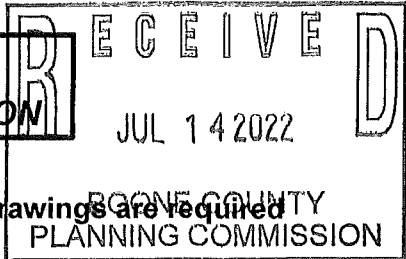


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

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: Kentucky Riverfront Retreat, LLC

Address: 3 Shadow Wood Ct

Alexandria KY 41001
City State Zip Code

Phone Number: 859-982-1098 Fax Number: _____

Email: kyriverfrontretreat@gmail.com

4. Description of Request:
Request conditional use as a Short Term Rental for property zoned SR-1 at 6893 Vantage Ct
Florence, KY 41042.

5. Name of Development: Short Term Rental

6. Location of Development: 6893 Vantage Ct

Florence KY 41042
City State Zip Code

7. Acreage Under Review: 0.5 acres

8. Lot Number and Name of Subdivision (if part of a subdivision):
Oakbrook, The Meadows, Lot 110

9. Current Owner: Travis and Kellie Arnold

Address: 3 Shadow Wood Ct

Alexandria KY 41001
City State Zip Code

Phone Number: 859-982-1098 Fax Number: _____

Email: kyriverfrontretreat@gmail.com

Short Term Rental

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: No additional buildings
12. Current Zoning: SR-1 / PD
13. 1187 626 2032
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. 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: *Travis Auld*
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: *Travis Auld*
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 7/14/22 Fee Received: \$816.00 Receipt #: 86592

2. Is application complete: ✓

3. Staff Reviewer: Alaina

4. Scheduled Board Action Date: 8/10/22

5. Board Action: 8/10/22

Approved

Approved with Conditions (see #6)

Denial (See #7)

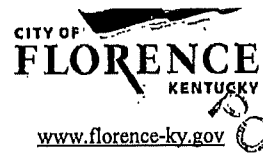
6. Conditions of Approval: _____

7. Reasons for Denial: See BCBOA August 10, 2022 minutes.

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264



41601
 County of Boone & City of Florence
 Occupational License/Payroll Tax Application
 Effective January 2013



www.boonecountyky.org

www.florence-ky.gov

Instructions: A. Applicants are required to complete this application in full before conducting business. Subject to approval B. Applicants are required to pay a \$25.00 Boone County Occupational License fee with this application. C. When conducting business in the City of Florence, please comply with the City of Florence fee calculated at the right and remit both the Boone County fee AND the City of Florence fee. D. If construction or a use group change is being performed within Boone County, KY, a permit is required from the Boone County Building Department (859) 334-2218 E. If construction, the Occupational License Department requires the Contractor to supply a complete list of Subcontractors containing Name, Address and Phone Number. The Occupational License may be delayed if this information is not supplied. F. The normal processing time for an application is ten to fifteen working days, if the application is completed correctly. Upon approval, you will receive correspondence which will include your account number. *Note : Contractor labor must be licensed individually*	City of Florence Estimated Sales/ Receipts During First Year of Business (Item G)	(Round to nearest \$)	City of Florence G. Estimated Sales/Receipts During First Year of Business	
	Rate (Multiply by)	0.001	Total Remittance	
	City of Florence Fee Amount (Enter This Amount On Item H.) Minimum Fee \$40.00 Maximum Fee \$10,000.00	H. City of Florence (From Fee Calculation) \$ _____ Penalty 12% \$ _____ Interest 1% per month \$ _____		
	According to an opinion (OAG-85-1) of the Kentucky Attorney General, the responses that you make to questions 1, 2A, and 8 below are to be provided to anyone upon request, pursuant to the "Kentucky Open Records Law"			I. Boone County \$ 25.00 J. Total (All Lines) \$ _____ <div style="text-align: right; font-size: 1.5em; font-weight: bold;">BL Fee</div>

BOONE COUNTY
 OCCUPATIONAL LICENSE DEPT.
 OCT 27 2021

1. Legal Name of Business or Applicant if Sole Proprietor: Kentucky Riverfront Retreat LLC
2. Doing Business As or Trade Name (If applicable): _____
3. Physical Location or Job Site/ Contractor working in the City of Florence, or Boone County (Must list location or various if many):
2690 Swaps Ct Burlington, KY 41005 Phone Number: 859-982-1090
4. Mailing Address (or Residence if applicable):
3 Shadow Wood Ct Alexandria, KY 41001 Phone Number 859-982-1090
5. Business Entity (Select One):

<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Corporation	<input type="checkbox"/> S Corp
<input checked="" type="checkbox"/> LLC - Individual	<input type="checkbox"/> LLC - Partnership	<input type="checkbox"/> Non Profit *	<input type="checkbox"/> Other _____
<input type="checkbox"/> PSC (Public Service Corp)			

* NOTE: Non Profit must attach 501C(3) Determination Letter to be tax-exempt*
6. Federal Tax Identification Number: 85-4003621
 If self employed, provide owner Social Security Number _____
7. If Individual, your year end is 12/31. Corporations, Partnership, or Non Profit must provide Fiscal Year End: _____
8. Date Business will begin in City of Florence and/or Boone County, KY (MM/DD/YY): Dec 2021 Est. Number of Employees: 0
4/15/2022 (Working in Boone County/Florence) No PR
9. Do you or will you use "leased" employees? Yes No
 If yes, Provide the name, address and phone number of leasing agency: _____
10. Describe in DETAIL the nature of the business include NAICS code if known: Short term rental, single family home
11. Is this business a Sexually Oriented Business as defined by Boone County Ordinance 07-06 and/or City of Florence Ordinance 0-2-07
 Yes No (if yes please contact the County and/or City for additional licensing requirements)
12. Will alcohol be sold and/or served at this business location? Yes No
13. Are you a contractor doing work in Boone County, whose company is located outside of Boone County?
 Yes No
14. If a contractor, are you the General Contractor? Yes No
 If yes, please attach a list of subcontractors you will be using.

To Be Completed by
Tax Agency

Boone A/C _____

Florence A/C _____

P → M → J → C R → M → J → C

STAFF REPORT

#1

APPLICANT: Kentucky Riverfront Retreat, LLC, per Travis and Kellie Arnold

LOCATION: 6893 Vantage Court, Boone County, Kentucky

ZONING: Suburban Residential One/Planned Development (SR-1/PD)

DATE: August 10, 2022

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the existing single-family residential dwelling to be used as a short-term rental.

SITE HISTORY

- 1997 Based on information contained in the Boone County GIS, the site was developed with a detached single-family residential building.

APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 933 of the Boone County Zoning Regulations.
1. Findings listed in Section 262 (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
 - c. Will not be hazardous to existing or future neighboring uses;
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
 - e. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
 - f. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise,

- g. smoke, dust, fumes, glare, or odors;
Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.
- 2. Criteria listed in Section 933 of the Boone County Zoning Regulations (SR-1 District):
 - a. The activity is an integral and subordinate function of a permitted use; or
 - b. The activity will not contradict the low density character of the district; and
 - c. The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.
- C. Section 930 of the Boone County Zoning Regulations states that "The purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed."
- D. Section 933.7 of the Boone County Zoning Regulations identifies 'short term rentals' as a Conditional Use within the Suburban Residential One (SR-1) district.
- E. Section 4000 of the Boone County Zoning Regulations defines 'Short Term Rental' as follows:

The rental of a residential dwelling unit, or a portion thereof, for a period of less than thirty (30) days. This term does not include:

 - A. A unit that is used for nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
 - B. A bed and breakfast.
 - C. A hotel/residence hotel.
- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
 - A. Except as provided for in Article 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
 - B. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
 - C. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional guests, except for the following:

1. There shall be a maximum occupancy of ten (10) persons, adult, and children.
 2. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.
- D. In addition to the required parking for the residence, a minimum of one parking space shall be provided per guest room or suite. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
- E. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
- F. The property on which the short term rental is to be located shall not be located closer than one thousand (1,000) feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
- G. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
- H. It shall be unlawful:
1. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court.
 2. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation.
 3. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.
 4. To operate a short-term rental without paying the required hotel occupancy taxes.
 5. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
 6. Permit the use of the short term rental for any illegal purpose or any use not permitted by the residential zoning regulations.
- I. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per Article 4, or a Minor Site Plan or Major Site Plan per Article 30, shall

be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "High Suburban Density Residential" uses which is described as single family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
 6. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).
 7. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 8. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).
 9. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
 10. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses

and natural systems (Economy Goal B, Objective 2).

11. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

SITE CHARACTERISTICS

- A. The approximate 1,590 square foot unit footprint is located along the west side of Vantage Court, approximately 1,400 feet southwest of Promontory Drive.
- B. The site is currently occupied by a detached two-story single family residential dwelling, having an attached two car garage.
- C. The existing driveway for this unit measures fifteen (15) feet by fifty (50) feet, accommodating four (4) cars.
- D. Topographically, the site is fairly flat with a downward slope 780 from the front property line to 750 at the rear property line.

SURROUNDING LAND USES AND ZONING

North: Detached single family residential dwellings (SR-1/PD)
South: Detached single family residential dwellings (SR-1/PD)
East: Detached single family residential dwellings (SR-1/PD)
West: Detached single family residential dwellings (SR-1/PD)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the four (4) bedroom dwelling as a short-term rental.

STAFF ISSUES

- A. The site is located approximately 1.8 miles from Burlington Pike.
- B. From Burlington Pike, it will take three (3) turning movements to get to the site.
- C. The following provides an evaluation of the supplemental regulations/standards for 'Short Term Rentals' (Section 3191):
 1. Except as provided for in Article 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.

Insufficient information has been submitted to determine compliance with this requirement.
 2. Short-term rentals shall not be allowed in any area not considered a

primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).

The applicant has provided documentation stating that the short-term rental will be used strictly for the primary dwelling.

