

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
88833  
JUL 17 2023  
BOONE COUNTY  
PLANNING COMMISSION  
028

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: Joshua & Terry Gott  
Address: 6247 Singletree Ln  
Florence Ky 41042  
City State Zip Code  
Phone Number: (423) 503-0060 Fax Number: \_\_\_\_\_  
Email: joshua.gott@gmail.com
4. Description of Request:  
Allow a short term rental house
5. Name of Development: \_\_\_\_\_
6. Location of Development: 6724 Camp Ernst Rd  
Burlington Ky 41005  
City State Zip Code
7. Acreage Under Review: 1.5
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Same as Applicant  
Address: \_\_\_\_\_  
\_\_\_\_\_  
City State Zip Code  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Short term rental

11. Total Square Footage of Existing and/or Proposed Buildings: +/- 2300

12. Current Zoning: SR-1

13. 10036 ~~2941~~ 1178      141 957      2031  
Deed Book 1036      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:**  Terra Cott  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 7/17/23 Fee Received: \$ 810 Receipt #: 88833
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 8/19/2023
5. Board Action: 8/19/2023  
 Approved  
 Approved with Conditions (see #6)  
 Denial (See #7)
6. Conditions of Approval: 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.
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@boonecountky.org](mailto:plancom@boonecountky.org)  
[www.boonecountky.org](http://www.boonecountky.org)

## STAFF REPORT

#4

APPLICANT: Gott Family Living Trust, per Joshua and Terry Gott

LOCATION: 6724 Camp Ernst Road, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: August 9, 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

1960-

1969 Based on information contained in the Boone County GIS, the existing house was built.

1998 On February 25, 1998, the Boone County Planning Commission approved a Conveyance Plat creating the lot in question.

2008 On May 12, 2008 and May 20, 2008, the Boone County Planning Commission staff approved zoning permits to allow the construction of sheds on the site.

### 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 505.2 of the Boone County Zoning Regulations identifies 'Short Term Rental' as Conditional Uses within the SR-1 district.

D. Section 903. A 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."

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':

- 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 City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
  - b. 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)
  - c. To advertise or offer a short term rental without first registering the property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising 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)
  - d. 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)
  - e. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.

- f. To operate a short term rental without paying the required hotel occupancy taxes.
  - g. To offer or allow the use of a short term rental in a manner which violates the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)
  - h. 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.
  - i. 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 “Rural Density Residential” uses, which is described as low density residential uses of up to one dwelling unit 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. Camp Ernst Road is a state maintained arterial street providing for two way traffic within four driving lanes (two lanes in each direction with a center left-turn lane). There is a multi-use path along both sides of the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 1.7 acre area is located along the east side of Camp Ernst Road, approximately five hundred (500) feet south of Rogers Lane.
- B. The site has approximately one hundred ninety-three (193) feet of frontage along Camp Ernst Road.
- C. Access to the site is provided by a single curb cut onto Camp Ernst Road.
- D. The site is currently occupied by a two-story, four-bedroom, detached residential structure, two accessory structures, and a paved recreation area.
- E. The site can accommodate parking for approximately ten (10) vehicles on the driveway and a parking pad.
- F. Topographically, the front half of the site is relatively flat with the rear half sloping downward.

#### SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings and vacant/undeveloped land (SR-1)  
South: Single-family residential dwellings (SR-1)  
East: Single-family residential dwellings (SR-1)  
West: Single-family residential dwellings and vacant/undeveloped land (SR-1)

#### PROPOSED DEVELOPMENT

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

#### STAFF COMMENTS

- A. The site is located along Camp Ernst Road, an arterial street.
- B. The applicant has stipulated that they will adhere to the requirements of the supplemental regulations/standards for 'Short Term Rentals' (Section 3191).
- C. The site is located approximately 7,500 feet from the nearest approved Short Term

Rental.

- D. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
1. 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

