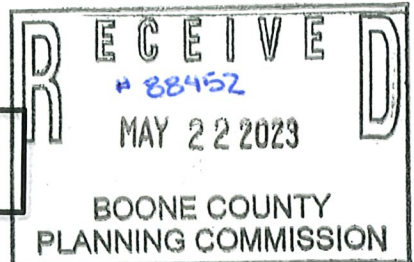


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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

020

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: 7922 LLC  
Address: 8158 Woodcreek DR.  
Florence KY 41042  
City State Zip Code  
Phone Number: 859-496-1247 Fax Number: N/A  
Email: Chatt216@aol.com
4. Description of Request:  
To use this property for short term rentals, such as Air BnB
5. Name of Development: N/A
6. Location of Development: 7922 Pleasant Valley Rd.  
Florence KY 41042  
City State Zip Code
7. Acreage Under Review: 1.00
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot Number 9 Pleasant Valley Farms
9. Current Owner: 7922 LLC  
Address: 8158 Woodcreek DR.  
Florence KY 41042  
City State Zip Code  
Phone Number: 859-496-1247 Fax Number: N/A  
Email: ~~Chatt216@aol.com~~  
Chatt216@aol.com

10. Proposed Use(s) on Site: To use this property for short term rentals
11. Total Square Footage of Existing and/or Proposed Buildings: 1,970
12. Current Zoning: RS
13. 1196 766 2039  
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: Thomas A. Wilson Thomas A. Wilson  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Thomas A. Wilson  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received: 5/22/2023 Fee Received: \$ 816.00 Receipt #: 88452

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 6/14/2023

5. Board Action: 6/14/2023

\_\_\_\_\_ Approved

Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

6. Conditions of Approval: See Attached, Minutes, & 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  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## CONDITIONS OF APPROVAL

APPLICANT: 7922 LLC, per Thomas Wilson

LOCATION: 7922 Pleasant Valley Road, Boone County, Kentucky

ZONING: Rural Suburban (RS)

DATE: June 14, 2023

1. There shall be no more than ten (10) guests at any given time.
2. The applicant shall utilize a third part service to conduct background checks on each potential renter.
3. All solicitations shall include a statement that 'there shall be no parties or loud noises and that violators are subject to immediate eviction'. This statement shall be put in place prior to the issuance of a zoning permit and shall continue as long as the applicant operates the short term rental.
4. 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.

## STAFF REPORT

#3

APPLICANT: 7922 LLC, per Thomas Wilson

LOCATION: 7922 Pleasant Valley Road, Boone County, Kentucky

ZONING: Rural Suburban (RS)

DATE: June 14, 2023

### 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

1974-

1981 Based on information contained in the Boone County GIS, the existing house was built.

1993 On September 9, 1993, the Boone County Planning Commission approved a zoning permit for a detached garage.

2022 On December 19, 2022, the Boone Board of Adjustment denied a similar request for the site in question on the basis that there is a long established single-family residential character in the area and the proposed short term rental will negatively impact that character (BCBOA-22-DE-6).

### APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (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 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 any such services.
- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
  - f. Will 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, smoke, dust, fumes, glare or odors.
  - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 902.A of the Boone County Zoning Regulations states that "The purpose of the Rural Suburban district is to provide a residential environment whose dwelling types and densities are typical of a low density suburban character. Such districts will largely be located to preserve the established character of areas developed prior to the adoption of these regulations and where there is limited feasibility, desire, or need to provide or require installation or utilization of all infrastructure necessary to support a suburban or urban neighborhood."
- D. Section 505.2 of the Boone County Zoning Regulations identifies "Short Term Rental" as a conditional use in the RS 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 pf 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':
- 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.
  - 2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
  - 3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:

- a. There shall be a maximum occupancy of ten (10) persons, adult or children.
  - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.
4. Parking requirements shall be as follows:
- a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
  - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
  - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
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.
6. The property on which the short term rental is to be located shall not be located closer than 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.
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.
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.
  - 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.
  - 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 purposes or any use not permitted by the residential zoning regulations.
9. 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 “Suburban Density Residential” uses, which is described as single family housing of up to four units per acre.
- 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).
- C. Pleasant Valley Road is a state maintained arterial street, providing for two way traffic within five driving lanes (two lanes in each direction and a center left-turn lane). There is a multi-use path along the north side of the roadway and a sidewalk along the south side of the roadway.

SITE CHARACTERISTICS

- A. The approximate 1.0 acre area is located along the north side of Pleasant Valley Road, approximately 2,500 feet southeast of Thunder Ridge Drive.
- B. The site has approximately 175 feet of frontage along Pleasant Valley Road.
- C. Access to the site is provided by one curb cut onto Pleasant Valley Road.
- D. The site is currently occupied by a two-story, 4-bedroom, dwelling unit with a 2-car attached garage and a 2-car free standing accessory garage.
- E. Topographically, the site slopes downward from front to back at an average grade of 3%. The existing house is situated on the highest part of the site.
- F. The existing driveway is ninety-five (95) feet in length, which can accommodate five (5) cars. Additionally, there is a parking pad in front of the attached garage that can accommodate four (4) cars.

SURROUNDING LAND USES AND ZONING

- North: Single family residential dwellings (RS)
- South: Single family residential dwellings (RS)
- East: Single family residential dwellings (RS)
- West: Single family residential dwellings (RS)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the existing house as a short term rental.

STAFF COMMENTS

- A. The site is located along an arterial street.
- B. At its closest point, the proposed short term rental building will be: (1) approximately 75 feet to the nearest adjacent residential dwelling to the east; (2) approximately 63 feet to the nearest residential dwelling to the west; (3) approximately 255 feet to the nearest residential dwelling to the south; and (4) approximately 515 feet to the nearest residential dwelling to the north.
- C. The applicant has stipulated that they will adhere to the requirements of the supplemental regulations/standards for 'Short Term Rentals' (Section 3191).
- D. The site is located approximately 2,850 feet from the nearest approved Short Term Rental.
- E. The submitted request is to utilize the existing four-bedroom house as a short term rental.

- F. Section 3191.C of the zoning regulations states that there shall be no more than two (2) adults per bedroom, plus no more than two (2) additional guests.

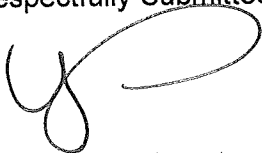
Based on the house having four bedrooms, the house can accommodate ten (10) guests.

- G. Should the Board take action to approve the submitted request, Staff is suggesting the following condition be considered as part of that action:
1. There shall be no more than ten (10) guests at any given time.
  2. 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.

#### CONCLUSION

- A. KRS 100.237 and Section 202.C 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,



Michael D. Schwartz  
Director, Zoning Services

MDS/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

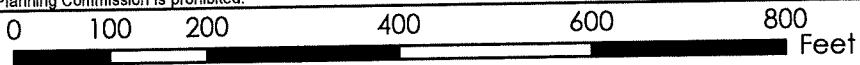
# Vicinity Map

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 = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



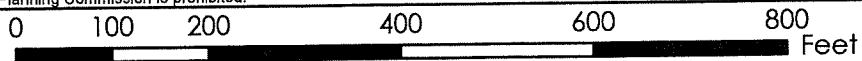
# Aerial Map

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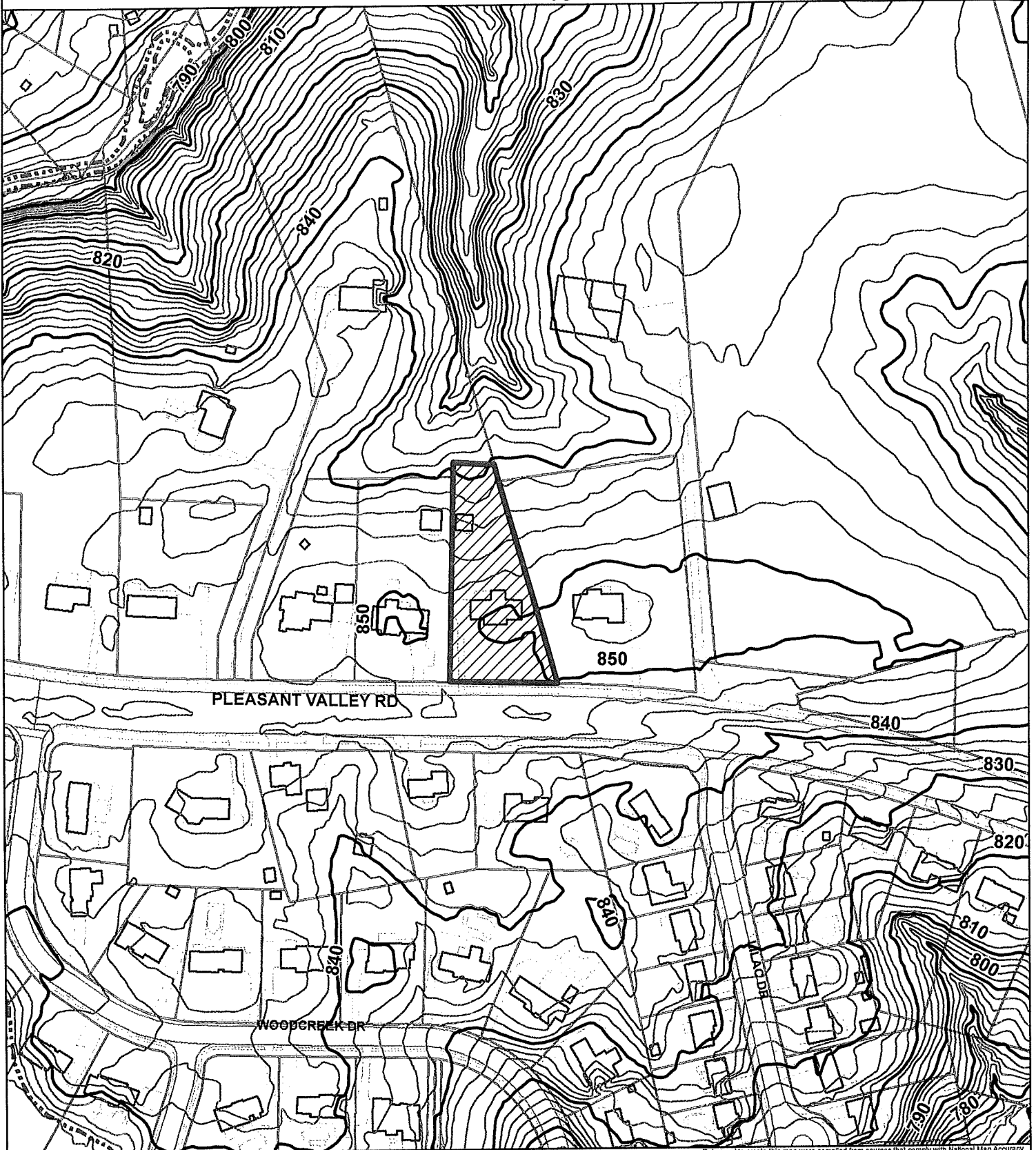


