in accordance with the current zoning in effect as of December 4, 2014 Certificate of Land Use Restriction (#14-WBOA-004-A), for Walton Towne Center, Property Owner(s).

The following conditions will apply:

1. The building mounted signage on the front and eastern facades shall be installed as presented. Additional signage shall not be permitted.

The approved variances as well as the preceding condition apply to the property described in:

DEED BOOK 935

PAGE NO. 16

GROUP NO. 2079