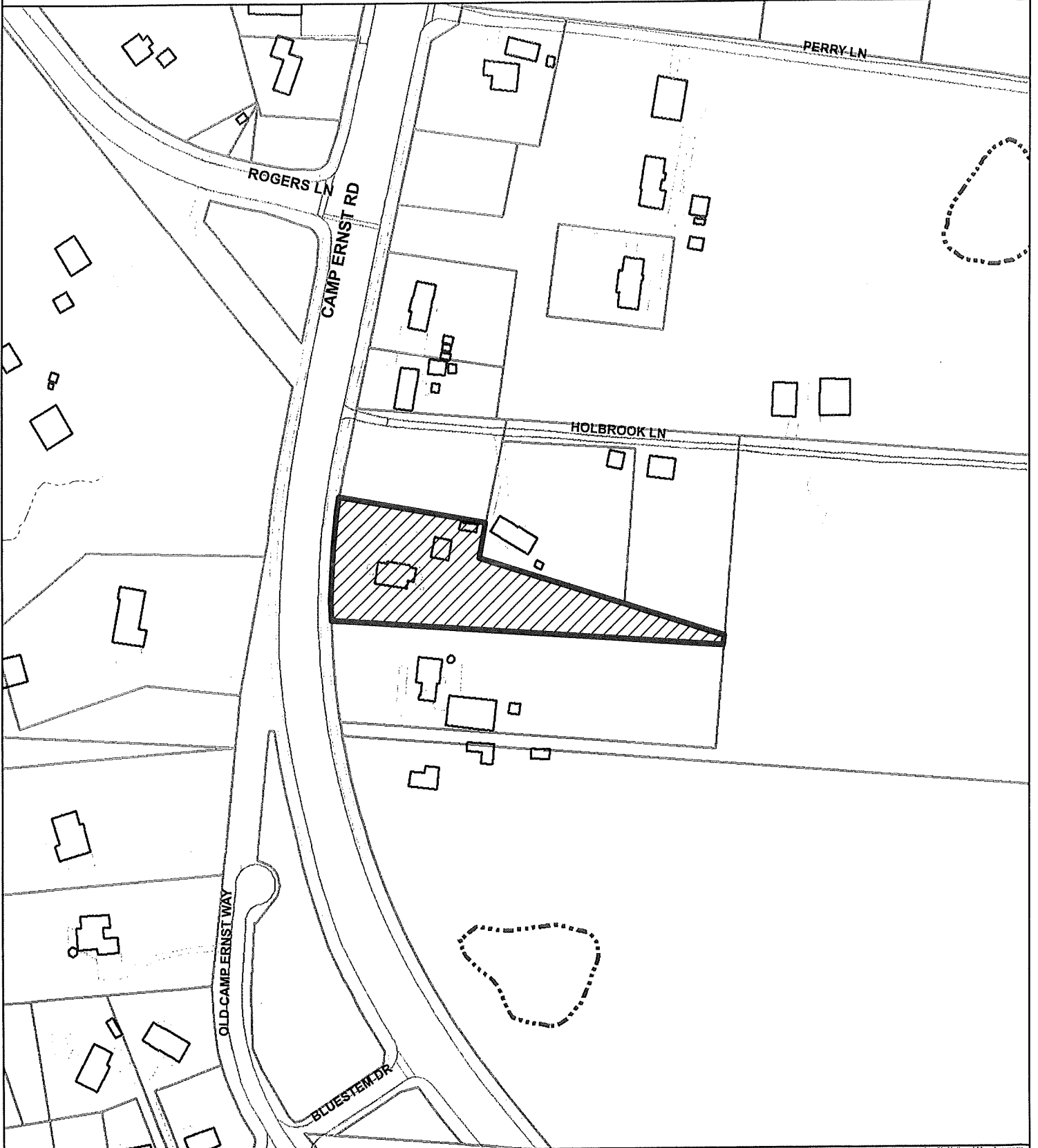
MDS/ss

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

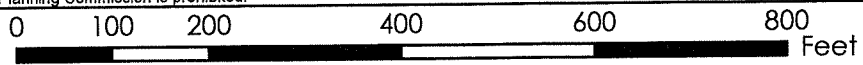
# Vicinity Map

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



**Boon**

Map Created: xv/x/2022



Boone County GIS  
ArcMap Document: \*.mxd

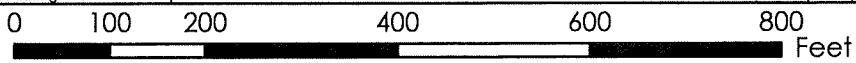
# Aerial Map

www.boonecountygis.com



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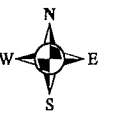
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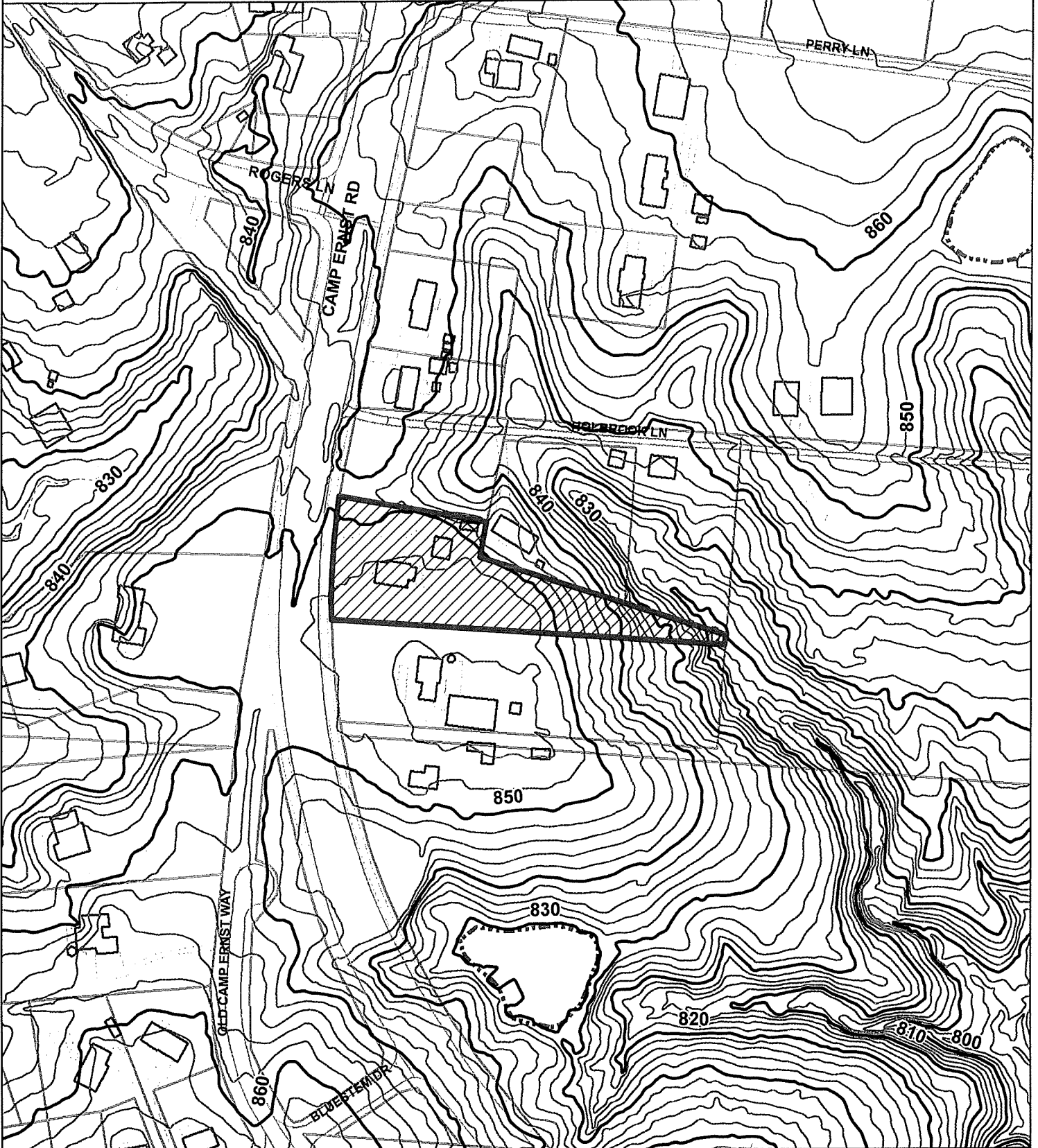