Map Created: xx/xx/2021

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ArcMap Document: \*.mxd

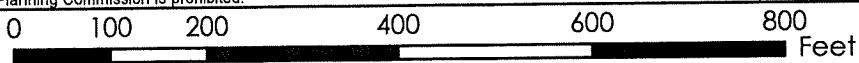
# Topographic Map

www.boonecountygis.com



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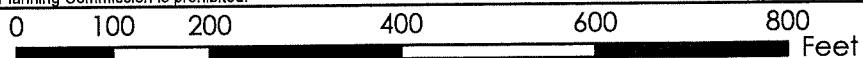
# Zoning Map

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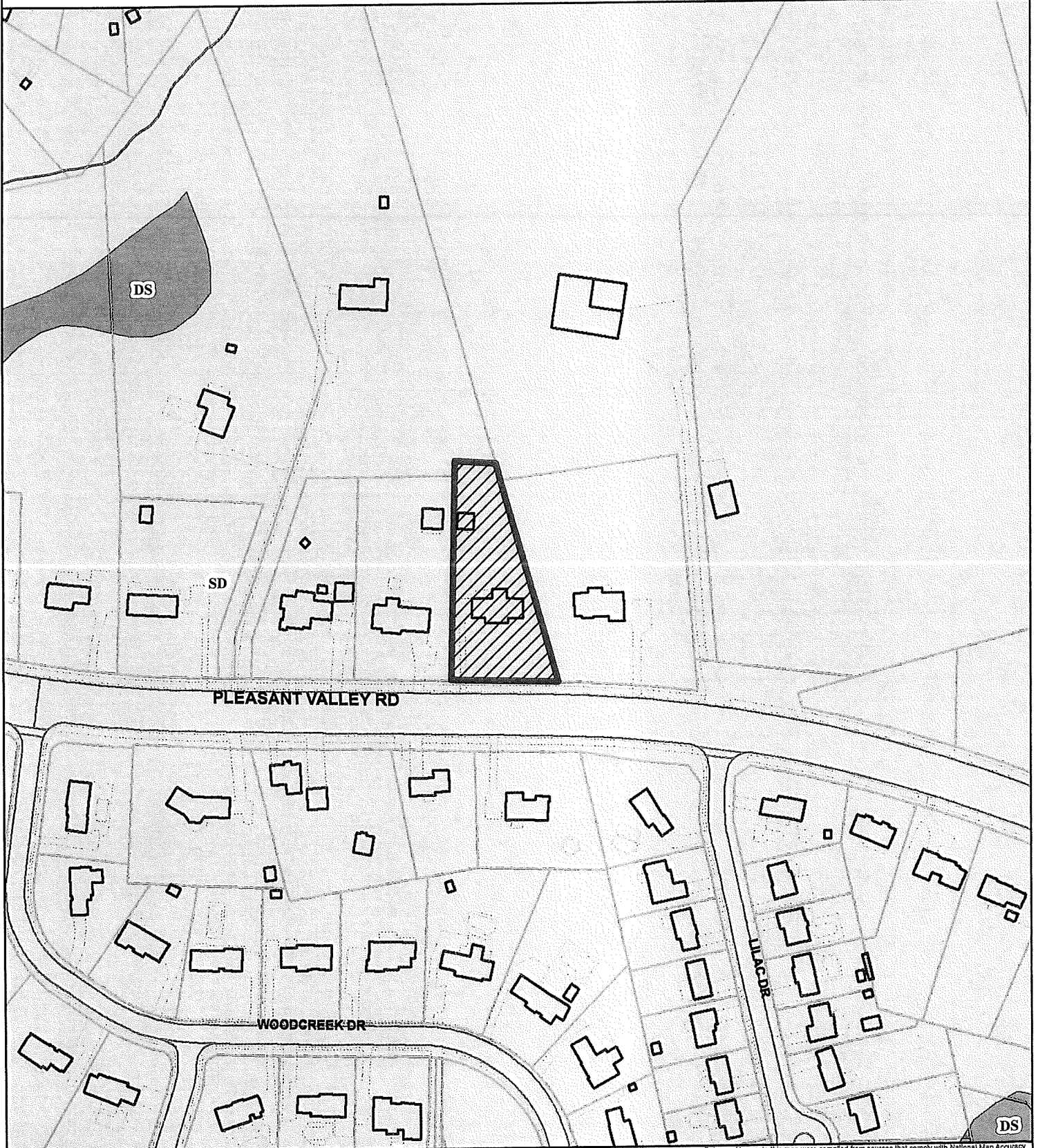


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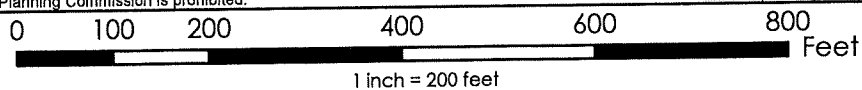
# 2040 Future Land Use Map

www.boonecountygis.com



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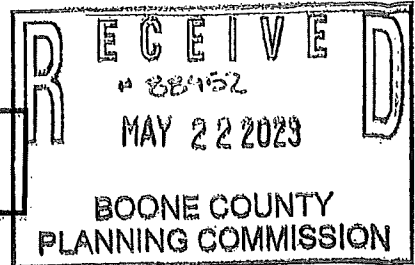
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2021

ArcMap Document: \*.mxd

**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

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1. Check One  Boone  Florence  Walton  Union
2. Check One  Conditional Use Permit  Variance  Appeal  
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Address: 8158 Woodcreek DR.  
Florence KY 41042  
City State Zip Code  
Phone Number: 859-496-1247 Fax Number: N/A  
Email: Chatt216@901.com
4. Description of Request:  
To use this property for short term rentals, such as Air BnB
5. Name of Development: N/A
6. Location of Development: 7922 Pleasant Valley Rd.  
Florence KY 41042  
City State Zip Code
7. Acreage Under Review: 1.00
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot Number 9 Pleasant Valley Farms
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11. Total Square Footage of Existing and/or Proposed Buildings: 1,970
12. Current Zoning: RS
13. 1196 766 2039  
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: Thomas A. Wilson Thomas A. Wilson  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Thomas A. Wilson  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received: 5/22/2023 Fee Received: \$ 810.00 Receipt #: 88452
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  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)



## **BOONE COUNTY ZONING REGULATIONS**

### **ARTICLE 31 SUPPLEMENTAL PERFORMANCE STANDARDS**

#### **SECTION 3191 Standards for Short Term Rentals (Applies to Unincorporated Boone County and the City of Florence Only)**

- 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 City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
  2. 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. (Applies to Unincorporated Boone County Only)
  3. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)
  4. 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. (Applies to Unincorporated Boone County Only)



**BOONE COUNTY**  
PLANNING COMMISSION

5. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.
  6. To operate a short term rental without paying the required hotel occupancy taxes.
  7. To offer or allow the use of a short term rental in a manner which violates the City Noise Control Ordinance (O-16-95). (Applies to the City of Florence Only)
  8. 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.
  9. 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.

Effective on: 12/15/2020

*I will adhere to all regulations*

*John & Ri*

*Thomas A. Wilson - Owner*



**BOONE COUNTY**  
KENTUCKY

# Short Term Rental Unit Permit Application

Applicant Information

Applicant Name 7922 LLC inc.  
Home Phone 859-496-1247 Cell 859-496-1247  
Mailing Address 8158 Woodcreek DR.  
City Florence State KY Zip Code 41042  
E-Mail Chatt216@aol.com

Short Term Rental Unit Information

Short Term Rental Address 7922 LLC inc.  
Number of Bedrooms: 4 Number of off-street parking spaces 4  
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 Thomas Wilson  
Mailing Address 8158 Woodcreek DR.  
City Florence State KY Zip Code 41042  
Cell Phone 859-496-1247 Alternate Contact Number 513-502-9837  
Email Address Chatt216@aol.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. WA (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

<u>Thomas A. Wilson</u>	<u>Thomas A. Wilson</u>	<u>5/22/23</u>
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 \_\_\_\_\_

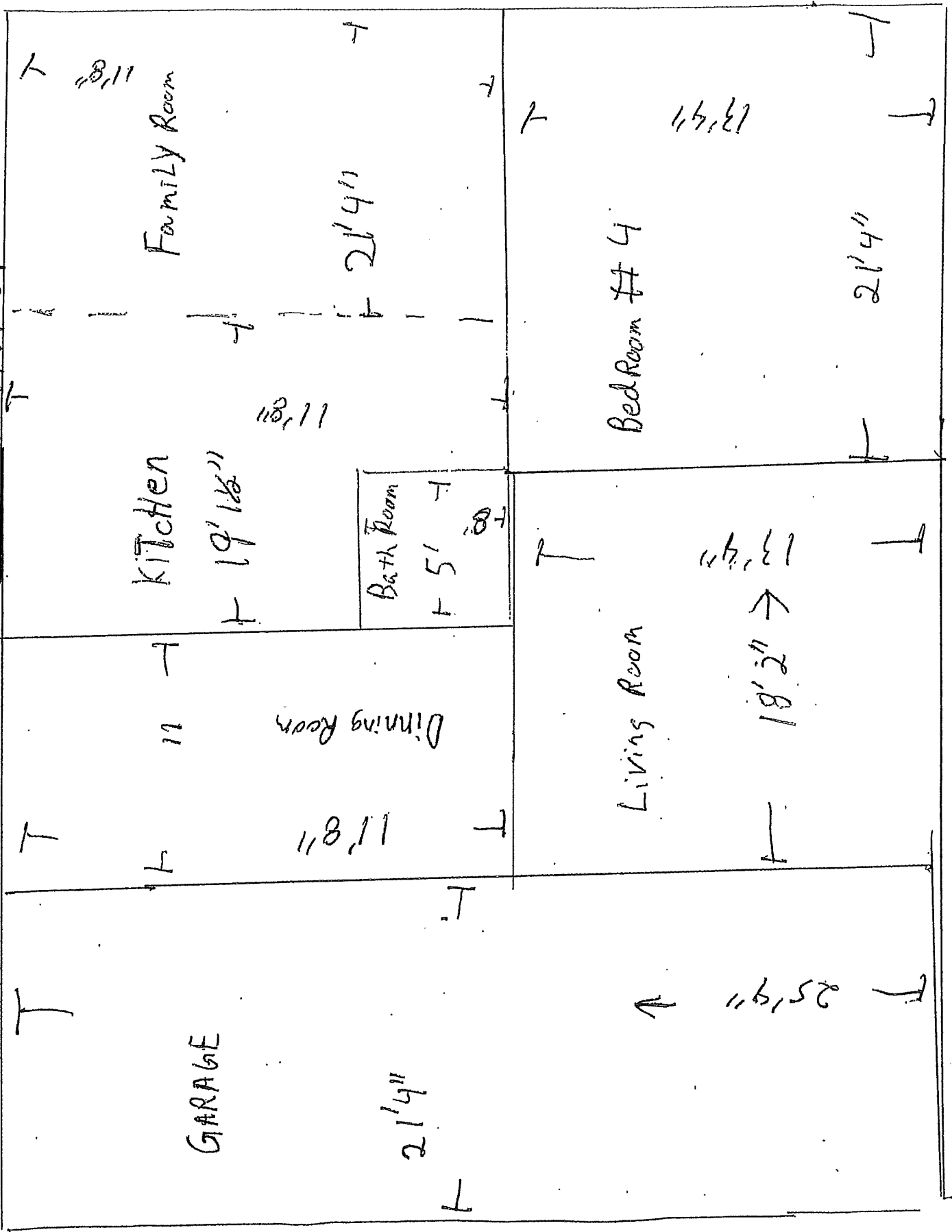
STRU License is:  Approved  Denied on this date \_\_\_\_\_