3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional guests, except for the following:
 - a. There shall be a maximum occupancy of ten (10) persons, adult, and children.
 - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.

The applicant has provided documentation showing that the existing house has four (4) bedrooms, larger than 120 square feet. Based on the above calculations, the maximum occupancy for the site can be no more than ten (10) guests (2 per large bedroom, plus 2 additional).

4. In addition to the required parking for the residence, a minimum of one parking space shall be provided per guest room or suite. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.

Based on the requirements, a minimum of four (4) parking spaces must be provided: one for each of the four bedrooms and adequate off-street parking for two vehicles.

The applicant has provided documentation indicating that there are two spaces in the garage, and 6 spaces on the driveway, of which only 4 spaces are permitted for the length of the driveway.

5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.

Insufficient information has been submitted to determine compliance with this requirement.

6. The property on which the short term rental is to be located shall not be located closer than one thousand (1,000) feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.

The closest approved short-term rental is approximately 4,000 feet from the site in question, meeting this requirement.

7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior

ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.

Insufficient information has been submitted to determine compliance with this requirement.

8. It shall be unlawful:

a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court.

The applicant has applied for a permit with the County, meeting this requirement.

b. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation.

The applicant has applied for a permit with the County, meeting this requirement.

c. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.

d. To operate a short term rental without paying the required hotel occupancy taxes.

e. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.

f. Permit the use of the short term rental for any illegal purpose or any use not permitted by the residential zoning regulations.

Insufficient information has been submitted to determine compliance with this requirement.

STAFF COMMENTS

A. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions to be considered as part of that action:

1. There shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.

2. There shall be no more than seven (7) guests at any given time.
ten (10)

3. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
4. There shall be no changes to the exterior of the building to indicate the use of a short-term rental.
5. A written prohibition against the use of a short term rental for having a party shall be included in every advertisement, listing, or other publication offering the premises for rent
6. A Zoning Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any use of the property as a short-term rental.

B. Emails received from the public are attached.

CONCLUSION

- A. KRS 100.237 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Alaina Hagenseker
Planner, Zoning Services

ACH/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Boone County Short Term Rental Permit Application
- *Concept Development Plan
- *Boone County Ordinance Number 2021-31
- *Emails received from the public

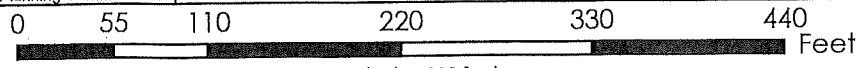
Site Vicinity Map

www.boonecountygis.com



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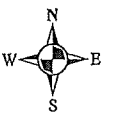
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 Inch = 110 feet



Boone County GIS



Boone County GIS
ArcMap Document: 1.mxd

Aerial Map

www.boonecountygis.com



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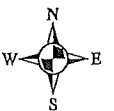
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0 55 110 220 330 440 Feet

1 inch = 110 feet

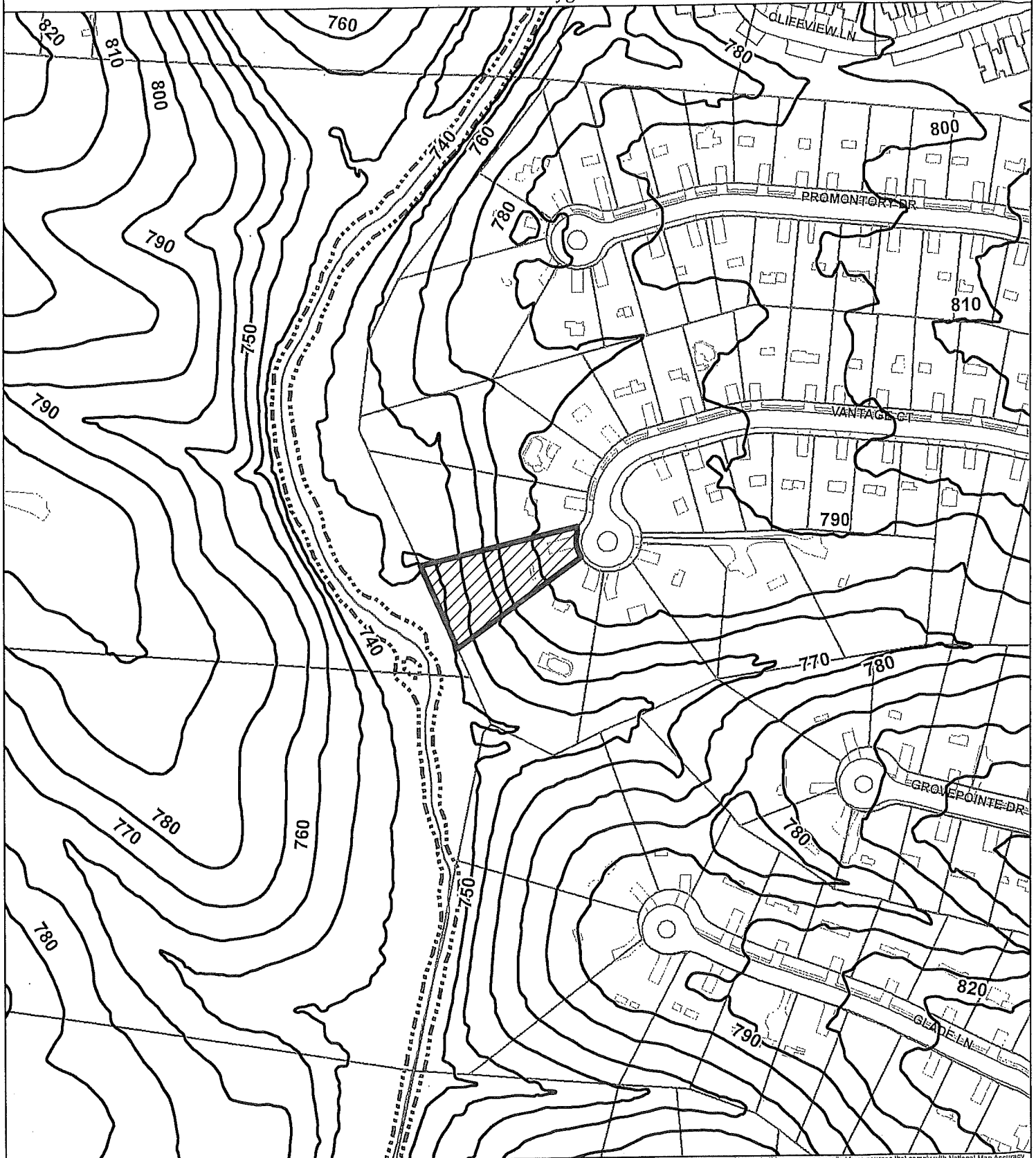


Boone County GIS - Putting Northern Kentucky on the Map



Topography Map

www.boonecountygis.com



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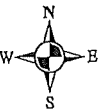
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 105 210 420 630 840 Feet

1 inch = 204 feet



Boone County GIS - Putting Northern Kentucky on the Map



Zoning Map

www.boonecountygis.com



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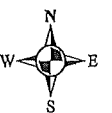
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0 105 210 420 630 840 Feet

1 Inch = 206 feet

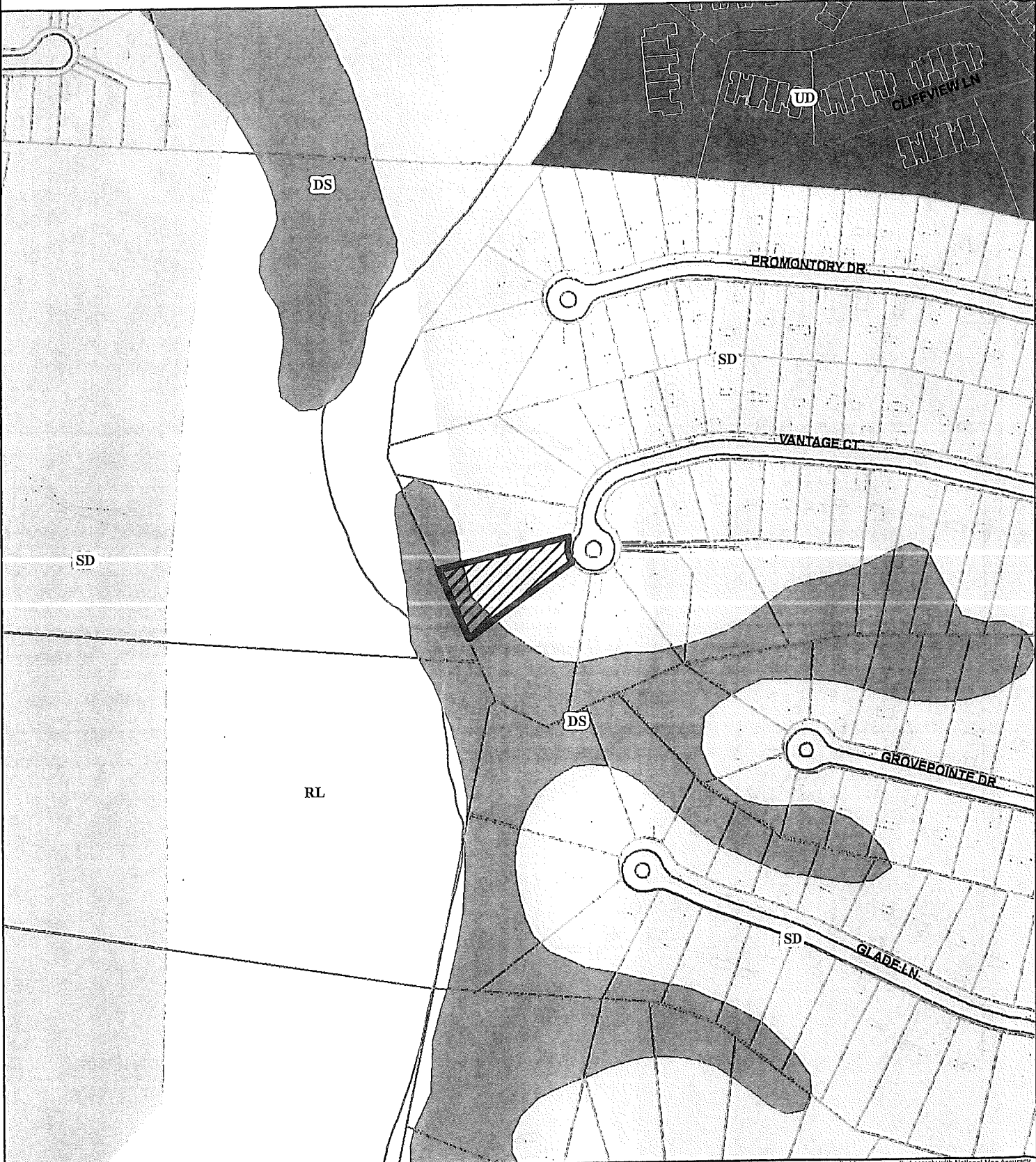


Boone



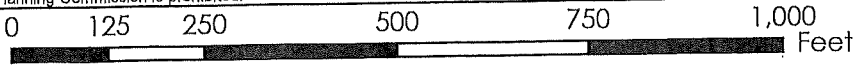
Future Land Use Map

www.boonecountygis.com



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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 = 250 feet