**Boone County GIS - Putting Northern Kentucky on the Map**



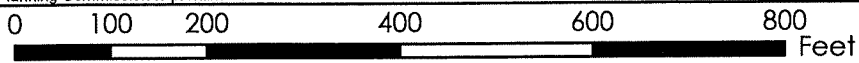
# Topographic Map

www.boonecountygis.com



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1 inch = 200 feet



**Boone**



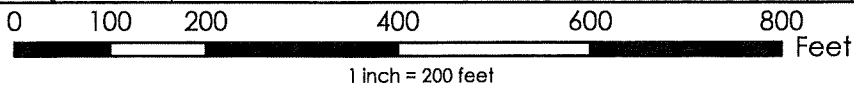
# Zoning Map

www.boonecountygis.com

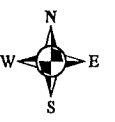


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**Boone County GIS - Putting Northern Kentucky on the Map**



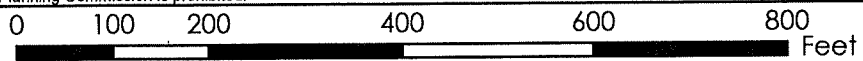
# 2040 Future Land Use Map

www.boonecountygis.com



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1 inch = 200 feet



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



**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
88833  
JUL 17 2023  
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: Joshua & Terra Gott  
Address: 6247 Singletree Ln  
Florence Ky 41042  
City State Zip Code

Phone Number: (423) 503-0060 Fax Number: \_\_\_\_\_

Email: joshua.gott@gmail.com

4. Description of Request:  
Allow a short term rental house

5. Name of Development: \_\_\_\_\_

6. Location of Development: 6724 Camp Ernst Rd  
Burlington Ky 41005  
City State Zip Code

7. Acreage Under Review: 1.5

8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_

9. Current Owner: Same as Applicant  
Address: \_\_\_\_\_

City State Zip Code

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Short term rental

11. Total Square Footage of Existing and/or Proposed Buildings: +/- 2300

12. Current Zoning: SR-1

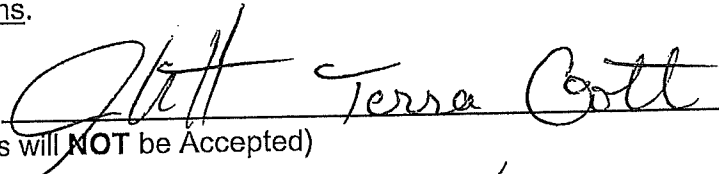
13. ~~10036~~ ~~29441~~ 1178      141 957      2031  
Deed Book 1036      Page      Group Number

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:**   
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

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

1. Date Received: 7/17/23 Fee Received: \$ 816 Receipt #: 88833

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 Planning

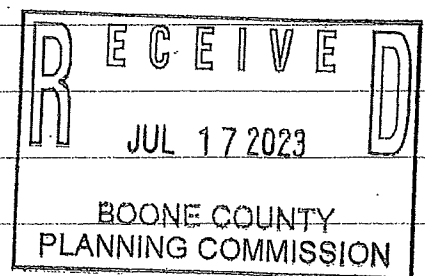
## Section 3191 Standards for STR

- A. There is no external or off-site advertising signs or displays indicating property as a STR
  - B. There will be no dwelling outside the primary residence
  - C. 1) max of 10 persons  
2) all bedrooms are greater than 120sq ft
  - D. 1) n/a  
2) There are 6 parking spaces which exceeds guest rooms  
3) ~~at~~ street parking provided, 6+ parking spots
  - E. All STR language will contain max # of occupants and number of vehicles.
  - F. This property is not within 1,000 ft
  - G. All existing main building entrances are used, interior doors for all guest rooms
- Currently obtaining a permit through Occupational Licensing and Planning Commission

Terra Gott  
Josh Gott

for 6724 Camp Ernst Rd

7/17/23





BOONE COUNTY  
KENTUCKY

# Short Term Rental Unit Permit Application

JUL 17 2023

BOONE COUNTY  
OCCUPATIONAL LICENSE DEPT.