Boone County Fiscal Court \_\_\_\_\_ Date \_\_\_\_\_

Permit Number: \_\_\_\_\_

15'

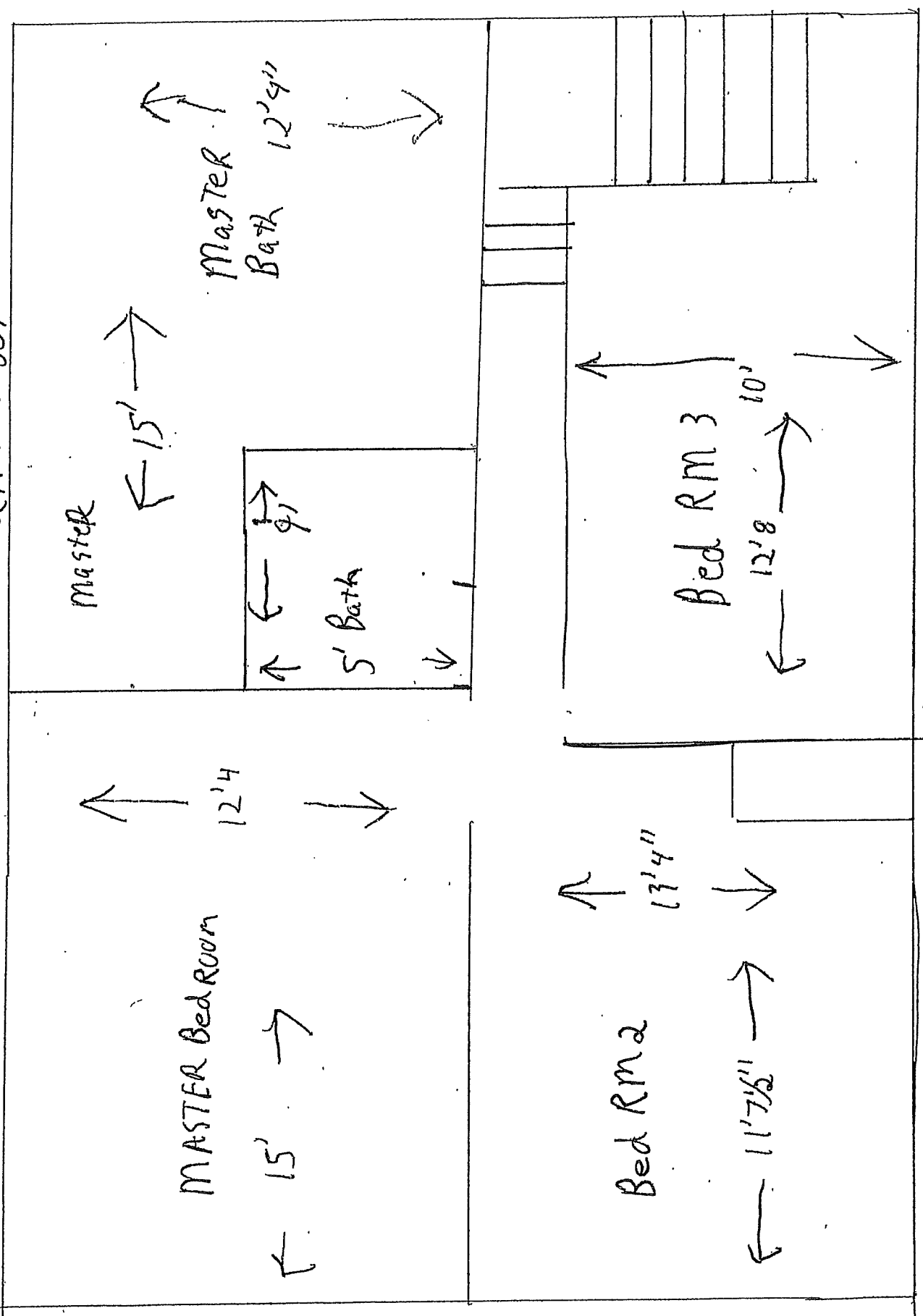
1st Floor



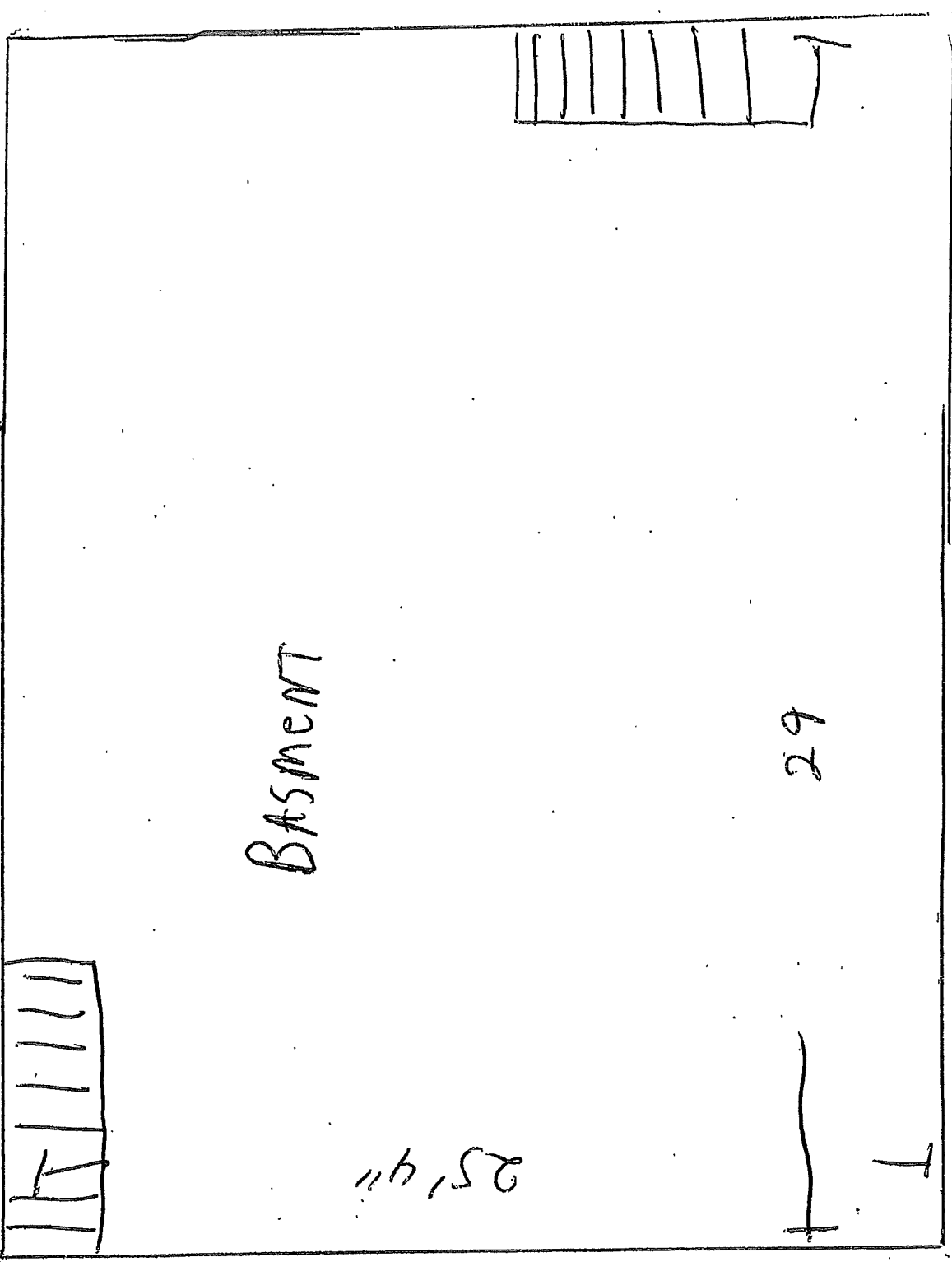
26'8"

2nd Floor

31'



26'-8"



Basement

29

25' 4''

# Boone County GIS Map

www.boonecountygis.com

SR-1

7906

7910

7922

7936

RS

ey Rd

237

7899

7915

7937

8101

8101

SR-1

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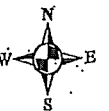
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 50 100 200 300 400 Feet

1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2022

Map Document: \*.mxd

**ORDINANCE 2021-41**

**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, 10, 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 90 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 STR 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 comply 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 (1<sup>st</sup>) day of the month in which the application is received. This 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.