Boone County GIS - Putting Northern Kentucky on the Map

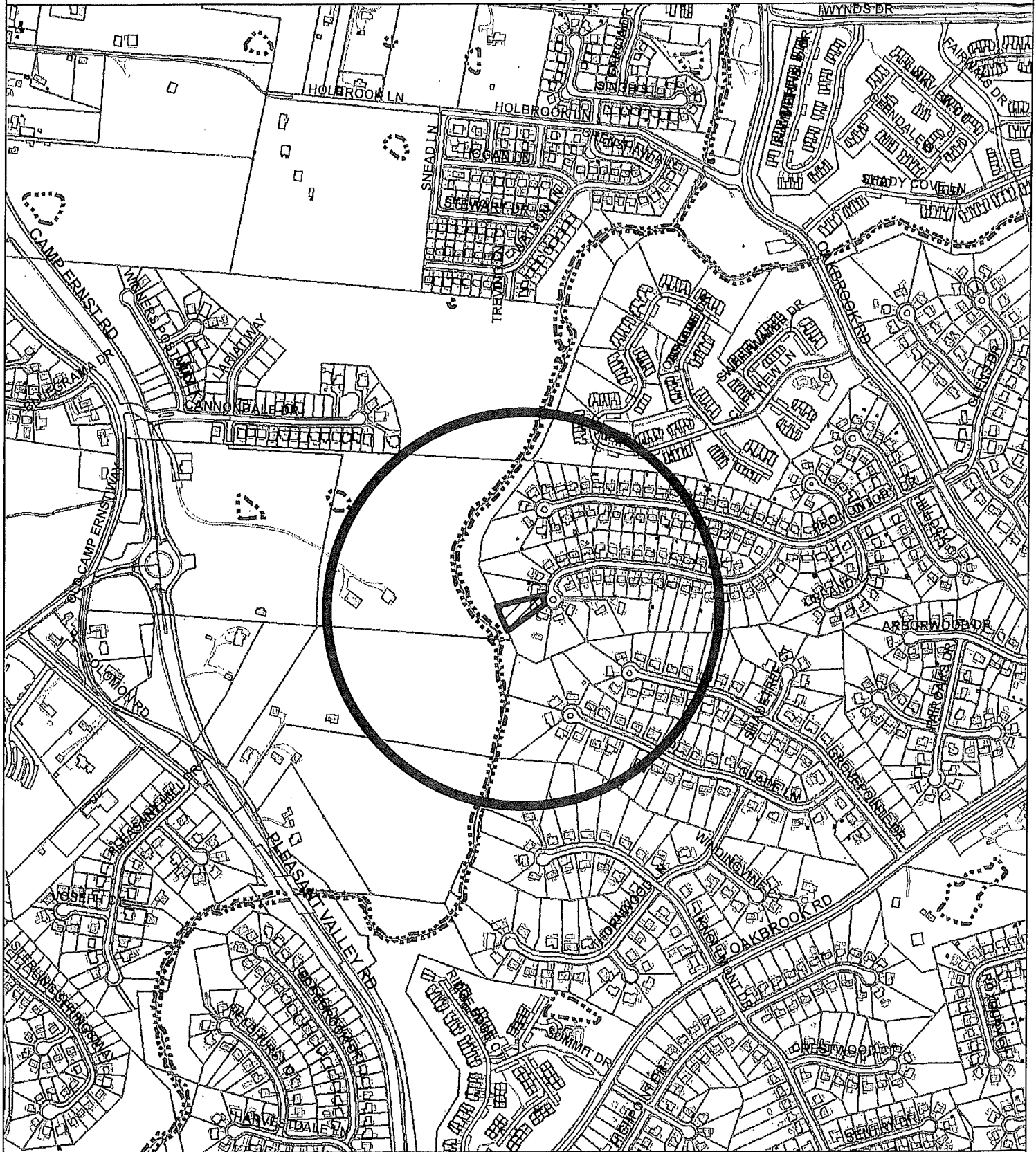


Boone County GIS
ArcMap Document: *.mxd

Map Created: xx/xx/2022

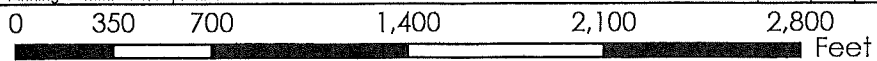
1000' Buffer

www.boonecountygis.com

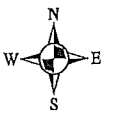


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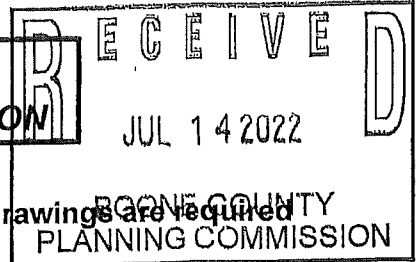
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Boone County GIS - Putting Northern Kentucky on the Map



**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

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: Kentucky Riverfront Retreat, LLC
Address: 3 Shadow Wood Ct
Alexandria KY 41001
City State Zip Code

Phone Number: 859-982-1098 Fax Number: _____
Email: kyriverfrontretreat@gmail.com

4. Description of Request:
Request conditional use as a Short Term Rental for property zoned SR-1 at 6893 Vantage Ct
Florence, KY 41042.

5. Name of Development: Short Term Rental
6. Location of Development: 6893 Vantage Ct
Florence KY 41042
City State Zip Code

7. Acreage Under Review: 0.5 acres

8. Lot Number and Name of Subdivision (if part of a subdivision):
Oakbrook, The Meadows, Lot 110

9. Current Owner: Travis and Kellie Arnold
Address: 3 Shadow Wood Ct
Alexandria KY 41001
City State Zip Code

Phone Number: 859-982-1098 Fax Number: _____
Email: kyriverfrontretreat@gmail.com

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 7/14/22 Fee Received: \$816.00 Receipt #: 86592

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

_____ Approved

_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264

Short Term Rental Unit Permit Application

Applicant Information

Applicant Name Travis Arnold
Home Phone 859-982-1098 Cell Same
Mailing Address 3 Shadow Wood Ct
City Alexandria State KY Zip Code 41001
E-Mail kyriverfrontretreat@gmail.com

Short Term Rental Unit Information

Short Term Rental Address 6893 Vantage Ct
Number of Bedrooms: 4 Number of off-street parking spaces 8
Maximum Number Occupants Requested 10 (Maximum of 10 occupants)

Emergency Contact Information (Emergency Contact must be able to respond to property within one (1) hour)

Name Kimberly Burgess
Mailing Address 171 Lykins Rd
City Verona State KY Zip Code 41092
Cell Phone 859-307-9918 Alternate Contact Number _____
Email Address Kim.burgess73@yahoo.com

I acknowledge that I understand that a Short Term Rental is defined as the rental of residential dwelling unit, or a portion thereof, for a period of less than 30 days and must comply with all zoning regulations, conditional use permit conditions and the County Short Term Rental Ordinance requirements. TA (initial)

Initial Permit Application

The following items are required to be submitted prior to the initial issuance of a Short Term Rental Permit. :

- Floor plan sketch
- Self-safety inspection form
- Certificate of Insurance
- Copy of information brochure
- Approved Conditional Use Permit (within 90 days after application)
- Boone County Occupational License (within 90 days after application)

Short Term Rental Permit Renewal

- For Short Term Rental Permit Renewals, the following items are required to be submitted with application:
- Certificate of Insurance
- Current Boone County Occupational License
- Updates to any other document initially submitted. If no revisions have been made, please initial here _____

I hereby affirm that the information provided on this form is accurate to the best of my knowledge

Travis Arnold

Travis Arnold

7-14-22

Name (print)

Signature

Date

**Please Return this Application to the Boone County Occupational License Department.
2950 Washington Street Box 960 Burlington, KY 41005**

Office Use Only Below This Line

Boone County Planning Commission Approval: _____ Date _____

STRU License is: Approved Denied on this date _____

Boone County Fiscal Court _____ Date _____

Permit Number: _____

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Travis Arnold
Address: 3 Shadow Wood Ct Alexandria, KY 41001
Phone number: 859-982-1098
Email: Kyc.vorfrontretreat@gmail.com
Address of STRU: 6893 Vantage Ct Florence, KY 41042

Please Check the Box for EACH Item Attesting that the Required Safety Item is Present on the Premises

- ✓ 1. A fire safety plan shall be posted on each level of the home and inside each bedroom. The fire safety plan shall include the following information:
- Phone number and procedures to report an emergency:
 - Boone Center 911 Emergency
 - Boone Center Non-Emergency 859-371-1234
 - Property Address
 - Floor Plans identifying the locations of the following Exits
 - Primary evacuation routes
 - Secondary evacuation routes
 - Name and phone number of an emergency contact for the property.
- ✓ 2. Portable fire extinguishers
- ✓ 3. The property address must be installed on the exterior of the home in a location that faces the road. The address numbers must be at least 4 inches in height.
- ✓ 4. Gas or other fuel fired appliances must have 36 inches of clearance. (No storage for 3ft)
- ✓ 5. Portable unvented fuel fire heating equipment is prohibited from use (No kerosene heaters)\
- ✓ 6. Electrical outlets, switches, junction boxes and any other electrical boxes must have cover plates.
- ✓ 7. No open unconnected wires are permitted. All open wiring must be in electrical junction boxes
- ✓ 8. Electrical panels require a minimum 36 inches in front of the panel. No storage shall be within this 36 inches.