### Applicant Information

Applicant Name Joshua Gott

Home Phone n/a Cell (423) 503-0060

Mailing Address 6247 Singletree Ln.

City Florence State KY Zip Code 41042

E-Mail joshua.gott@gmail.com

### Short Term Rental Unit Information

Short Term Rental Address 6724 Camp Ernst Rd Burlington, KY 41005

Number of Bedrooms: 4 Number of off-street parking spaces 6

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 Josh Gott

Mailing Address 6247 Singletree Ln.

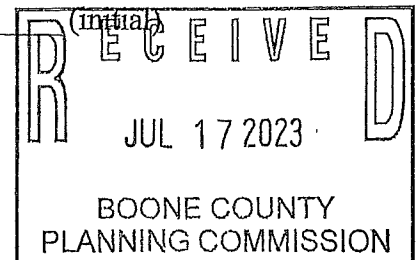
City Florence State KY Zip Code 41042

Cell Phone 423 503-0060 Alternate Contact Number 336-408-7853

Email Address joshua.gott@gmail.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.

*JG*



**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

Joshua Gott  
Name (print)

[Signature]  
Signature

7/12/23  
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: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/12/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Wethington Insurance 30 N Main St  Walton KY 41094	CONTACT NAME: Jeffrey Martin	PHONE (A/C, No, Ext): (859) 485-6873	FAX (A/C, No): (859) 493-6090
	E-MAIL ADDRESS:		
INSURED  TERRA GOTT JOSHUA GOTT 6247 SINGLETREE LN FLORENCE KY 41042	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Travelers Personal Insurance Company		38130
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: 2022/2023 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			6130710416531	11/25/2022	11/25/2023	EACH OCCURRENCE \$ 1,500,000
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input checked="" type="checkbox"/> Special						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,500,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 1,500,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 1,500,000
	AUTOMOBILE LIABILITY						\$
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					\$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Property Location: 6724 CAMP ERNST RD, BURLINGTON, KY, 41005

## CERTIFICATE HOLDER

## CANCELLATION

For Information Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# WELCOME

Please make yourself at home

## House Rules

- Absolutely **NO PARTIES, NO PETS, NO SMOKING** or **VAPING** of any kind.
- No open **flames** or **candles**
- Outdoor **quiet hours** start at 10pm
- There is no on-street parking. Room for 6 vehicles in the private parking lot.
- Outdoor speaker systems are prohibited

## Kitchen

- **Supplies:** We've stocked the kitchen with the essentials for meal prep and serving. Please feel free to use any of the kitchen supplies you need.
- **Countertops:** Please use a cutting board. Do not cut directly on the butcher block countertops. Do not leave standing water or wet rags lying on countertops.
- **Wooden Shelves:** Do not place any wet sponges, rags, or wet dishes on the wooden shelves above the kitchen sink.
- **Paper Towels:** One roll of paper towels is provided.

## Bathrooms

- **Toilet paper** (2 rolls) and **hand soap** is provided in each bathroom
- Do not flush anything other than toilet paper (even "flushable" items).

## WiFi

- **Network:** Backyard Wonderland
- **Password:** 6724campernst

## TV's

- **Streaming:** All TVs come with Roku
- **Living Room:**
  - The TV is controlled by the remote labeled accordingly.
  - The Roku has its own remote.
  - The DVD player is inside the cabinet below the TV with an accompanying remote.
  - Switch TV inputs using the TV remote to toggle between Roku and DVD player.
- **Master Bedroom** - The TV and Roku are controlled from a single remote.

## Trash

- Extra trash **bags** are stored under the sink.
- Trash **pickup** is early Monday Morning. If you are here Sunday night please wheel trash cans to the curb and wheel cans back on Monday after pickup.
- There is no **recycling**.



## Contact Us

- (423)503-0060 (Josh)
- (336)403-7853 (Terra)

# CHECK OUT

Here's your handy dandy checklist



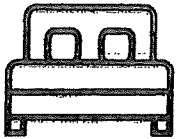
## Time

- Checkout is 11am ET



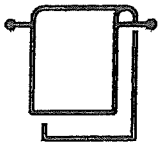
## Trash

- Please take out all trash to the large cans outside (to the left of the garage doors)



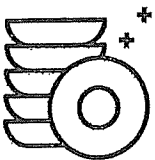
## Beds

- Remove all the bed sheets from the beds THAT WERE USED. Pile them down to the laundry room in the basement. (Please leave the mattress protectors on the mattresses)



## Towels

- Take all dirty towels to the laundry room in the basement



## Dishes

- Load all dirty dishes into the dishwasher and begin the wash cycle before leaving. Please hand wash all dishes that cannot fit in the dishwasher before checking out.



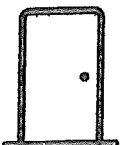
## Lights

- Turn off all lights



## Text When Done

- Text "Florence" to Terra at 336-403-7853 when you have checked out. Thank you!