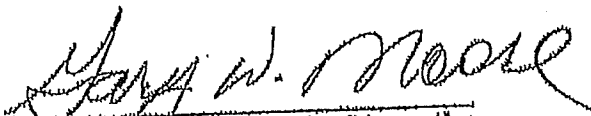
SECTION THREE

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

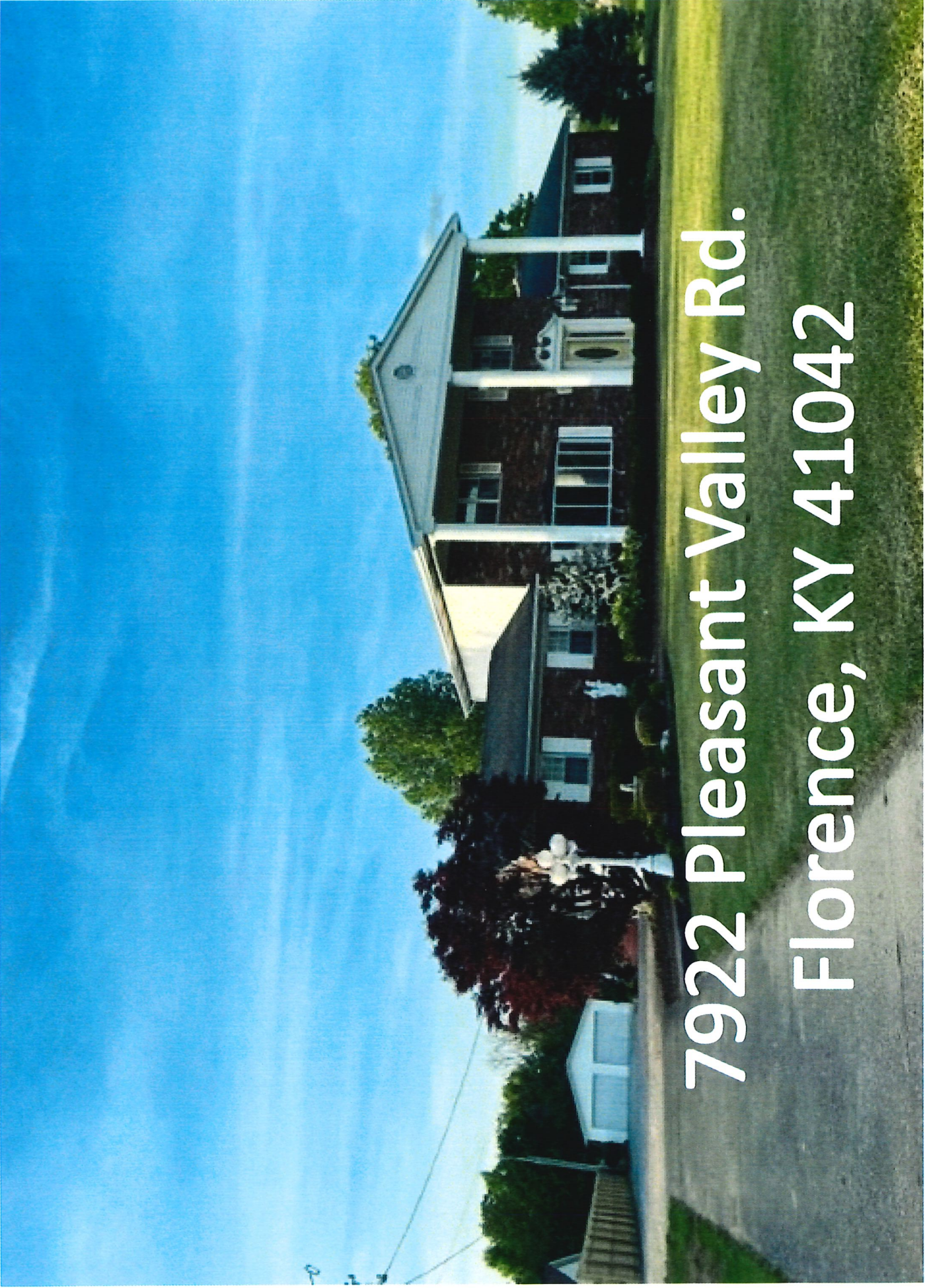
Second Reading - the 14<sup>th</sup> day of September, 2021

Adopted this 14<sup>th</sup> day of SEPTEMBER, 2021. Yes 4 No 0

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

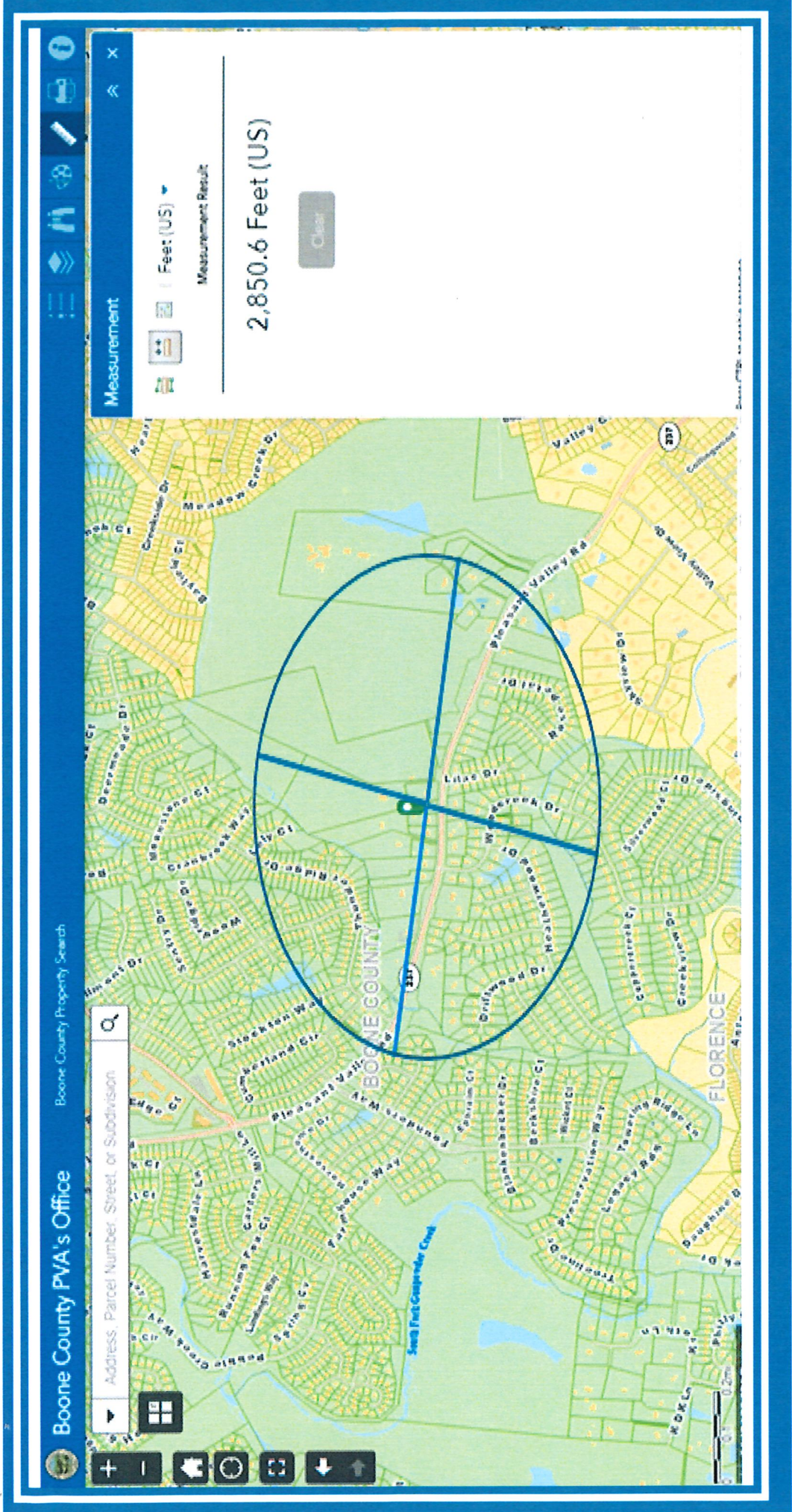
Attest:

  
JEFFREY S. EARLYWINE,  
Acting Fiscal Court Clerk

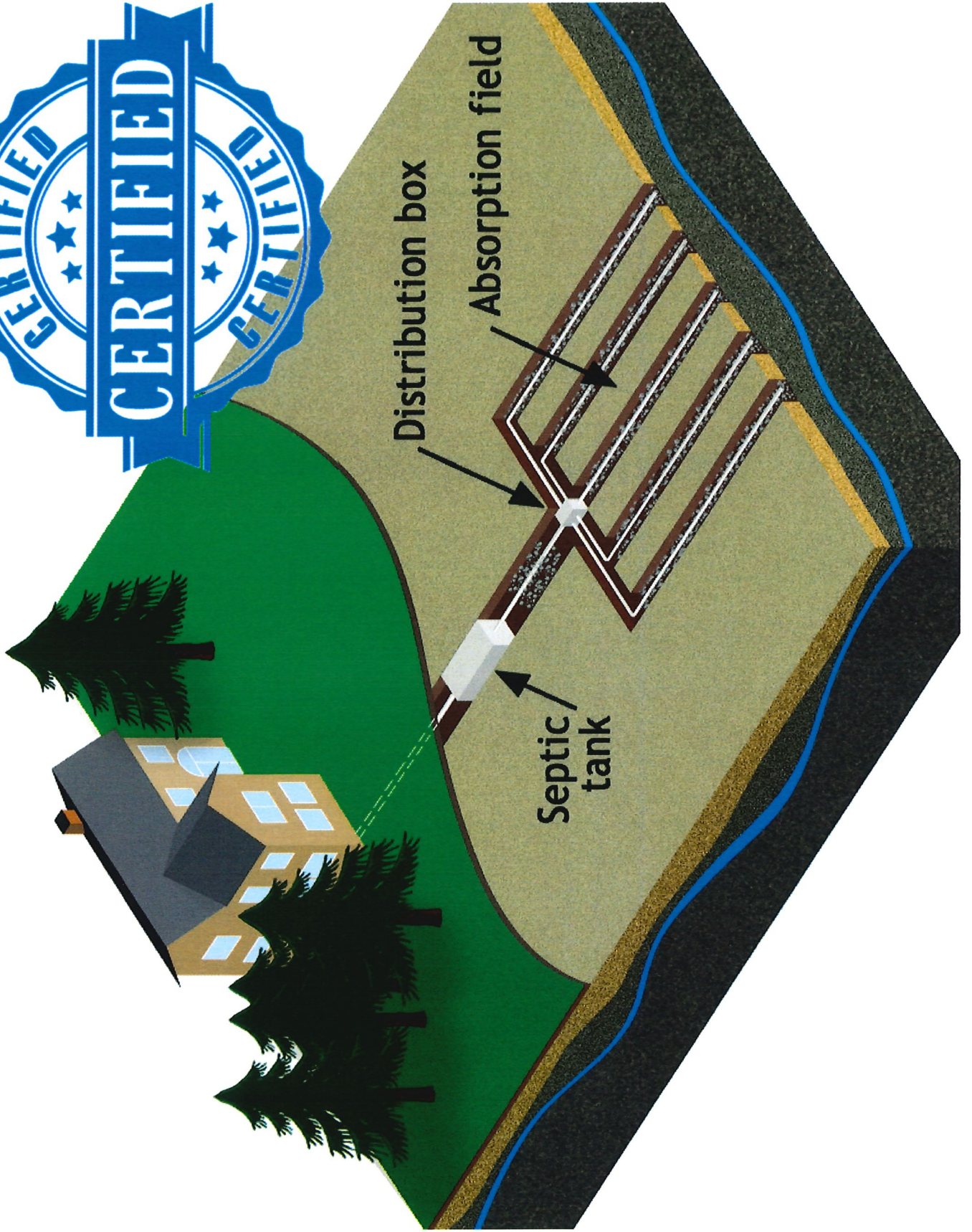


7922 Pleasant Valley Rd.

Florence, KY 41042



- 7922 Pleasant Valley Road is located approximately 2,850 feet from the nearest approved Short Term Rental
- There are a number of properties currently being rented in Oakbrook, many are condos
- I can not find one with as large a yard, nor can I find one with a fence.