- ✓ 9. Extension cords shall not be used for permanent wiring. Ensure that extension cord usage within the home is only for temporary use.
- ✓ 10. Holes in walls, ceilings and doors must be repaired.
- ✓ 11. A portable fire extinguisher must be present on every level of the home. A minimum size of 2A10BC is required.
- ✓ 12. Smoke Alarms are required to be installed in the following locations:
 - a. In every bedroom
 - b. outside of every bedroom
 - c. On every level of the home
 - d. Smoke detectors more than 10 years old shall be replaced.
- ✓ 13. Carbon Monoxide alarms shall be installed in the following locations:
 - a. Outside every bedroom
 - b. On every level of the home
- ✓ 14. Every bedroom shall have two means of exit. Either two exit doors or an exit door and window. If a bedroom does not have two means of exit then it may not be used for short term rental. The window must be at least 24 inches high and 20 inches wide. The window may not be more than 44 inches from the floor. A bedroom exit door may not be less than 28 inches in width and 81 inches in height.
- ✓ 15. All windows and doors must operate and able to be opened.
- ✓ 16. The exterior of all exits shall be free of obstructions.
- ✓ 17. Flammable liquid storage in excess of 10 gallons shall be stored in an approved flammable liquids cabinet. No flammable liquids shall be stored under steps.

By signing below, I acknowledge completion of the checklist and have ensured that the structure meets all of the required fire and life safety code requirements as a condition of the rental permit application.

Printed name: Travis Arnold Date: 7/8/22

Signature: 



www.boonecountyky.gov

41601
County of Boone & City of Florence
Occupational License/Payroll Tax Application
Effective January 2013

CITY OF FLORENCE KENTUCKY

www.florence-ky.gov

Instructions: A. Applicants are required to complete this application in full before conducting business... G. Estimated Sales/Receipts During First Year of Business... H. City of Florence (From Fee Calculation)... I. Boone County \$25.00... J. Total (All Lines) \$... BL Fee

- 1. Legal Name of Business or Applicant if Sole Proprietor: Kentucky Riverfront Retreat LLC
2. Doing Business As or Trade Name (if applicable):
3. Physical Location or Job Site/ Contractor working in the City of Florence, or Boone County (Must list location or various if many): 2690 Swaps Ct Burlington, KY 41005 Phone Number: 859-982-1090
4. Mailing Address (or Residence if applicable): 3 Shadow Wood Ct Alexandria, KY 41001 Phone Number 859-982-1090
5. Business Entity (Select One): [X] LLC - Individual
6. Federal Tax Identification Number: 85-4003621
7. If Individual, your year end is 12/31. Corporations, Partnership, or Non Profit must provide Fiscal Year End:
8. Date Business will begin in City of Florence and/or Boone County, KY (MM/DD/YY): Dec 2021 Est. Number of Employees: 0
9. Do you or will you use "leased" employees? [X] No
10. Describe in DETAIL the nature of the business include NAICS code if known: Short term rental, single family home
11. Is this business a Sexually Oriented Business as defined by Boone County Ordinance 07-06 and/or City of Florence Ordinance 0-2-07 [X] No
12. Will alcohol be sold and/or served at this business location? [X] No
13. Are you a contractor doing work in Boone County, whose company is located outside of Boone County? [X] No
14. If a contractor, are you the General Contractor? [X] No

To Be Completed by Tax Agency
Boone A/C
Florence A/C

Legal Name of Business or Applicant if Sole Proprietor: 41601

15. Owner(s) or Officers of Business (Attach additional list if necessary):

Name	Address	Phone Number	Title	Date of Birth	Social Security Number
<u>Travis Arnold</u>	<u>3 Shadow Wood Ct Alexandria, KY 41001</u>	<u>859-982-1098</u>	<u>Owner/ Manager</u>	<u>9/6/82</u>	<u>313-92-3168</u>

16. Is this business being operated from a residence in Boone County?
 Yes (Please complete the **HOME OCCUPATION PERMIT APPLICATION**)
 (The questionnaire is located at www.BooneCountyKy.org or by calling the Planning Commission at 859-334-2196) No

17. Contact information for payroll/corporate tax for operation within City of Florence and/or Boone County (Manager, etc.)

Name	Address	Phone Number	Night/Emergency Number	E-mail
<u>Travis Arnold</u>	<u>3 Shadow Wood Ct Alexandria, KY 41001</u>	<u>859-982-1098</u>		<u>kyriverfrontstreet@ gmail.com</u>

18. Has any person listed in Item 15 ever had an Occupational License or similar Business License denied, revoked or suspended in the City of Florence, Boone County, or any other City or State? If "Yes" Please explain. (You may attach additional information sheet if needed)
 Yes No

19. Has any person listed in Item 15 ever been convicted of a Felony or Misdemeanor? If "Yes" Please explain. (You may attach additional information sheet if needed)
 Yes No

Remittance

A. When conducting business in Boone County only, remit Boone County fee to:
 Boone County Fiscal Court
 Occupational License Department
 PO Box 960
 Burlington, KY 41005
 Phone: (859) 334-2144 Fax: (859) 334-3914

B. When conducting business in City of Florence (which is a part Boone County), remit City of Florence fee AND Boone County fee to:
 City of Florence Finance Department
 8100 Ewing Boulevard
 Florence, KY 41042
 Phone: (859) 647-5413 Fax: (859) 647-5447

Warning: Statements made in this application are subject to verification and false or misleading statements may be cause for denial of the license applied for or, if granted, revocation thereof upon discovery.

I hereby certify that I am duly authorized to act for the applicant and that the statements contained on this application are true and complete:

<u>Travis Arnold</u>	<u>Travis Arnold</u>	<u>Owner/operator</u>	<u>10/19/21</u>
Name (Print)	Signature	Title	Date

For Official Use Only - Approvals/Denial

Boone County Planning Commission: [Signature] Date: _____
 Boone County Building Inspection: [Signature] Date: 10-24-2021
 City of Florence Fire Department: _____ Date: _____

Issuance of the License is:
 Approved Approved Conditional (Conditions Attached) Denied (Notification to Applicant Attached)
 Dated this 2 day of November 20 21 Authorized By: [Signature]

Short Term Rental Unit Permit Application

Applicant Information

Applicant Name Travis Arnold
Home Phone 859-982-1098 Cell 504-333-1111
Mailing Address 3 Shadow Wood Ct
City Alexandria State LA Zip Code 71001
E-Mail kyoverfrontierrent@gmail.com

Short Term Rental Unit Information

Short Term Rental Address 6893 Vantage Ct
Number of Bedrooms: 19 Number of off-street parking spaces 8
Maximum Number Occupants Requested 10 (Maximum of 10 occupants)

Emergency Contact Information (Emergency Contact must be able to respond to property within one (1) hour)

Name Kimberly Burgess
Mailing Address 171 Lykins Rd
City Verona State LA Zip Code 71092
Cell Phone 859-307-9918 Alternate Contact Number _____
Email Address kimberly.burgess73@yahoo.com

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Travis Arnold

Travis Arnold

7-14-22

Name (print)

Signature

Date

**Please Return this Application to the Boone County Occupational License Department.
2950 Washington Street Box 960 Burlington, KY 41005**

Office Use Only Below This Line

Boone County Planning Commission Approval: _____ Date _____

STRU License is: Approved Denied on this date _____

Boone County Fiscal Court _____ Date _____

Permit Number: _____

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Travis Arnold
Address: 3 Shadow Wood Ct Alexandria, KY 41001
Phone number: 859-982-1078
Email: Kyoverfrontretreat@gmail.com
Address of STRU: 6893 Vantage Ct Florence, KY 41042

Please Check the Box for EACH Item Attesting that the Required Safety Item Is Present on the Premises

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Phone number and procedures to report an emergency:

- Boone Center 911 Emergency
- Boone Center Non-Emergency 859-371-1234
- Property Address

Floor Plans identifying the locations of the following Exits

- Primary evacuation routes
- Secondary evacuation routes

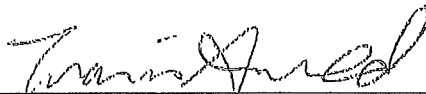
Name and phone number of an emergency contact for the property.