## Doors

- Lock all exterior doors

# Emergency Info

**In the case of a life-threatening  
emergency call 911**

**In the case of non-life threatening emergency**

Home Owners/Hosts:  
(423)503-0060 (Josh)  
(336)403-7853 (Terra)

Boone Center Non-Emergency: (859)371-1234

Boone County Sheriff's Office: (859) 334-2175

Burlington Fire Protection: (859) 586-6161

Nearest Emergency Room - St. Elizabeth: (859) 212-5200

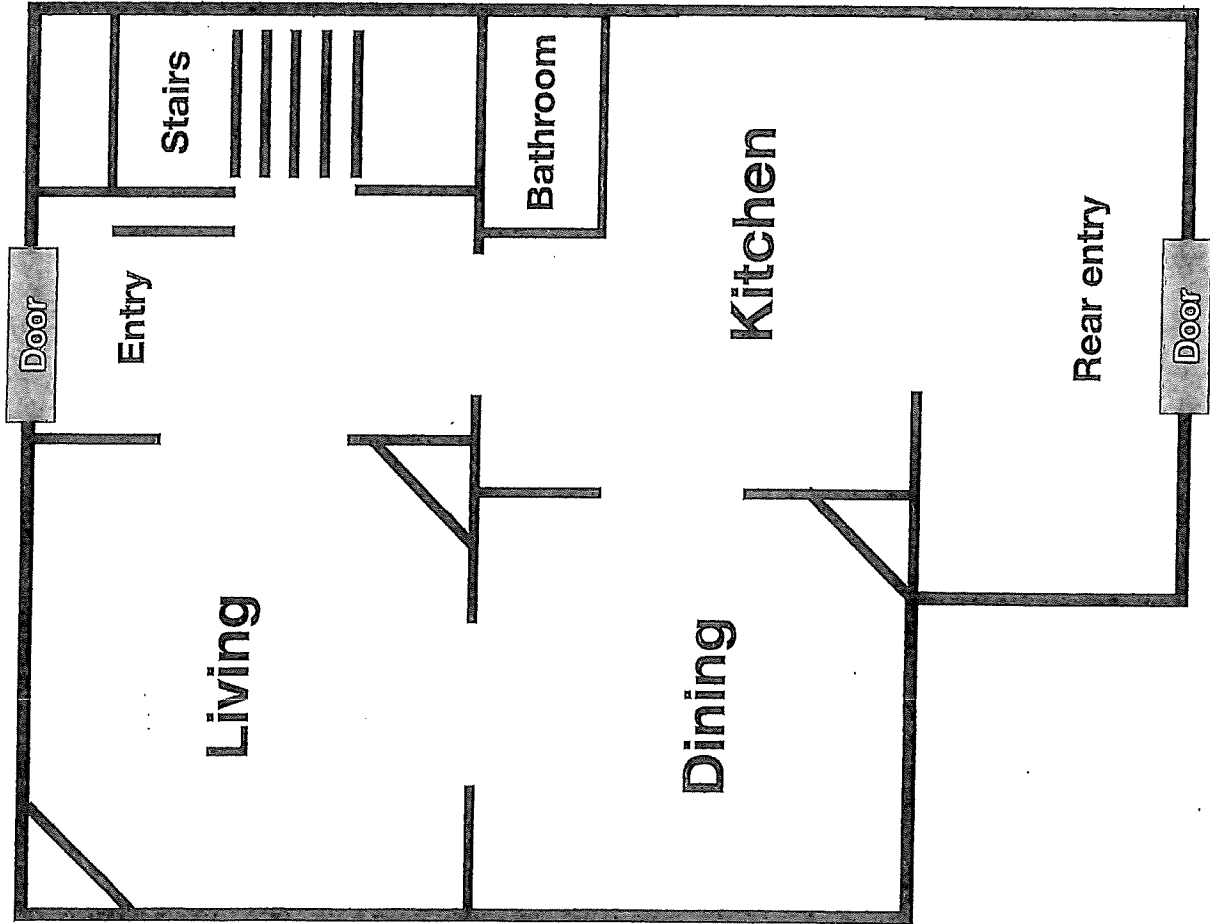
## **Severe Weather & Disaster Safety**

Weather info: <https://www.weather.gov/nwr/>

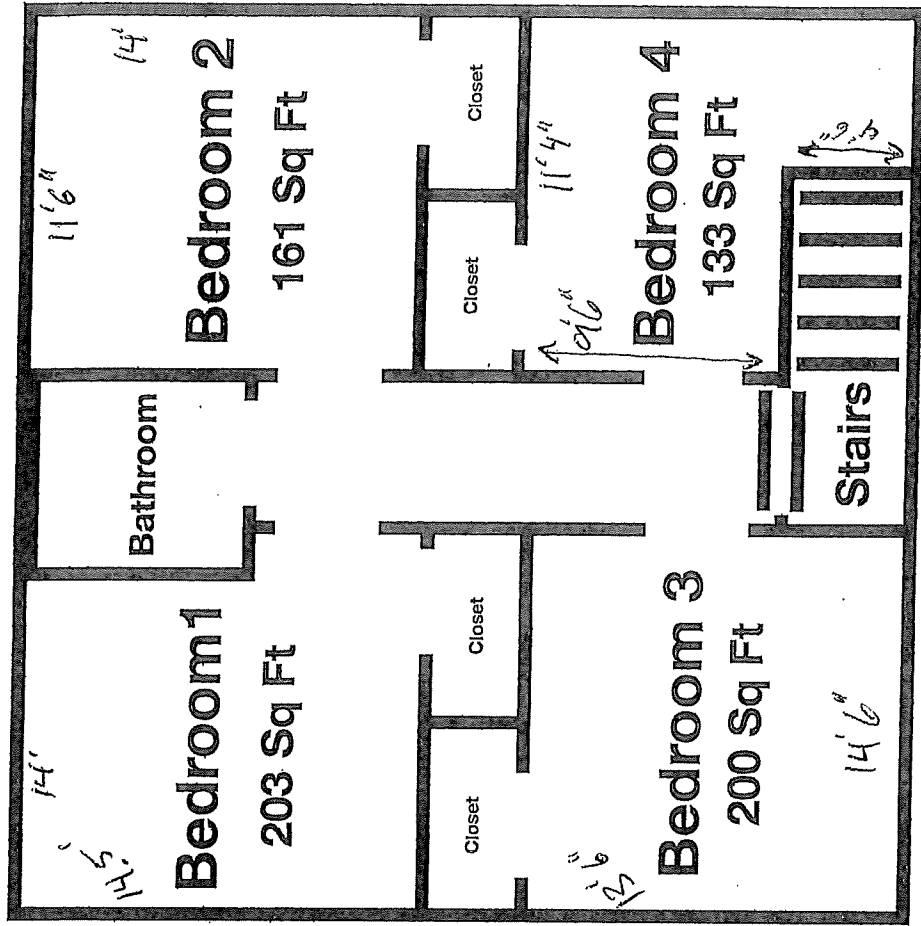
Outdoor Warning Sirens - operated by Boone County and  
linked to NOAA weather radio and cell phone alerts.