Distribution box

Absorption field

Septic tank

CABINET FOR HEALTH AND FAMILY SERVICES  
DEPARTMENT FOR PUBLIC HEALTH

ONSITE SEWAGE DISPOSAL SYSTEM  
CONTINUOUS INSTALLATION INSPECTION REPORT

Permit No. B-23021-04

Location/Address of Property: 7322 Pleasant Valley Rd County: Boone  
Name of Owner: George Redding Name of Installer: Ken Crutcher

Private Installation  Commercial Installation:  Other: \_\_\_\_\_

**Excavation (Service Type - 05)**

- |  |                          |                          |   |                          |                          |
|--|--------------------------|--------------------------|---|--------------------------|--------------------------|
|  | YES                      | NO                       |   | YES                      | NO                       |
| 1. Area staked off for system undisturbed, not regraded.         | <input type="checkbox"/> | <input type="checkbox"/> | 4. System layout complies with design as approved.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. System laid out in this area.                                 | <input type="checkbox"/> | <input type="checkbox"/> | 5. Soil moisture check made by installer before excavation (Group IV Soils Only); and passed (no smearing). | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. System laid out on surface and grades shot before excavation. | <input type="checkbox"/> | <input type="checkbox"/> | 6. Excavation work meets standards for grade, depth, lateral(s) length, spacing, etc.                       | <input type="checkbox"/> | <input type="checkbox"/> |

Deficiencies to be corrected before approval is granted (if any): \_\_\_\_\_

Deficiencies Corrected (if any): Yes  No  Initial Installation Approved Yes  No   
Inspected by: \_\_\_\_\_ Certificate Number: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: If the excavation inspection is waived, installer's affidavit must be attached. ACTION CODE #K

**Installation (Service Type - 01)**

- Excavation installation work undisturbed, unaltered Yes  No   
2. System properly installed as to grade, (to be checked by certified inspector with transit and leveling rod) size, type, length of laterals, curtain drains, other site modifications, etc. Yes  No   
21-38-985453  
4-84-683569

3. List component code number(s) for:

- A. Septic Tank(s) \_\_\_\_\_
- B. Aerobic Unit Existing
- C. Dosing Tank/Holding Tank \_\_\_\_\_
- D. Alternating Valve \_\_\_\_\_
- E. Distribution Box(s) 3 44 013 0165
- F. Non-Perforated Piping 50' 35
- G. Perforated Lateral Piping 3 Chambers
- H. Pump(s) Model No. \_\_\_\_\_
- I. Switches, Controls, Model No's. \_\_\_\_\_
- J. Other (Describe) \_\_\_\_\_
- K. Type of trench fill material used: Crushed Limestone  Gravel  Crushed Furnace Slag   
Pea Gravel  Sand  Average Diameter of Trench Fill Material \_\_\_\_\_ in.
- L. Type of trench barrier material used: Straw  Hay  Spun Polyester   
Other Synthetic Material  Thickness of barrier material used \_\_\_\_\_ in.

Deficiencies to be corrected before approval is granted (if any): \_\_\_\_\_  
Code or Model No. \_\_\_\_\_  
Pipe Manufacturer's Name 4" Silver Line  
Pipe Manufacturer's Name Intertek  
Manufacturer's Name \_\_\_\_\_  
Code or Model No. \_\_\_\_\_  
Crushed Limestone  Gravel  Crushed Furnace Slag   
Average Diameter of Trench Fill Material \_\_\_\_\_ in.  
Straw  Hay  Spun Polyester   
Thickness of barrier material used \_\_\_\_\_ in.

Deficiencies Corrected (if any): Yes  No  Final Installation Approved: Yes  (Action Code A) No  (Action Code Y)  
Inspected By: Ken Crutcher Certificate Number: 51006 Date: 4-13-83

County or District Health Department \_\_\_\_\_

Date

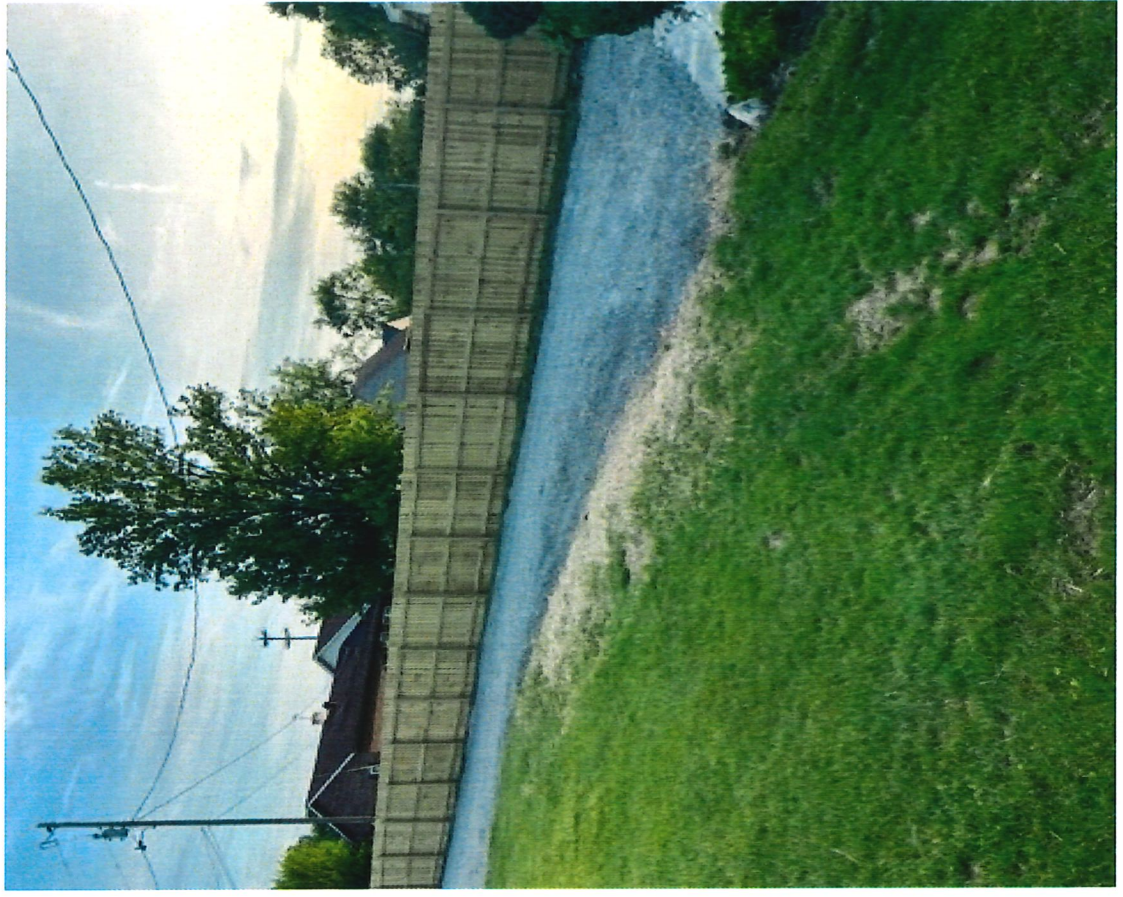
1978-2023

**BEFORE**



Present Day

**AFTER**





# SHORT TERM RENTALS VS. LONG TERM RENTALS

- CURB APPEAL: Landscaping must be perfectly kept to successfully rent on a short term basis
- Exterior of the house must always look appealing! Appearance is everything! If the house needs washed or painted its not an option! It has to happen if you want to keep the home rented.
- Financial Incentive to being a good neighbor:
  1. Parties are destruction to personal property. I have almost half a million of my own money invested in this home. The last thing I want are parties!
  2. If guests are noisy they will be in violation of their contract, they will be given one warning, If noise continues they will be immediately evicted and lose their money. As such guests have a vested interest in being orderly and respectful.

# SHORT TERM RENTALS VS. LONG TERM RENTALS

## Technology makes monitoring easy:

- Cameras will be mounted above each entrance to the property. Cameras will be linked to my phone and the phone of the property manager.
- These cameras come equipped with motion detectors and send an alert to our phones each time someone comes or goes. If guests try to sneak more than 10 people into the property they will be in violation of their lease and will be asked to leave IMMEDIATELY. They will not be eligible for a refund
- Each client will be screened before booking their stay. Please see attached VRBO example.



Inbox

Calendar

Reservations

Payments and Refunds

Hospitality

Reviews

Settings

## Review a guest

Hosts can rate their guests when they book and pay through our sites. When a guest submits a booking request and they've been rated by previous owners, their rating will display within the conversation for the owner.

### Review process

On checkout day, a marketplace feed card will display in the host's account to review their guests. Hosts will receive an email three days after the stay if they haven't reviewed their guest. Guests are rated from one to five stars on their overall experience, cleanliness, communication, and adherence to house rules.

### Review timeline

The guest and host have one year to provide their review. However, once one party submits their review, the other party has 14 days to complete their review. The reviews are private during this 14-day period. Once the 14 days elapse or both parties complete their reviews, the reviews will go live on the site. Reviews can't be edited after they've been submitted.

### Review access

Guest ratings aren't public. Only hosts have access to the guest's average star rating within their correspondence on the website. Once a booking is complete, hosts will continue to have access to the guest's star rating. Guests have access to their own average rating within their profile.

# CON'S TO A LONG TERM RENTAL

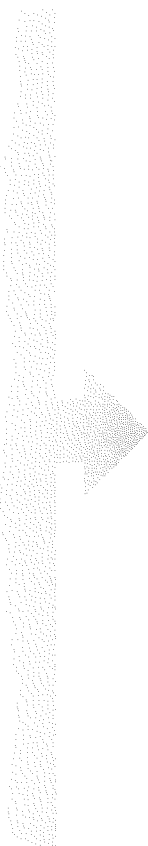
- Traditional renters have a legal right to be at a property for a defined period of time. If the grass is long, or the weeds are unkept I have no say.
- ARGUMENTS THAT ARISE ARE BETWEEN THE RENTER AND HIS NEIGHBORS, I AM NO LONGER INVOLVED.
- Should a long term renter decide they want a pet pig and I forget to exclude pigs from my acceptable pets list then I have no argument with them. The argument at that point is between the neighbors, planning and zoning, and ultimately the courts.
- Should my renter decide they wish to leave a broken down vehicle in the yard for months at a time, I have no say...
- With a traditional long term rental any issue that arises must go through the courts. The landlord has no power until the courts make their ruling! These sorts of issues often times take years to get resolved.