- ✓ 2. Portable fire extinguishers
- ✓ 3. The property address must be installed on the exterior of the home in a location that faces the road. The address numbers must be at least 4 inches in height.
- ✓ 4. Gas or other fuel fired appliances must have 36 inches of clearance. (No storage for 3ft)
- ✓ 5. Portable unvented fuel fire heating equipment is prohibited from use (No kerosene heaters)
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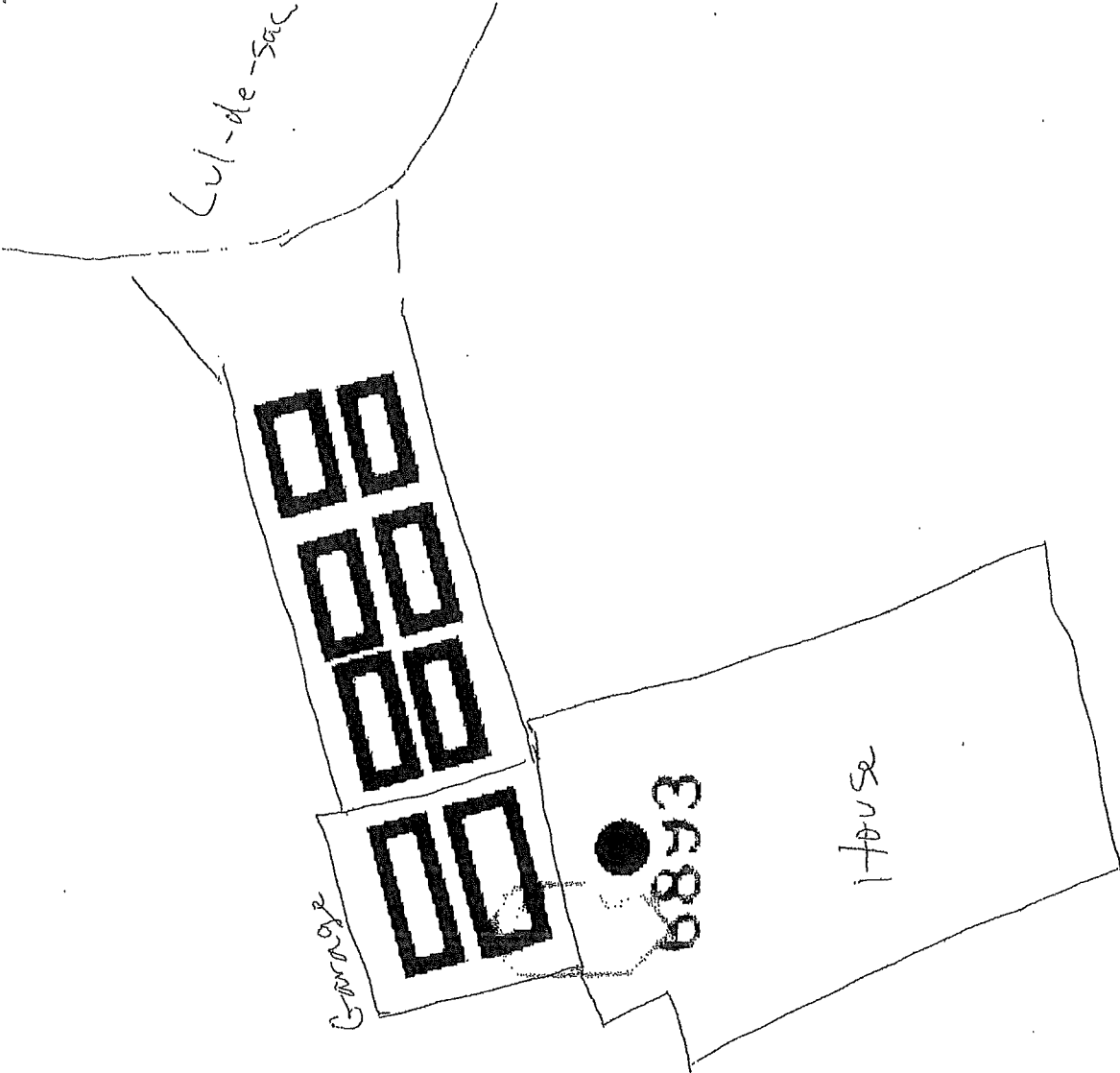
By signing below, I acknowledge completion of the checklist and have ensured that the structure meets all of the required fire and life safety code requirements as a condition of the rental permit application.

Printed name: Travis Arnold Date: 7/8/22

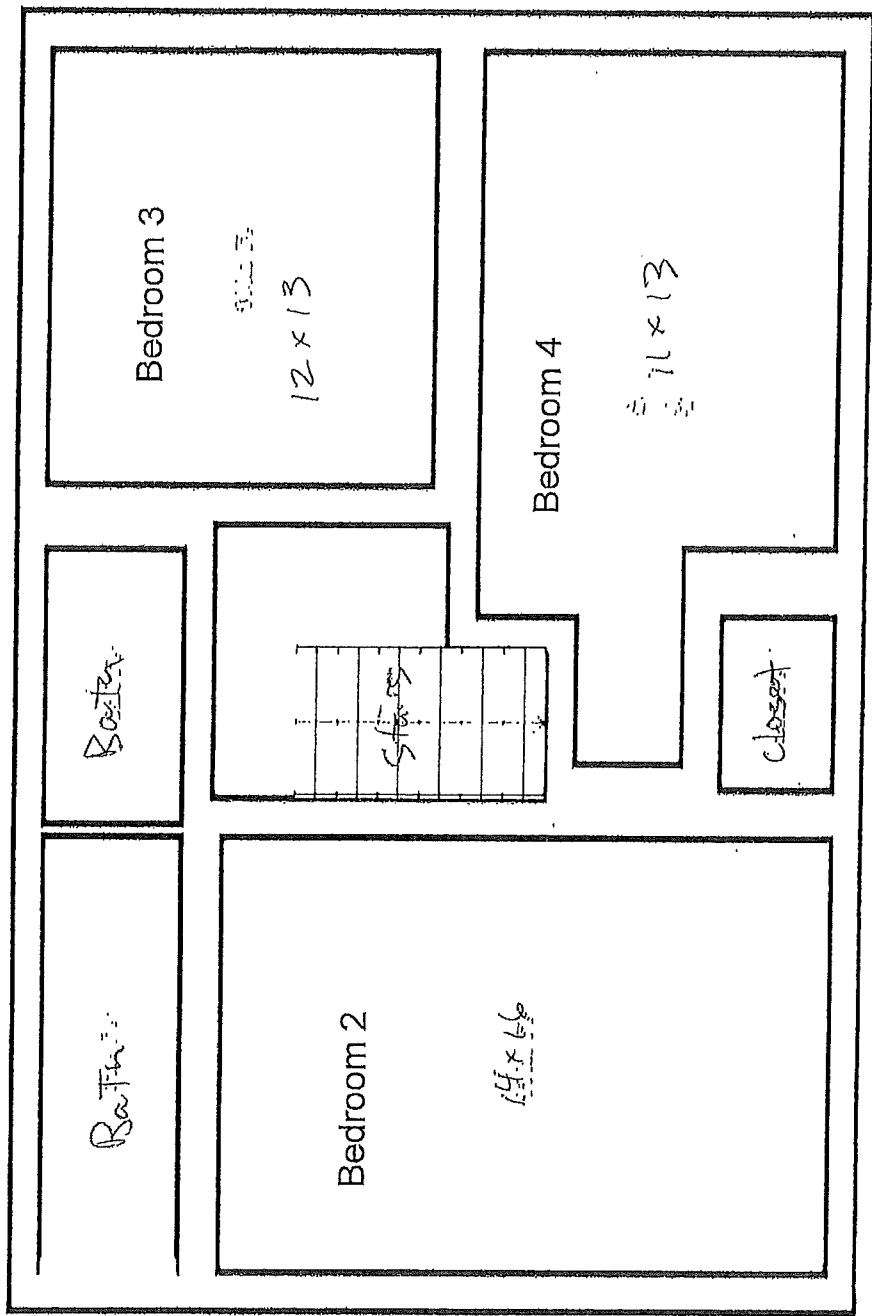
Signature: 