If you hear the outdoor warning sirens seek shelter

# First Floor



# Second Floor





BOONE COUNTY  
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Joshua Gott

Address: 60247 Singletree Ln. Florence Ky 41042

Phone number: 423-503-0060

Email: joshua.gott@gmail.com

Address of STRU: 6724 Camp Ernst Rd Burlington 41005

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

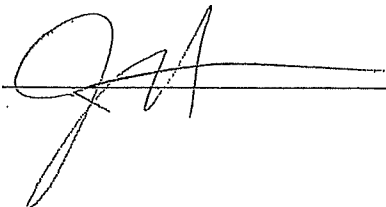
1. A fire safety plan shall be posted on each level of the home and inside each bedroom. The fire safety plan shall include the following information:
  - Phone number and procedures to report an emergency:
    - Boone Center 911 Emergency
    - Boone Center Non-Emergency 859-371-1234
    - Property 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: Joshua Gott Date: 7/17/23

Signature: \_\_\_\_\_



# General Business Certificate

County of Boone, KY

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the Boone County Tax Ordinance to engage in, carry on or conduct the business, trade, calling, profession, exhibition or occupation.

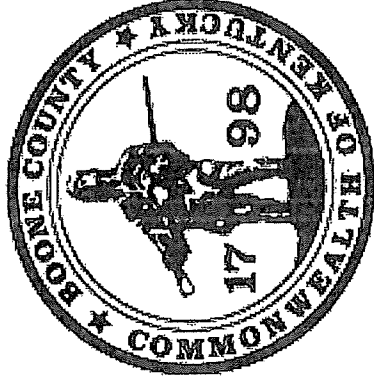
Business Name: JOSHUA GOTT, LLC

Business DBA:

Business Account No: 040516

Effective Date: 05/23/2023

Expiration Date: 04/15/2024



JOSHUA GOTT, LLC  
6724 CAMP ERNST ROAD  
BURLINGTON, KY 41005

To Be Posted in a Conspicuous Place  
NOT TRANSFERABLE

*Gary W. Moore*

Gary W. Moore County Judge Executive

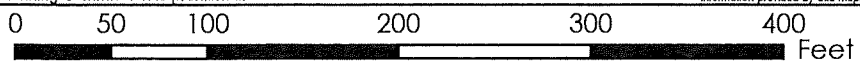
# 2040 Future Land Use Map

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.



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



**ORDINANCE 2021-21**

**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 services 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 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. 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 the 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.

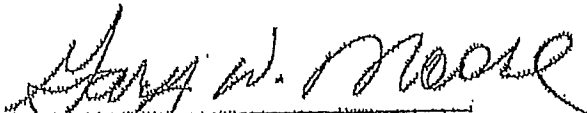
SECTION THREE

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

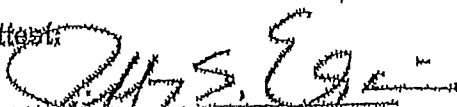
First Reading- the 26 day of August, 2021

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

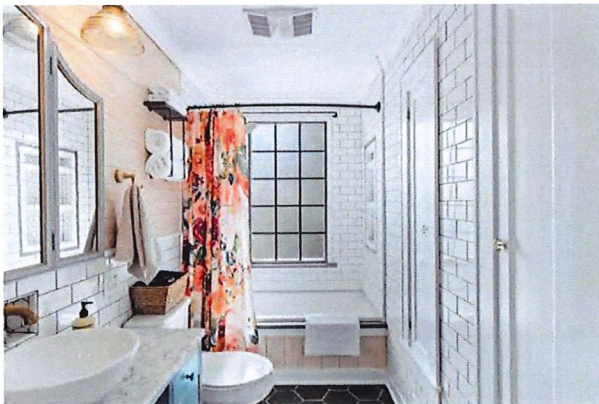
Attest:

  
JEFFREY S. EARLYWINE,  
Acting Fiscal Court Clerk

# BACKYARD WANDERLAND

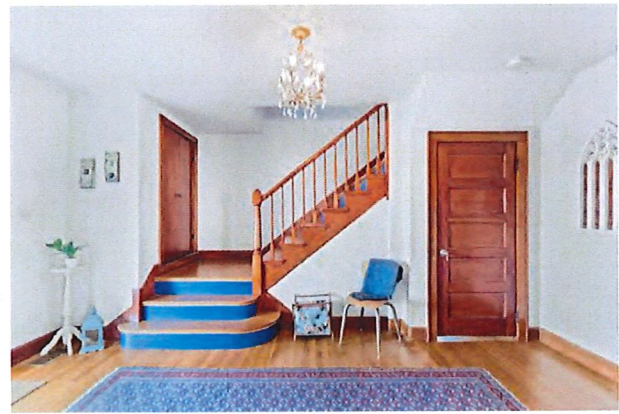












# Property Management

We will manage the property directly staying intimately involved with the marketing, screening, booking, and operation of all matters related to the property and guest services on a daily basis.

We are reachable 24 hours a day via phone, text, and email. We live 3.3 miles from the property (8 minute drive) and can quickly be on site to address any emergency issues should they arise.

In the event that we are unable to arrive on site in a timely fashion there are a number of backup attendees who can step in:

- Jackie Dagleish (next door)
- Janelle Hawes (15 min drive)
- Jerry Gott (16 min drive)

## Trusted Maintenance and Service Partners

We have carefully selected a roster of trusted partners who can respond to any issues or needs at the property that are beyond our ability to address ourselves. These are partners we have relied on in the past for our personal needs and who have proven to be highly responsive and reliable.

- Plumbing - Greg Simpson, Pioneer Plumbing | (859) 918-6113
- Electrical - John Kuhn, Kuhn Electric | (859) 907-5821
- HVAC - Bob's Heating and Air | (859) 689-5333
- Roofing - Jeremy Ellis, New Heights Roofing | (859) 866-5513
- Handyman - Nick Hoffman, Hoffman Home Services | (859) 992-6115
- Appliance - Nicely's Appliance Repair | (859) 342-9900
- Lawn Care - Matt Enzweiler | (859) 992-1615

# Guest Screening Practices

**We employ a series of safeguards to ensure that we host good guests.**

## **Marketing Strategy:**

The home is intentionally designed to appeal to families with young children visiting the area to explore attractions like the ARK Encounter and Creation Museum. These families tend to hold conservative Christian values and seek to uphold virtues like courtesy, honor, responsibility and conscientiousness while denouncing behaviors such as drunkenness, promiscuity, and disregard for one's fellow man.

All photography and copy will serve to highlight aspects of the property that are most appealing to this clientele. Ex. playground, basketball court, walking track, tetherball, child's playhouse, fully fenced in yard. Promoted local attractions will be family-friendly options. The property does not have a pool or other such amenities that can often attract the large party-throwing crowd.

In short, everything about the way the house is designed and marketed will scream "this is for courteous families."

## **Pricing Strategy:**

One of the fastest ways to invite troublemakers into your property is by lowering your rates beyond what is recommended. Our strategy is to leverage the price optimization tool, Beyond Pricing, to set the price at above market rates and not go below in an attempt to win a few extra bookings.

Generally speaking if your occupancy rates are too high then your price is too low and you're likely drawing a less affluent crowd which can increase your maintenance costs due to wear and tear. Our target annual occupancy rate is 80%. That likely means we're pricing ourselves out of the lower end of the market while attracting the right crowd who will treat the neighborhood and property with the respect they deserve.

## **Guest Reputation :**

In the instances where Instant Booking is activated we will limit that option only to guests with a good track record as defined by: *Guests who have completed a previous stay without incident or bad reviews.* If that criteria is not met an inquiry must be made wherein we will have the opportunity to discuss the nature of the trip and our expectations for guests who stay on the property. If we are not confident that the inquiring guests will meet our expectations, the inquiry will be declined.

**Rental Contract:**

Beyond relying on the "house rules" as communicated through OTA listings like Airbnb and VRBO, guests will also be required to sign a formal rental agreement which will bind them to defined expectations and rules of conduct. Violations of said expectations/rules will result in corresponding consequences including but not limited to written warnings, fines, and immediate eviction.