# Boone County Code


## Enforcement Process

- Assume a long term renter decides they no longer wish to cut their grass
- The county can't force them to cut their grass until it gets taller than eight inches

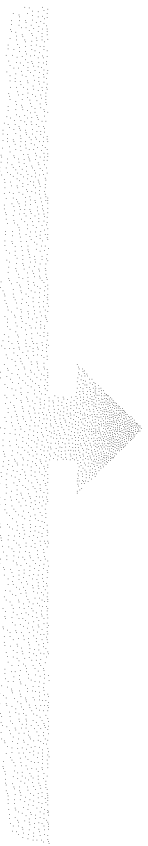
8in Grass Reported



Code enforcement called



Renter given 5-8 days to cut



Renter can cut at 7in forever

CHAPTER 90: RESERVED Private nuisance, see KRS 411.500 - 411.570

- CHAPTER 91: ANIMALS AND FOWL
- CHAPTER 92: DISCARDED ITEMS
- CHAPTER 93: NUISANCES
  - WEEDS AND GRASS

**§ 93.01 UNSIGHTLY VEGETATION PROHIBITED.**

It shall be unlawful for any person, corporation, or other entity, owning any lot of land not used for agricultural purposes located in a populated area of the county to permit, by failure to mow, grass and/or weeds to become unsightly or a detriment to the health and welfare of the inhabitants of the county. It shall be a violation of this chapter for a property owner to allow the height of the vegetation to reach eight inches in height.

(Ord. 1010.12, passed 11-22-94) Penalty, see § 93.99

**§ 93.02 INSPECTIONS BY CODE ENFORCEMENT OFFICER.**

The County Code Enforcement Officer shall be responsible for inspections relating to this chapter, and is hereby empowered to cite violations of this chapter.

(Ord. 1010.12, passed 11-22-94)

**§ 93.03 NOTICE OF VIOLATION; ABATEMENT PROCEDURE; LIEN FOR COSTS.**

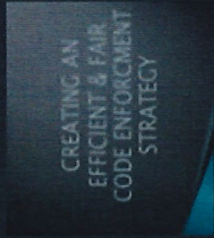
(A) After a violation of this chapter is found to exist, the Code Enforcement Officer shall issue, along with the citation, a written notice to the land owner advising of the violation and requiring that the unsightly vegetation be removed within five days of the date of the violation.

# Overview

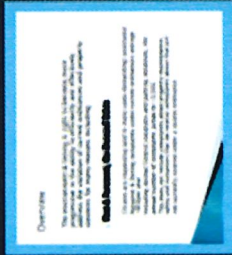
The environment & timing is right to become more progressive in the ability to efficiently and effectively address the violation of current ordinances and property concerns for many reasons including:

- ▶ **First & Foremost, the Demand Exists**

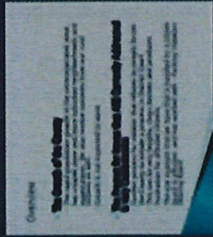
- Citizens are requesting (and in many cases demanding) assistance
- Nuisance & Zoning complaints under current ordinances average ~854 per year
- Including Animal Control violations and parking violations, the annual number of complaints jumps to ~3,500
- This does not include complaints about property maintenance, safety and nuisances that we receive complaints about that are not currently covered under a county ordinance



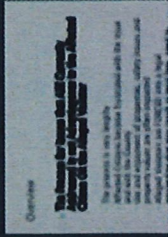
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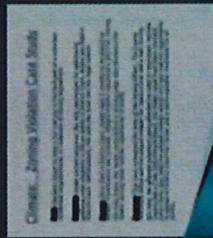


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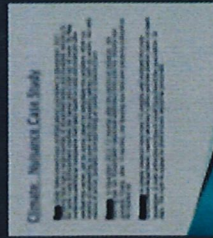




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13

# Climate: Quotes from our Citizens

"The owner of this home refuses to cut his grass. This has continued for 3 years. We, as a neighborhood, have cut his grass in the past, just so we don't have to look at it. The weeds and grass are out of control. It's only been cut one time in 2013 He also has the money to hire someone to come tend his lawn. He simply refuses to do so. **PLEASE, PLEASE help us take care of this problem! We love our neighborhood, but the neglect from this ONE homeowner makes the rest of our homes look bad, not to mention our property values can suffer as well.**"

"There are non running junk vehicles parked outside at XXXX. The dwelling is in disrepair, no utilities, and is being lived in. Has holes in roof, boarded up windows, part of the outside wall is rotted away...."

"**I have submitted numerous complaints about this particular house, before, and it's bad again... This has been going on for months, and the last time we contacted the County, the house was not quite in foreclosure, but someone did come out and cut the lawn. I don't think the lawn has been cut in over a month (AT LEAST). It's pretty terrible... It's one of the first houses you see, and it is just terrible looking. There are so many houses for sale, and we are actually thinking of putting ours up, too, and it is just embarrassing. No one is going to want to move into a neighborhood with lawns like that - just looks unkempt!"**

## **Example of existing listings**

### **About this space**

Peaceful , centrally located home with all the amenities for your convenience! Coffee, wifi , free parking available and close to many attractions.

The Creation Museum, The Ark and The Aquarium are Epic places to visit! Close to many restaurants!

### **The space**

What's inside :

Bedroom's, Kitchen, Dinning Room, Living room, Etc.

Patio :

Table with chairs

### **Guest access**

Guest has access to the entire property

### **Other things to note**

Please respect the neighbors

No loud music

No parties allowed

# **OUR LISTING WILL BE MUCH STRICTER**

## **About this space**

### **What this house isn't:**

**THIS HOUSE IS NOT A PARTY HOUSE! VIOLATION OF HOUSE RULES WILL RESULT IN IMMEDIATE EVICTION!**

### **What this house is:**

Peaceful , centrally located home with all the amenities for your convenience! Coffee, wifi , two car attached garage as well as ample parking for an addition two cars. The Creation Museum is only 11 Miles away, The Ark is only 29 Miles away, Newport Aquarium is only 16 miles away, and the Cincinnati Zoo is only 20 Miles away.

## **Other things to note**

For your convenience the property manager for this house is in extremely close proximity.

Petition to grant a Conditional Use Permit to 7922 LLC.

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We, the undersigned, are concerned citizens who urge our leaders to act now in issuing a Conditional use permit to 7922 LLC. So it may use this property as a short term rental

Emily Slayback	Emily Slayback	2671 Stevens Rd	12/30/21
JIM SLAYBACK		2671 STEVENS RD	12/30/22
Anna Wilson	Anna Wilson	12102 Dolores Cr	12/30/22
	Cindy Martin	9534 Harpers Ferry Dr Florence, KY 41042	1/27/22
DAVID MARTIN	David Martin	9534 Harpers Ferry Dr Florence, KY 41042	1/27/23
Stephen Freeman		3973 Idlebrook Ln Burlington, KY 41005	1/28/23
Aimee Freeman	Aimee Freeman	3973 Idlebrook Ln Burlington, KY 41005	1/28/23
Dominic Bresser		1117 Bayswater - Dr Union, KY 41001	2/12/23
Melissa Buehmann	Melissa Buehmann	1112 Bayswater Dr. Union, KY 41001	2/12/23
John G Kenkel		1839 Highway Hill Dane, KY 41001	6/12/23
ROGER A. WOODS	Roger Woods	8164 Woodcreek Ln Florence, KY 41042	6/12/23
DONNA C WASSIE	Donna C Wassie	8164 Woodcreek Dr Florence, KY 41042	6/12/23

OF HIS PROPERTY

IT IS HIS LAND HE SHOULD BE ALOUD  
 " Does he pay taxes? Duh!  
 His not dislative to anything. let + be  
 TOM IS A RESPECTABLE, PROMINENT BUSINESS OWNER  
 TOM IS A HARD WORKER AND FRIEND!  
 Tom is a responsible person and a great business citizen. He has morals  
 Good honest  
 LOEY KENNEDY WASSIE  
 SOLD PEOPLE, RESPECTABLE GREAT NEIGHBOR  
 GREAT NEIGHBOR, WILL TAKE EXCELLENT CARE

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				HOUSE LOOKS TO BE WELL MAINTAINED, SHOULD NOT BE A PROBLEM	3/14/2023
DIANNE BLESSER		8142 PLEASANT VALLEY RD FLORENCE, KY 41042			3/14/2023
JERRY BLESSER		8142 PLEASANT VALLEY RD FLORENCE, KY 41042		↓	3/14/2023
Karen Menke		8126 Pleasant Valley Rd Florence, KY 41042		Owner familiar with home repairs	3/14/23
Eileen Messer		8120 Pleasant Valley Rd. Florence, KY 41042			3/14/23
JERRY MESSER		8120 Pleasant Valley Rd Florence, KY 41042		George is very familiar with Mike's business	3/15/23
BARB BULMER		8114 PLEASANT VALLEY RD FLORENCE, KY 41042		GEORGE LIVES NEXT DOOR TO RENTAL PROPERTY WHERE HE CAN WATCH RENTERS	3/14/23
GREG BULMER		8116 PLEASANT VALLEY RD. FLORENCE, KY 41042		GEORGE WILL MAKE SURE RENTERS COMPLY OR OTHERWISE GO	3/14/23
Mark Rehkamp		7996 Pleasant Valley Rd Florence, KY 41042			3/16/23
Paul Edwards		5165 Rose Hill Rd Florence, KY 41042			3/16/23
Julie Rehkamp		1703 Amsterdam Rd, Unit 2 Ft. Wright, KY 41011			3/16/23
Geraldyn Rehkamp		8118 Pleasant Valley Rd FLORENCE KY 41042		George is a responsible guy	
BILL REHKAMP				NO PERSON OR GOVERNMENT HAS THE RIGHT TO TELL A PERSON WHAT HE CAN OR CAN NOT DO WITH THE PROPERTY HE OWNS.	3-16-23

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Rodreas Woods	Rodreas Woods	35 NEW VRI AN A114		2-2-23
LANCE RESS	L. RESS	25 RYS CT PLC	Tom is A Harco WORKER	2/3/23
Seth Bowling	Seth Bowling	2829 HATHAWAY RD	TOM IS A HARCO WORKER	2/3/23
TIM IOTT	Tim Iott	20 Tee Street Florence		2/4/23
Dustin Kloeker	Dustin Kloeker	4437 Bullittsville D	George & Tommy are top notch guys	2/4/23
Gary Kloeker	Gary Kloeker	2889 Timber Ridge way		2-4-23
HARRY NIEDEN	HARRY NIEDEN	29 SANDERS DR	HARD WORKER DESERVES THIS	2-4-23
Brian Amighias	Brian Amighias	6555 ROGERS LN		2-4-23
Philip Sexton	Philip Sexton	7 Kaituma Ave		2-6-23
GREG HOFFROGGE II	MS Hoffrogge II	7197 HIGHPOINT DR.	WE HAVE RIGHTS AS AMERICANS	2/8/23
Greg Hoffrogge Sr.	Greg Hoffrogge Sr.	206 Surfwood Dr	? Why! why NOT	2/8/23
Will Aronow	Will Aronow	13145 Webb lane		2-8-23

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Brandon Purnell		2010 Granite Falls 16666 KIMBERLY AVE UNION KY 41091	2-23
Jeff Niles			2-28-23
WILLIAM SAMAD		60740 EMERALD DR BOREMAN	2/28/23
Brian Berne		2199 Stephenson Mill Rd.	3/1/23
Judy Hite		3512 Shady side Dr	3/2/23
George Conrad Davis		10723 saint leger cir	3/2/23
Fred Furvish		16 WIZARD DRIVE	3/2/23
Shelby H Smith		904 RIBSODALE 4 E Brown	3/2/23
Terry E Clifton		725 Oak Ridge Dr Union Ky 41091	3/03/23
William Wagnor		2800 Belair Drive Florence Ky	3-3-23
Ryan Purnell		7150 Hillstone Ct Florence KY	3-4-23
Dawn Faulkner		3804 Belleview rd Fetersburg KY 41080	

TOM IS A CITIZEN OF BOONE CO. + LOCAL WORKER

Great guys whom I trust.