Parking enough for 8

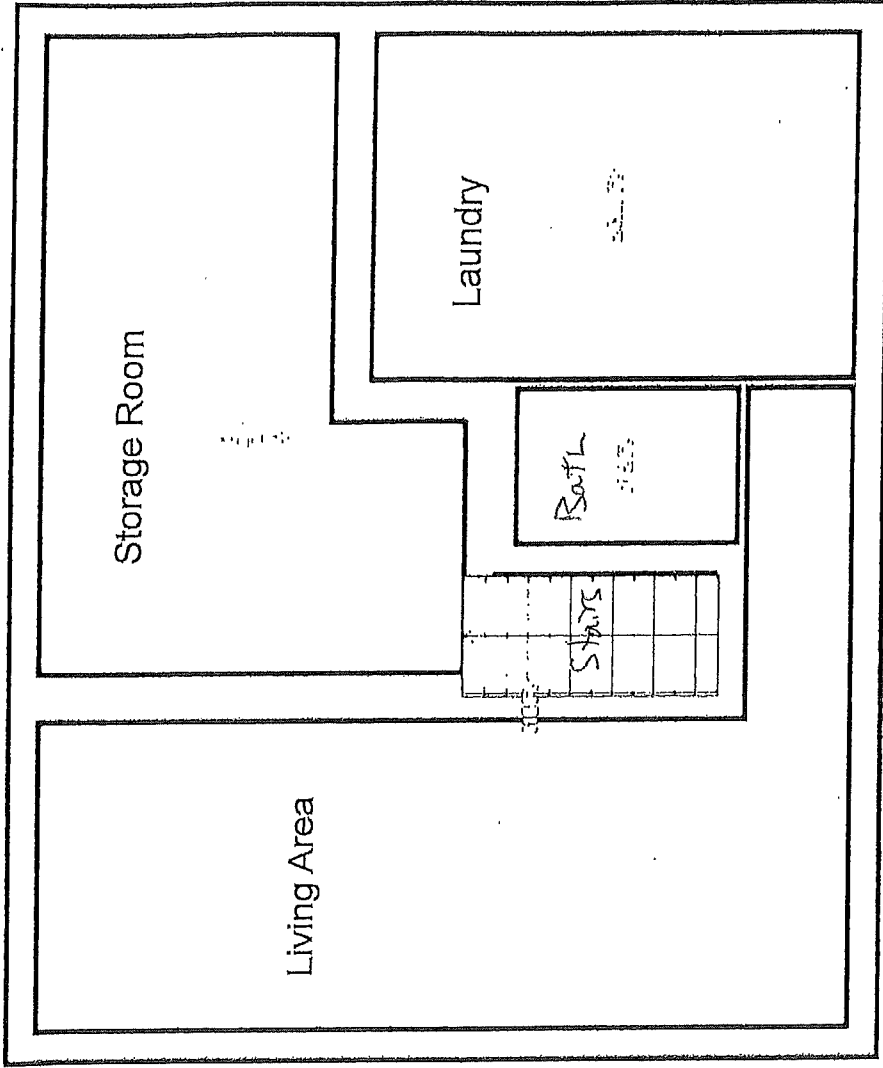
cars



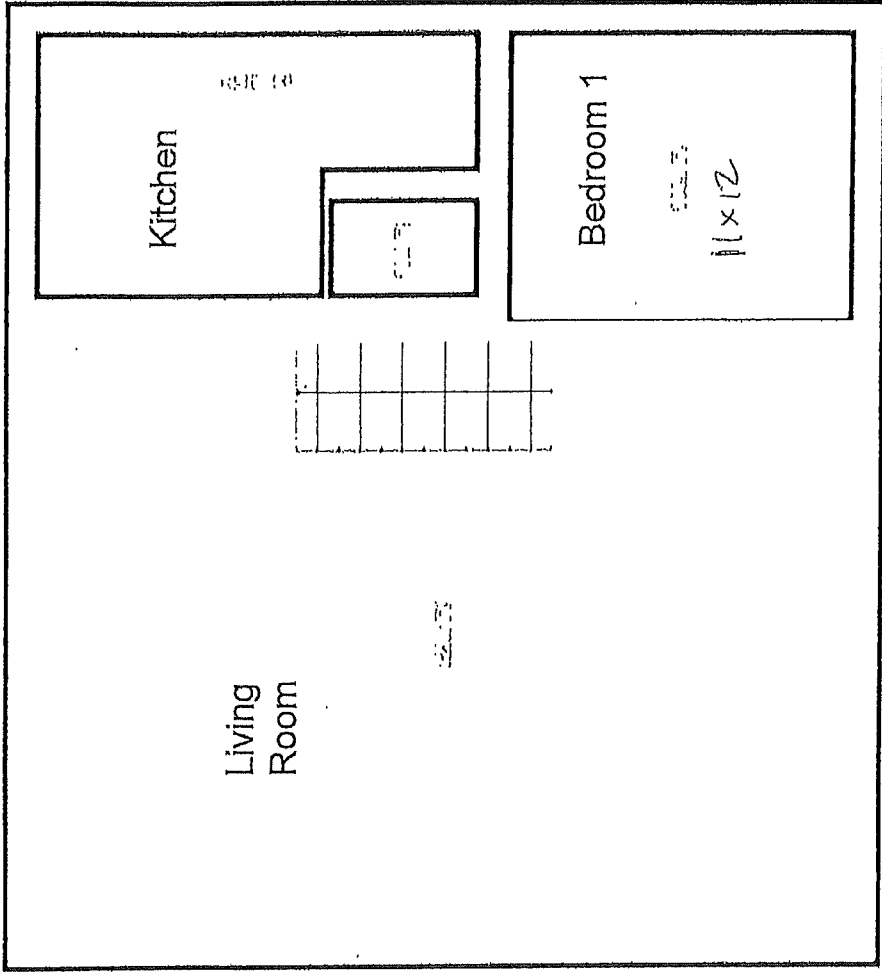
Upper Floor



Lower Floor



Ground Floor



ORDINANCE 2021-31

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT RELATING TO THE ENACTMENT OF LICENSING REGULATIONS FOR SHORT TERM RENTALS.

WHEREAS, the Boone County Fiscal Court previously determined that a need existed to provide regulations for Short Term Rentals (STR) in order to allow property owners to utilize their properties for that purpose in a manner which would not negatively impact the property of others; and

WHEREAS, the Boone County Planning Commission staff conducted a study of the issue and presented their findings to the Boone County Planning Commission; and

WHEREAS, The Boone County Planning Commission approved a series of text amendments to Articles 6, 7, 8, 9, 16, 20, 23, 25, 31, and 40 of the Boone County Zoning Regulations to: (1) define "short term rental"; (2) allow "short term rentals" in agriculture, recreation, conservation, residential, Employment Planned Development/Residential Planned Development (EPD/RPD), Union Commercial (UC) and Small Community Overlay (SC) zones; and (3) add supplementary performance standards for "short term rentals; and

WHEREAS, the regulations contained in this Ordinance will be implemented in conjunction with the text amendments to the Boone County Zoning Regulations adopted in Ordinance 2021-29, which will be enacted concurrently with this Ordinance; and

WHEREAS, the Boone County Fiscal Court has determined that regulations are necessary to protect the public health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

Section One

The Boone County Code of Ordinances is hereby amended and modified to include the following provisions:

Short Term Rental Requirements

Section 1. Purpose and Applicability

The purpose of this Ordinance is to establish regulations for the registration and use of Short Term Rentals, as defined herein, located in zoning districts in which Short Term Rentals are permitted as a principally permitted use and in zoning districts where Short Term Rentals have been approved as a conditional use and an application for conditional use has been approved by the Boone County Board of Adjustments and Zoning Appeals.

Section 2. Definitions

The following words, terms or phrases, when used in this Ordinance, shall have the meanings subscribed to them in this section except where the context clearly indicates a different meaning or where a definition is otherwise given:

Advertise means the written, audio, oral, or other methods of drawing the public's attention whether by brochure, written literature, or on-line posting to a Short Term Rental in order to promote the availability of the Short Term Rental.

Local Emergency Contact means an individual, other than the applicant, who is able and available to respond to emergency calls for service within one (1) hour and who is designated by the owner/applicant to act as the owner's authorized agent if the owner is outside of the immediate area or is otherwise unavailable. The local emergency contact should be available on a 24-hour basis, have access to the Short Term Rental property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, and emergencies.

Owner means any person, agent, operator, firm, trust, corporation, limited liability company, partnership, or business organization having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person.

Permit means the Short Term Rental (STR) Permit which all persons must obtain from the County and keep in force in order to operate Short Term Rentals.

Short Term Rental (STR) is defined as the rental of a residential dwelling unit, or a portion thereof, for a period of less than 30 days. The term does not include:

1. a unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
2. a bed and breakfast; or
3. a hotel/residence hotel.

Residential Zoning Districts: Includes all Boone County zoning districts for which Short Term Rentals are a permitted use or conditional use.

Section 3. Short Term Rental Registration Requirements and Permits

No person shall hereafter advertise, offer to rent or rent, lease, sublease, license, or sublicense a residential property within the unincorporated areas of Boone County as a Short Term Rental until an application has been properly made and a permit obtained from the county. STR owners shall obtain and keep in force a Boone County Short Term Rental Permit ("Permit") under the following terms and conditions:

- a) Applications for the Permit shall be submitted to the Boone County Occupational License Office. In zoning districts where SRT is identified as a conditional use, an application shall be submitted to the Occupational License prior to applying for a Conditional Use Permit through the Boone County Board of Adjustment and Zoning Appeals. Applications for the Permit will be considered in the order in which they are received by the Occupational License Office. Failure to obtain a Conditional Use Permit from the Boone County Board of Adjustment and Zoning Appeals, within 90 days of the permit application, shall invalidate the application for the permit.

Application forms shall require, but not be limited to, the following information:

- 1) Name, address, phone number, and e-mail address of the owner of the Short Term Rental property.
 - 2) Verification that the applicant is the owner.
 - 3) Name, address, phone number, and e-mail address of the designated Local Emergency Contact.
 - 4) The maximum number of occupants requested for the dwelling unit or sleeping room in accordance with this Ordinance and consistent with the number permitted by zoning regulations.
 - 5) A submission of a sketch floor plan of the dwelling with dimensioned room layout.
 - 6) Self-Safety Inspection Form indicating all proper safety devices are in place and in good working order.
 - 7) Site Plan/Survey of the property indicating maximum number of vehicles that can be legally parked on the property, without encroaching onto street, sidewalks or alleys; other public rights-of-way or public property.
 - 8) Applicant shall provide with the application a certificate of insurance or other valid proof of general liability insurance in an amount not less than one million dollars (\$1,000,000.00) per occurrence which shall remain in effect at all times while engaged in the permitted activity.
 - 9) Applicant shall attest to compliance and remain in compliance with all aspects of applicable provisions of the International Building Code with Kentucky Amendments (adopted edition), NFPA 1124 (National Fire Protection Association, currently adopted edition), and all other applicable state, federal, or local laws or regulations.
- b) Applicant shall obtain an occupational license from Boone County prior to being issued a Short Term Rental Permit and a valid occupational license is required for any subsequent STR renewal.
- c) The Short Term Rental Permit shall be issued for a period that coincides with the calendar year (January 1- December 31). The initially issued permit shall expire on December 31 of the year it was issued 365 calendar days after its effective date, or upon a date on which the applicant no longer qualifies as an STR Operation as defined herein. The Permit may be renewed for successive 365-calendar year day periods so long as the applicant continues to qualify for issuance of the Permit. Applications for subsequent STR permits may be filed sixty (60) days prior to December 31 of the current permit year. Applications for renewal periods shall be made to the Occupational License Office on forms approved by the county. The fee for the initial permit period year, payable at the time of application, shall be \$300.00 for the calendar year, pro-rated by month for the period of January 1st to the first (1st) day of the month in which the application is received. The fee for any each consecutive subsequent permit period year, payable at the time of application by January 1, shall be \$200.00.
- d) Upon receipt of an application for renewal of the registration, the County Administrator or other designee may deny the renewal if there is reasonable cause to believe that:
1. The Owner has violated any ordinance of the County or any state or federal law on the premises or has permitted such a violation on the premises by any other person; or
 2. There are grounds for suspension, revocation, or other registration sanction as provided in this Ordinance.
 3. The Owner fails to apply for, be issued or appropriately renew a Boone County Occupational License or timely file occupational license returns or remit appropriate payment.
- e) Any Permit issued under the provisions of this Ordinance may be revoked by the County

Administrator, or their designee, upon a showing that the Permit holder has violated any of the provisions of this Ordinance. Revocation shall be by written notice which describes the reasons for the revocation. The written notice of revocation shall be delivered to the Permit holder in person or by regular mail sent to the address listed on the application. If a Permit is revoked, and the applicant desires to contest the revocation, a hearing before the Fiscal Court may be scheduled by filing with the Occupational License Office a written request for hearing within 15 calendar days of the issuance of the revocation notice. The hearing before the Fiscal Court shall be conducted within 30 days of filing of such request.

Section 4. Self Safety Inspection Required

As part of the application process, the owner is required to perform a Short Term Rental Fire Safety Inspection and provide a Checklist for the structure.

Section 5. Restrictions on Short Term Rentals

- A. *Use.* Short Term Rentals shall only be permitted consistent with the Boone County Zoning Regulations.
- B. *External Signage.* There shall be no external on-site or off-site advertising signs or displays indicating the property is a Short Term Rental.
- C. *Non Dwelling Units.* Short Term Rentals shall not be allowed on any area not considered a primary dwelling, i.e. recreational vehicles, tents, garages, boats, etc.
- D. *Limit on occupants allowed* No more than two (2) adult guests per bedroom, plus no more than two (2) additional adults shall be allowed when renting a property as a Short Term Rental, except that:
 - 1. There shall be a maximum occupancy of no more than ten (10) persons, adult and children.
 - 2. Bedrooms under 120 square feet shall be limited to only one adult occupant.
- E. *Limits on number of vehicles.* A minimum of one (1) parking space shall be provided per guestroom or suite. All parking for a short term rental, shall be provided off-street on a paved surface and in conformity with all applicable zoning regulations.
- F. *Advertisement and contracts.* Any advertisement of the property as a Short Term Rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
- G. *Spacing Requirements.* The property on which the Short Term Rental is to be located shall not be closer than one thousand (1,000) feet, measured in a straight line from the nearest property line to the nearest property line on another approved short term rental.
- H. *Other restrictions.* It is unlawful:
 - 1. To operate or allow to be operated a Short Term Rental without first obtaining a Short Term Rental Permit for the property in which the rental is to occur with the unincorporated limits of the county in accordance with this Ordinance and a Boone County Occupational License;
 - 2. To advertise or offer a Short Term Rental without first obtaining a Short Term Rental Permit and Boone County Business License;
 - 3. To operate a Short Term Rental that does not comply with all applicable County and state laws and codes;
 - 4. To operate a Short Term Rental without paying the required hotel occupancy taxes;
 - 5. To fail to include a written prohibition against the use of a Short Term Rental for having activity on the premises that includes individuals who are not guests as part of

the rental agreement in every advertisement, listing, or other publication offering the premises for rent.

6. Knowingly permit the use of the Short Term Rental for any illegal purpose or any use not permitted by Residential Zoning Regulations.

Section 6. Information Brochure

A. *Information to be provided.* Each owner operating a Short Term Rental shall provide to guests information that includes:

1. Owner's twenty-four (24) hour contact information and/or a local responsible party's twenty-four (24) hour contact information, if the property owner is not within the county limits when guests are renting the premises;
2. Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules;
3. Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire, and emergency medical services providers and instructions for obtaining severe weather, natural, or man-made disaster alerts and updates.
4. Policy regarding pet(s).

Section 7. Safety Features

Each Short Term Rental property shall have working smoke detectors in accordance with adopted codes and at least one working carbon monoxide detector and alarm, and one working fire extinguisher. The premises shall otherwise comply with applicable county ordinances.

Section 8. Enforcement, Civil Fine and Lien

- A. The provisions of this Ordinance may be enforced by a Boone County Code Enforcement Officer, Building Inspector or any sworn law enforcement officer.
- B. A notice of violation detailing the ordinance violations shall be served upon the owner of the structure either personally, by hand delivery to an adult eighteen (18) years or older at the premises or by certified mail to the address of record for purpose of payment of real estate taxes. If the whereabouts of such person is unknown and cannot be ascertained after an exercise of reasonable diligence, then an affidavit to that effect may be made and service shall then be by posting in a conspicuous place upon the involved structure and by publication pursuant to KRS Chapter 424, hereafter "publication or publication of notice."
- C. If after seven (7) days of receiving notice of a violation of this ordinance, the owner of property in unincorporated Boone County remains in non-compliance, a citation shall be issued by a Boone County Code Enforcement Officer, Building Inspector or any sworn law enforcement officer and notice provided to the Boone County Occupational License Office. Each day the property is not in compliance shall constitute a separate offense. In every instance where a violation of the same type occurs more than once in a 365 day period at the same premises, a citation shall be issued immediately by the Boone County Code Enforcement Officer, Building Inspector or any sworn law enforcement officer.
- D. *Penalty. Civil Fine* - Any person, persons, corporation or partnership who violate the provisions of this chapter shall be fined \$200 per instance. Any person, persons, corporation or partnership who violate the provisions of this chapter more than once in a 365 day period shall be fined \$500 for each subsequent violation within a 365 day period.
- E. Boone County shall possess a lien on the relevant real property for all assessed and unpaid

civil fines and for all associated charges and fees.
F. An appeal of any citation issued under this chapter may be made to the Boone County District Court within thirty (30) days of the date the citation is issued. The appeal shall be initiated by the filing of a complaint and copy of the citation in the same manner as any civil action under the Kentucky Rules of Civil Procedure.

SECTION TWO

If any section or part of any section or any provision of this Ordinance shall be declared invalid by a Court of appropriate jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of said conflict.

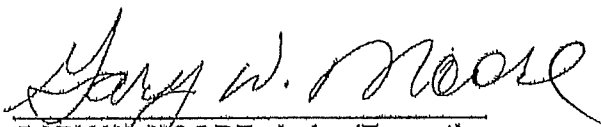
SECTION THREE

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

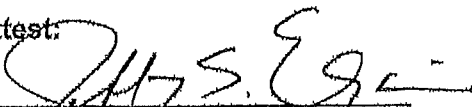
First Reading- the 26 day of August, 2021

Second Reading - the 14th day of September, 2021

Adopted this 14th day of SEPTEMBER, 2021. Yes 4 No 0


GARY W. MOORE, Judge/Executive
Boone County Fiscal Court

Attest:


JEFFREY S. EARLYWINE,
Acting Fiscal Court Clerk

Alaina Hagenseker

From: Sara Smith
Sent: Thursday, August 4, 2022 2:21 PM
To: Alaina Hagenseker
Subject: FW: Concern regarding 6893 becoming a Short term Rental

-----Original Message-----

From: William Combs <bncombs1097@gmail.com>
Sent: Thursday, August 04, 2022 2:19 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Concern regarding 6893 becoming a Short term Rental

EXTERNAL MESSAGE

Hearing in regards to a resident on our block becoming a short term rental. We would like to state our concern in regards to more traffic through the neighborhood. Vantage is a street that is a very long cul-de-sac, with parking on only one side of the street. 6893 is located in the cul-de-sac, it's a 3 bedroom home so that requires at least 3 parking places. This home will not sub stain that many parking places safely.

Thank you
Bill and Nola Combs
6838 Vantage Ct

Sent from my iPad

Sara Smith

From: Gary Fookes <garyfookes@gmail.com>
Sent: Thursday, August 04, 2022 6:07 PM
To: Planning Commission General Account
Subject: Airbnb use permit at 6893 Vantage Ct Florence, ky in the Meadows

Categories: Vantage Court

EXTERNAL MESSAGE

attn: Alaina Hagenseker As a resident on Vantage Ct. I'm strongly against issuing this permit. The effect it would have on the community would be terrible. it would be a major disruption of the local family environment, kill property values and big security problems. As a 30 year plus resident on this street I'm totally against giving it a permit. From what I understand the owner is not a resident of Boone county, and is buying houses as an investment turning them into BNB's. Please don't let this happen in our neighborhood and in Boone County. Thank you for your consideration. Gary and Linda Fookes 6851 Vantage Ct. Meadows of Oakbrook.