I love this place came from proximity

Tom will do very well

GREAT GUY

Great People

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GEORGE KASZIJANS		3069 SENTRY DR.			2-11-23
Robert Klieben		76 Southview AVE. FITTERS		TO IS A FRIEND & A Head of the	
Ken Epskome		59-977 HAMBURG RD C		TOM IS A GOOD NEIGHBOR	2-23-23
Cory Hollingsworth		137 Zinfandel WATHONIC Y			2-25-23
Wayne McMillin		2855 Peck ct			2/26/23
Byson Vega		1707 Ugl Ct Boone		Tom is a great friend and Neighbor. VERY RESPECTFUL	2/26/23
Ray Owen		10829 Seabiscuit ct			2/27/23
JAMIE BROWN		3910 Lloyd AV Erlanger KY		<del>Seabiscuit</del>	2-27-23
TERRY DOWNTON		20039 Felicia Lane			
Shawie Davenport		3106 Union KY 41091			2-27-23
FRANKLIN WRIGHT		970 MARCEL RD NEBROW KY 41095			2-27-23
Mike Calhoun		9947 Lower River Rd Burlington Ky			

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Emily Rehkamp		818 Pleasant Valley Road Florence Kentucky 41042	Multiple recent renovations were completed on the property. The property is in a centralized location ideal for renters.	3/17/2023
Erin Rehkamp		7930 Pleasant Valley Rd Florence, KY 41042		3/17/23
Tina Rich		8120 Lilac Dr Florence Ky 41042	George is competent & well organized. He will ensure the property is maintained	3/22/2023
Kenny Rich		8120 Lilac Dr Florence, KY 41042		3/22/2023
Crisslinn Rich		8120 Lilac Dr Florence, KY 41042		3/22/2023
<del>Xotic Proffex</del>	<del></del>	<del>706 Cypresschast</del>		<del>4/1/23</del>
Melanie Rich		2385 TWENE OAKS DR. Florence KY 41042		6/11/2023
Mark Broering		450 Joann Ln. Alexandria KY		6-11-2023
Andy Rich		2385 Twelve oaks DR. Florence KY		6-11-23
Benjamin Clemons		3953 Burlington Pk. Burlington, KY 41005		6/11/23
George Rehkamp		7950 Pleasant Valley Rd Florence KY 41042		6/11/23
Ashley Rehkamp		7950 Pleasant Valley Rd. Florence KY 41042		6/11/23

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Lucas Price		1475 Pondview Dr Burlington Ky		2/9/23
Patrick Jones		4667 Somerset Dr		2/9/23
William Baynor	William Baynor	2945 Douglas Dr	Tom is a HARD WORKER & Good FRIEND	2-10-23
Charles Crabland		6259 Sycamore St		2-10-23
Shore Baynor		4858 wolfpen road		2-11-23
Brett Battiff		Rennie K De Fosse 6292 Mathew Cir Burlington Ky		2-11-23
Tim Shields				2-11-23
Tyler Kofus		1291 bender rd	Tom will do a good job	2-11-23
JAMES FROST		2724 TORADO AVE	ca	2-11-23
STEVE MELAND		5705 CONSTITUTION	RENT IT	2-20-23
Chris Staffa		5724 Percival Rd		2-22-23
Dean Thompson		6496 Crofton Ct		2-22-23

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Steven Brown	Stewart Brown	Petersburg	Concerned for the equality of said Partner	1-27-2023
David Pindle	David Pindle	2496 Venetian Way Burlington Ky	Free Competition	1-27-2023
PAUL KESSEN	Paul Kessen	1954 GEORGETOWN IN	FREE COMPETITION	1-27-2023
TOM BRANCHER	Thomas Brancher	1548 TROPHY CT	FREE ENTERPRISE	1-27-2023
Chris Oryan	Choy	1547 Singh St		1-28-2023
Triston mihara		67 high St		1-28-2023
Chris Bruggemann	Chris Bruggemann	10014 Haven Hill Dr. Florence Ky 40642	Good friend & A hard worker	1-28-2023
Travis Herten	Tom Herten	7743 hopeful church rd. Florence, KY	hard worker honest Businessman	2-1-2023
Evin Holt	Evin Holt	2946 1st street Petoskey		
Chris York	Chris York	542 Penzance Dr. Wirtz, KY	Good People	2-2-23
Thomas Caldwell	Tommy Overstreet	12481 Bender	Great Crew	2-2-23
Clara Condy	Clarence Courtney	10171 Timbercreek union KY		2-2-23

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DAN EILERS		6313 BRAGGATE	Not Right	3-23-23
Thomas Stetter	Thomas Stetter	90 Kelly Dr Florence KY		3-23-23
Ray Mwen	RAY NOLAN	763 PEACH TREE	WRONG	3/23/23
Rick Brinkman	RICK BRINKMAN	6372 CLOVERBROOK	WRONG	3-23-23
	ROBERT PRESENBERG	9102 JIMBROOK	WRONG	3-23-23
GERALD CAHILL	Gerald Cahill	7118 HIGHPOINT DR FLORENCE	NOT RIGHT TO DO	3-23-23
TONY ROBERTS	Tony Roberts	13285 POOLERO	WRONG	3-25-23
Paula Hart	Paula Hart	6695 5TH BUDWING LN	WRONG	3-29-23
Tracy Foster	TRACY FOSTER	8010 HAYNE RD BENLINGTON KY 41007	WRONG	3-29-23
Bill Rice	Bill Rice	1123 Orchard Lane	Just Wrong	3-29-23
Dan VanZanschooten	Dan VanZanschooten	11056 Lakeridge Dr	WRONG	3-29-23
Clara M. Hunt		4507 East Fork Atkinson		3-30-23

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Ray Vice		3760 Paintplant	Boone County	3-7-23
Justin Quirk		3653 BREWERS WAY	BOONE COUNTY	3/4/23
Tommy Freeman		9971 E Bend Rd	Boone County	3-4-23
Gary Clas		121 Raintree Rd.	Boone County	3-4-23
Willie Baker		6761 Parkland Place		3-4-23
Cody Prince		3767 autumn rd	Boone county	3/6/23
Mike Howler		4124 Sycamore	Boone	3-7-23
Mike Gill		3627 Marden Ct. Par 1		
David Neff		4000 A-15 Ln.	Boone Co.	3-8-23
Dean Pomers.		8351 kara Ln	Boone Co.	3-8-23.
Steve Zahn		1175 Albrighte	Boone	3-8-23
Boyd Rick Simpson		7987 Wolfe Rd 41005	Boone	3-8-23

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Caleb Ashton	Caleb Ashton	6207 Burlington Pike			3-31-27
JIM SLEYSBECK	Jim Sleysbeck	1776 Clearbrook DR	Hardwood		
STEVE McDERMID	Steve McDermid	11615 GUNBERRY RD			4/6/23
MATT PEDDEN	Matt Pedden	6740 W. Z. Bush Ky	Belleville Shallowford		4-6-23
AMANDA	Amanda	Capel Lane Way	Richwood		4-6-23
Calvin Langley	Calvin Langley	1112. Misty meadow	Walton Ky		4-14-23
<del>Andrew Walker</del>	<del>Andrew Walker</del>	3635 Dix Road	Walton		4-14-23
Andrew Walker	Andrew Walker	2407 Apollo Ct	Burlington, Ky		4-15-23
Floyd Ray	Floyd Ray	1111 Fork Dr	Walton, Ky		4-17-23
Darrell Starns	Darrell Starns	5486 Rotts Lane	Petersburg Ky		4-19-23
Renaldo Nocero	Renaldo Nocero	1546 Thomara Dr			4-19-22
Taylor Chopras	Taylor Chopras	3742 Ashby Fork Rd			4-19-23

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TIM SCHULTE		5080 Emlock P			3-11-23
Alicia Vest		2830 Douglas Dr.			3-11-23
Greg Yeving		2258 Ironlop Lw			3-22-23
TOM LAFFE		419 KENTABOO AVE			3-22-23
Aaron Hankins		11450 Wynfairct Walter NY 11094			
Justin Hopkins		7361 Cumberland Cr.			3/22/23
Sandra Hopkins		7801 Cumberland Cis.			3/22/23
Tony Reimesel		Hebron KY 41019 7094 Woodbury CT			3-22-23
DALLAS RIBOELL		3140 BLUEBRO WILSON			3-22-23
Derrill Robinson		60321 Crossings Dr Burlington Ky			3-22-23
Curtis Hilliger		6596 RABBIT HOLE RD BURLINGTON, KY			3-23-23
DAVID DORRICK		12401 US 42			3-23-22

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Barry Fornice	Barry Fornice	1024 Maple Ave.	3/8/23
Susan Bossi	Susan Bossi	1261 Shuckman	3/8/23
Tom Wilson	Sharon & Zulein	8158 Woodcreek Dr Florence KY 41042	George dehramp will do a FANTASTIC JOB!
Bryce Needham	Bryce Needham	10391 Remy LN Florence	3/8/23
Tyler Whaley	Tyler Whaley	118323 Ebbend Rd Burlington, Ky	3/8/23
Tim Ducker	Tim Ducker	382 Foxhust Dr. Walton Ky 41094	3/9/23
Dawn Gywnira	Dawn Gywnira	5131 Folekewild Burlington Ky	3/9/23
Ed Jewes	Edward Jewes	10570 Big Bone Rd Danville Ky	3/9/23
Cory Zerkle	Cory Zerkle	7469 East Bend Rd. Burlington KY 41005	3/9/23
Tom Ash	Thomas Hyden	5481 Cartback Dr. Burlington KY 41005	3/11/23
Shawn Fowle	Shawn Fowle	29 N MAIN STREET WALTON KY	3/11/23
William Bivorty	William Bivorty	3024 Featherstone Dr. Burlington KY 41005	