Sara Smith

From: Fàtima Mar galarza abarca <fatigala@hotmail.com>
Sent: Thursday, August 04, 2022 9:45 PM
To: Planning Commission General Account
Subject: Short term rental

Categories: Vantage Court

EXTERNAL MESSAGE

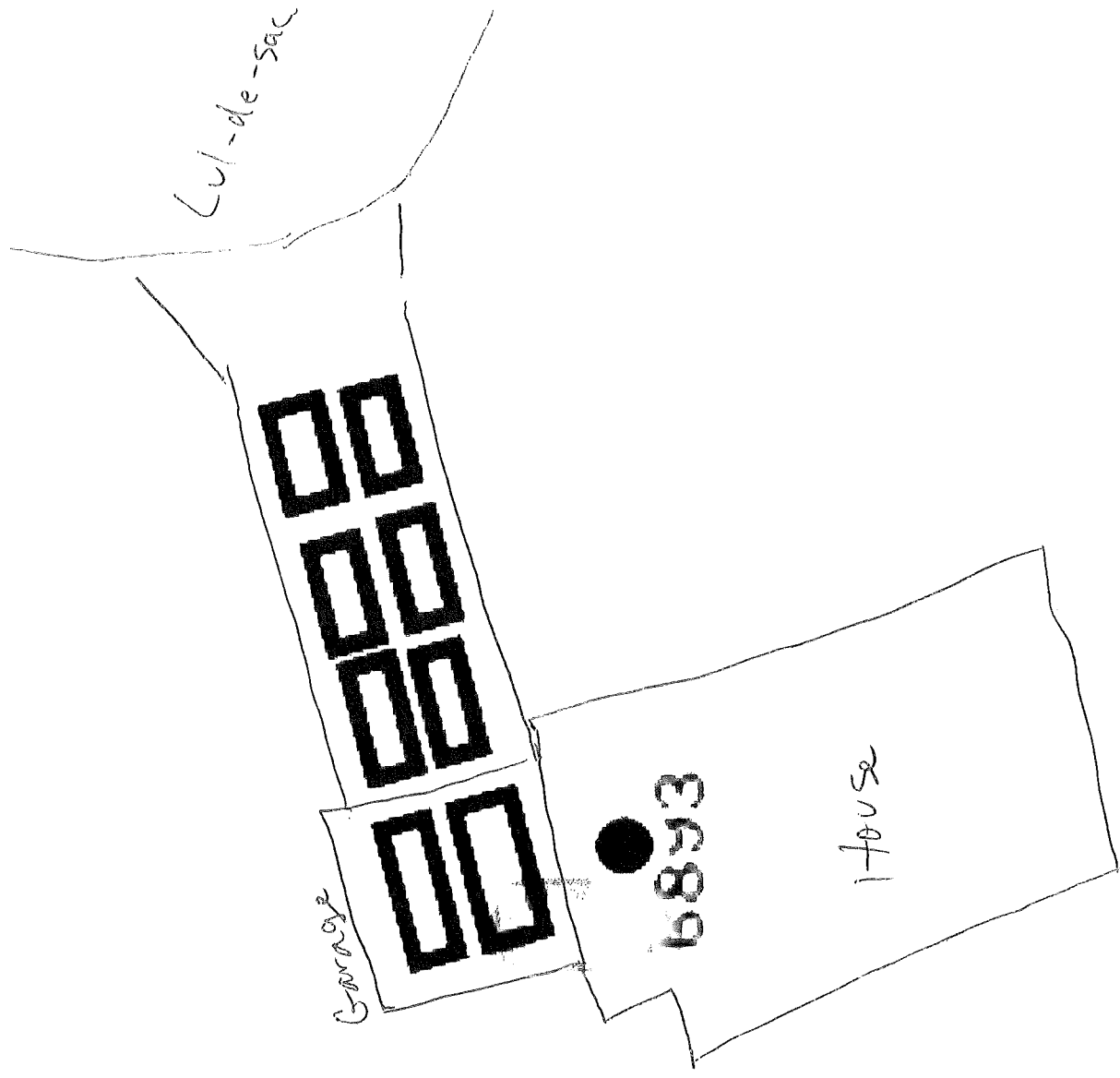
Attn: Alaina Hagenseker

I strongly oppose allowing short term rental in this community. This is single family residential and should stay that way. Constant strangers, noise and insecurity aren't problems we want.

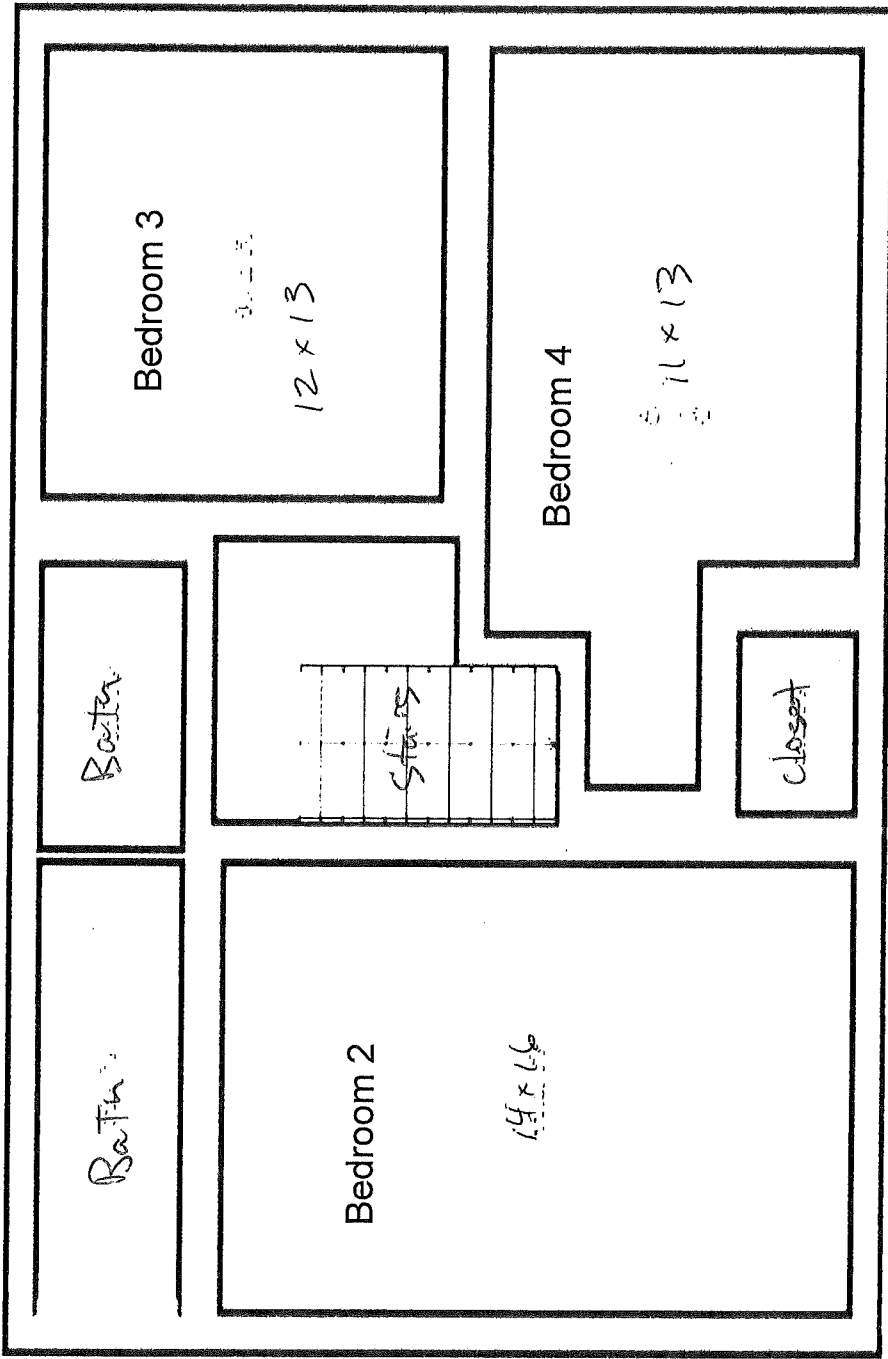
Thank you

Fatima Galarza

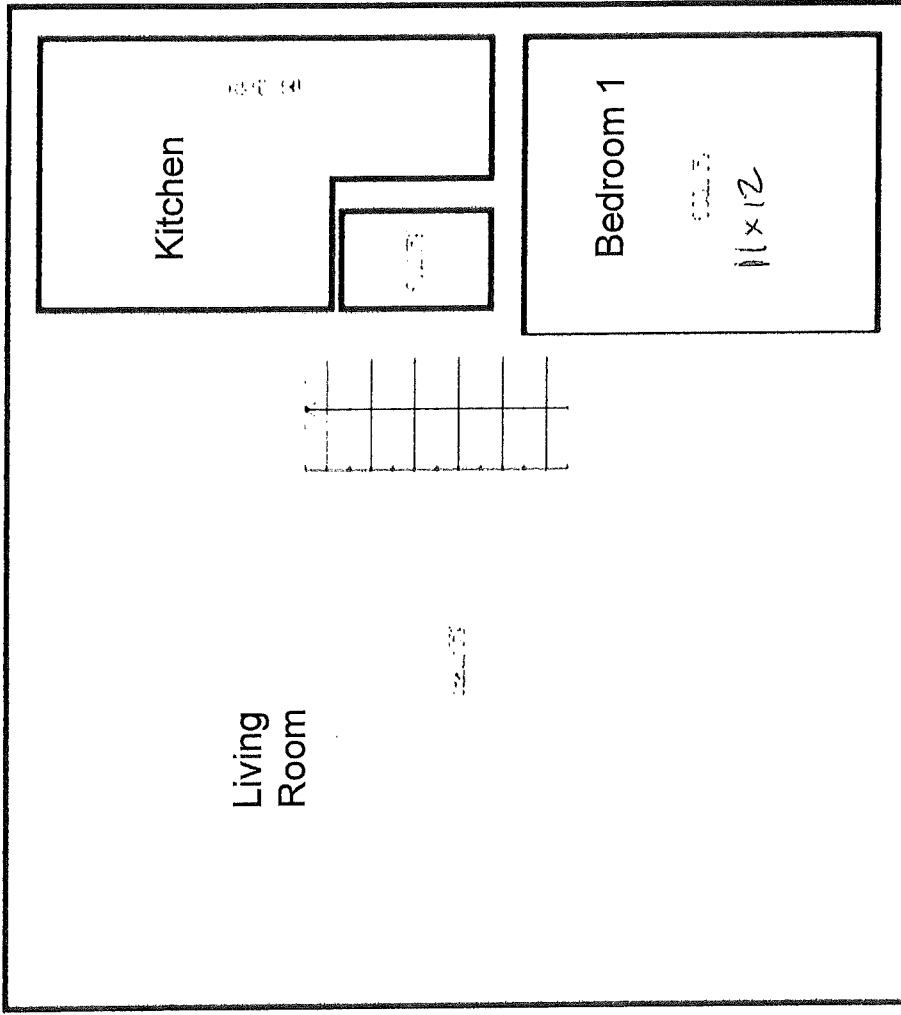
Parking enough for 8 cars



Upper Floor



Ground Floor



Lower Floor