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SIGNATURE		ADDRESS		DATE
Michael Rose		1337 Autumn Ridge Dr Lebanon, OH 45036		1/30/2023
Chloe Kosik	Chloe Kosik	3376 RIPPING LAKE CT HAMILTON, OH <del>45001</del> 45011		1/31/2023
Michael J Chisenhall	Michael J Chisenhall	368 Terebet Ct Edgewood, KY 41017		
Susun Hahn		2443 Hilliard dn Hebron KY 41048		2/6/23
Krisy Tallant	Kristina	205 1/2 Washington St Apt. 4 Alexandria KY 41001		
Melissa Haschinot	Melissa Haschinot	21086 Presidential Hebron, KY 41048		2/6/23
Laura Southern	J. Southern	1788 Coachman Dr Hulon, KY		2/6/23
Chris Frank	CF	681 Valley Terrace Unit A Cold Spring KY		2/6/23
MARK Aury AP	Mark Aury	29 S ABERDEEN Cold Spring KY 41076		2-6-27
Cheryl Tallant	Cheryl Tallant	2 Beech Dr. Edgewood KY 41017		2-10-23
Lake Tallant	Lake Tallant	2 Beech Dr. Edgewood KY 41017		2-10-23
MATT TALLANT	MATT TALLANT	433 Forest Ridge Dr Frankfort KY 40601		2-10-23



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DAVID DICKMAN		49 F7 CAMPBELL CIRCLE	2-9-2023
John Taylor		7 BOSTON	2-9-2023
JEFFERY SCOPE		10875 KYLE WAY DR FLORENCE KY	2-9-2023
DOUG HALPHILL		Florence 117 wellington Drive	2-9-2023
JACQUE		20837 KATHY CREEK	
NEIL SMITH		2821 MEADOW BYPASS PETERSBURG KY 41080	2/22/23
TJILL BRANN		8075 HOWE RD KY BURLINGTON 41005	2/22/23
Michael Scerra		1360 ARHOLD DR. Florence, Ky 41042	2/22/23
Stanley Cune		606 1/2 EAST BROADWAY BURLINGTON KY 41005	2-22-23
DAVID HOFFMAN		6923 SARGENT BURLINGTON, KY	2-22-23
Larry Hillman		Florence KY 8732 HUNTERS DR.	2-22-23
MARK TOPMAN		3450 DWARD AVE FLORENCE KY 41042	2-22-23

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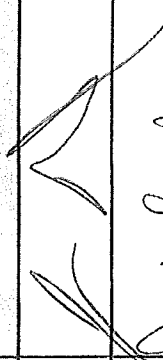





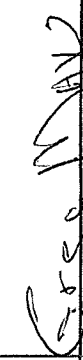





NAME	ADDRESS	PHONE	COMMENT	DATE
Preston Roberson	344 Rousy Pointe Ct. Whitton, KY 41094			1/10/23
Donna Rogers	10095 Indiana Hill Union, KY 41091			1/10/23
Jim Pasalsky	1808 Starborg Ct Hebron, KY 41048			1/10/23
JILL STARBACK	1776 CLEARBROOK DR BURLINGTON KY 41005			1/22/23
JIM STARBACK	1776 Clearbrook Dr Burlington KY 41005			1/22/23
TIM ARLINGHAUS	6556 ROGERS LN BURLINGTON KY 41005			5/6/23
Joanne Arlinghaus	6555 ROGERS LN BURLINGTON KY 41005			5/6/23
Shawn Freeman	1407 N. W. 2nd Walter, Ky 400			5/6/23
Christina Wilson	8158 Woodcreek Dr. Florence, KY 41042		George will do a GREAT JOB!!	5/6/23



Petition to grant a Conditional Use Permit to 7922 LLC.

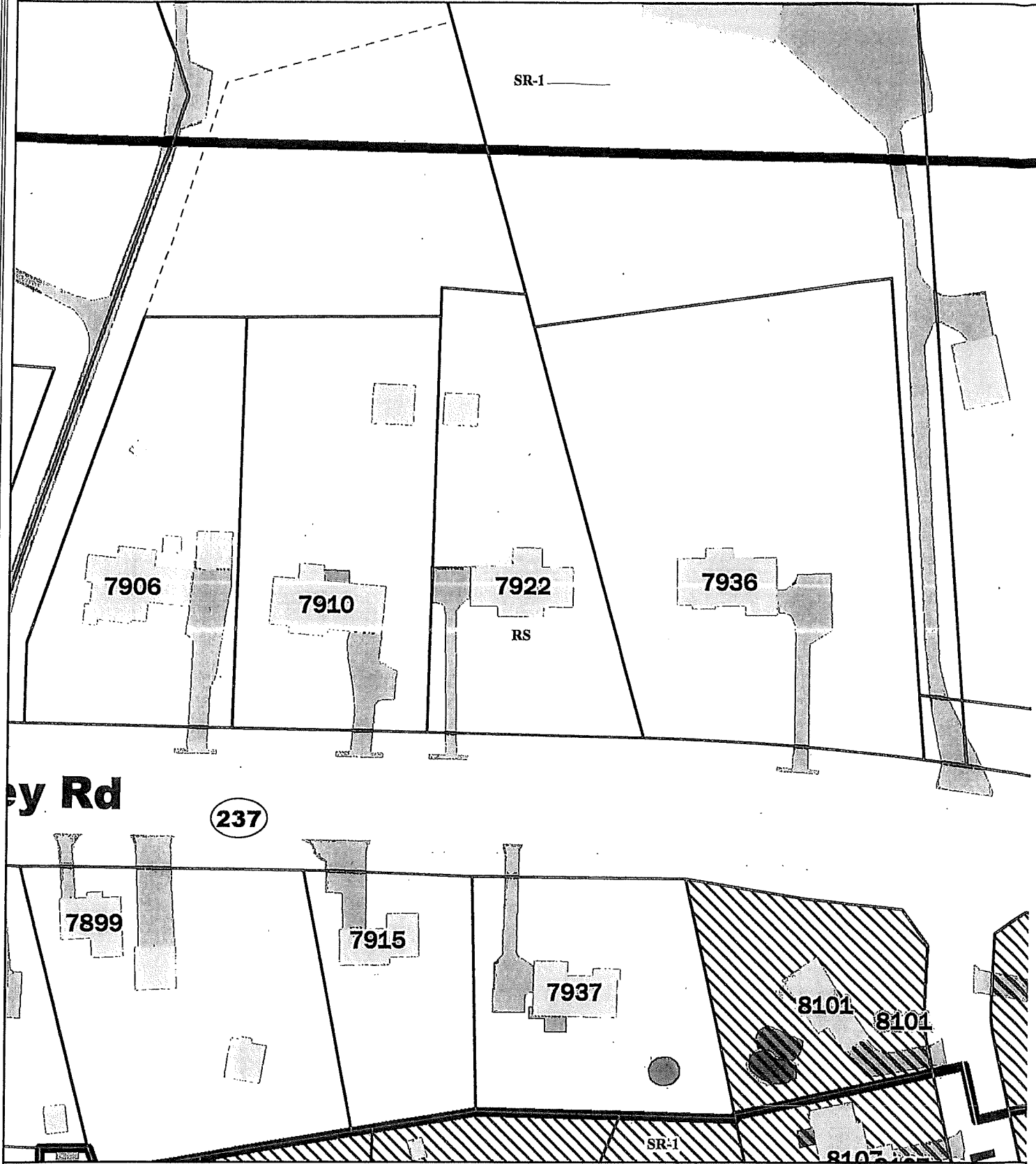
This petition asks the Boone County Board of Adjustment to allow the property located at 7922 Pleasant Valley Rd to be used as a short term rental, by issuing a Conditional Use permit.

We, the undersigned, are concerned citizens who urge our leaders to act now in issuing a Conditional use permit to 7922 LLC. So it may use this property as a short term rental

				Short Term Rentals are good for the Area	
Joe Reed		27 Wallace Ave Florence, Ky 41042			5/12/23
Angelia Reed		27 Wallace Ave Florence, Ky 41042			6-12-23
Alice Baker		28 Wallace Ave Florence Ky 41042			6-12-23
Dave Reed		27 Wallace Ave Florence Ky			6/12/23
Peggy Hick		3131 ALBANS FORD Burlington Ky 41005			6/10/23
AUMA DAVEY		6144 KINGS GATE DR BURLINGTON KY			6/12/23
<del>David</del>		1727 Hunters Road Burlington, Ky			6/13/23
Ed Lamson		2938 Fawn Dr. Burlington Ky			6/13/23
Dan Dotter		6132 SADDLE RIDGE Burlington, Ky			6/13/23
Debin Onkes		6452 Jefferson Dr Burlington KY			6-14-23
Dee Morris		1844 Beacon Hill Fort Wright Ky 41011			6/14/2023
Robert Morris		1844 Beacon Hill Fort Wright Ky 41011			6/14/23

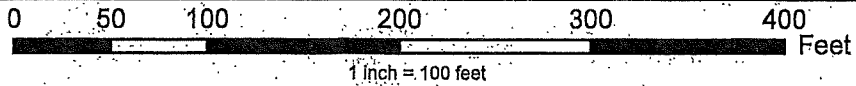
# Boone County GIS Map

www.boonecountygis.com



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**Boone County GIS - Putting Northern Kentucky on the Map**

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
7922 LLC  
8518 Woodcreek Dr  
Florence, KY 41042
  
- 2. ADDRESS OF PROPERTY  
7922 Pleasant Valley Rd  
Florence, KY 41042
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Pleasant Valley Farms Short Term Rental
  
- 4. DEED BOOK 1196                      PAGE NO. 766                      GROUP NO. 2039
  
- 5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
 Development Plan                       Conditional Zoning  
 Subdivision Plat                       Other:  
(Not Recorded)  
 Variance
  
- 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

Michael D. Schwartz, Director, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

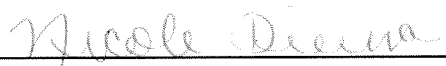
Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone  
County Planning Commission this 15<sup>th</sup> day of June, 2023.

---

Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

---

Nicole Dierna  
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 Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of June 14, 2023, Certificate of Land Use Restriction (#23-BCBOA-020-A), for 7922 LLC, Property Owner(s).

The following conditions will apply:

1. There shall be no more than ten (10) guests at any given time.
2. The applicant shall utilize a third-party service to conduct background checks on each potential renter.
3. All solicitations shall include a statement that 'there shall be no parties or loud noises and that violators are subject to immediate eviction.' This statement shall be put in place prior to the issuance of a zoning permit and shall continue as long as the applicant operates the short-term rental.
4. 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.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1196

PAGE NO. 766

GROUP NO. 2039