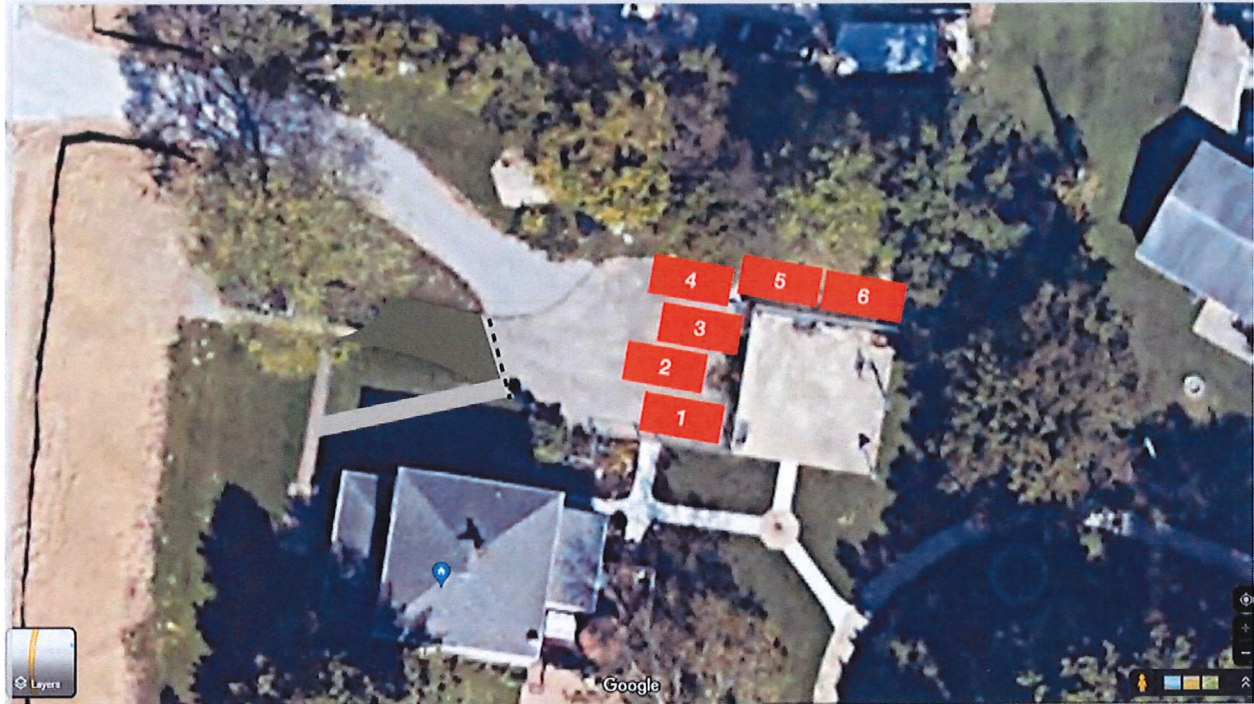
**Investigation of Intent:**

If there is any suspicion or concern that a confirmed reservation has intent to violate house rules (partying, unruly behavior, etc) or has the potential to be a neighborhood disturbance a search of all publicly available information (social media accounts, online directories, etc) will be conducted to determine if such behavior is an observable, historical pattern. If so, the guest will be contacted to confirm that they understand the binding nature of the agreement they have signed and that any actions that violate the rules of conduct will result in the corresponding consequences.

**Booking Cancellation:**

If it is determined that a confirmed booking is a high-risk guest we will take the necessary action to cancel the booking in accordance with the policies and procedures of OTA sites like Airbnb and VRBO. Often these instances are protected by the OTA and will not result in cancellation fees or negative consequences.

# Parking Layout



- All parking at the property is off-street.
- There is ample parking provided via a large blacktop pad at the top of the driveway (spaces 1-4) and a gravel parking area to the side of the basketball court (spaces 5 and 6)
- In addition to the 6 available spaces there is room for cars to turn around via a 3 point turn in order to exit the property without having to back down the driveway and on to Camp Ernst Rd.

# BACKYARD

WANDERLAND

## SHORT-TERM RENTAL AGREEMENT

I. **THE PARTIES.** This Short-Term Rental Agreement ("Agreement") made on \_\_\_\_\_, 20\_\_\_\_ between the following:

GUEST: \_\_\_\_\_, with a mailing address of \_\_\_\_\_ ("Guest"), and

HOST: Joshua and Terra Gott, with a mailing address of 6247 Singletree Ln, Florence KY 41042 ("Host").

II. **THE PREMISES.** The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:

- a.) Mailing Address: 6724 Camp Ernst Rd, Burlington KY 41005
- b.) Residence Type: House
- c.) Bedroom(s): 4
- d.) Bathroom(s): 2

Hereinafter known as the "Premises."

III. **LEASE TERM.** The Guest shall have access to the Premises under the terms of this Agreement for the following time period: (check one)

**Fixed Term.** The Guest shall be allowed to occupy the Premises starting \_\_\_\_\_, 20\_\_\_\_ at 4pm ET and ending \_\_\_\_\_, 20\_\_\_\_ at 11am ET("Lease Term").

IV. **QUIET HOURS.** The Host requires:

**Quiet Hours.** Quiet hours begin at 10:00 PM each night and continue until 8AM the following morning. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

V. **OCCUPANTS.** The total number of individuals staying on the Premises during the Lease Term shall be a total of \_\_\_\_ guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Host.

VI. **RENT.** The Guest shall pay the Host:

**If booked via a 3rd Party OTA such as Airbnb or VRBO:**

Pricing and payment terms shall be communicated via said 3rd party OTA at the time of booking. Upon booking confirmation these prices and terms shall be considered binding. Failure to adhere to the payment terms shall result in consequences in accordance with the refund schedule, fees, etc as communicated via the 3rd party OTA on which the booking originated.

**If booked directly:**

**Fixed Amount.** The Guest shall be required to pay the Host \$\_\_\_\_\_ for the Lease Term ("Rent"). Rent payments are to include the total of all expenses including nightly rate, cleaning fee, taxes, or any other relevant fees included in the quote.

- Initial 50% of the Rent is due at the execution of this Agreement.
- Final 50% of the Rent is due 30 days prior to check in
- If booking is made less than 30 days prior to check in the full amount of the booking will be due at execution of this agreement

**VII. CANCELLATION.**

**a. If booked via a 3rd Party OTA such as Airbnb or VRBO:**

Cancellation terms shall be communicated via said 3rd party OTA at the time of booking. Upon booking confirmation these terms shall be considered binding. Subsequent cancellation shall result in consequences in accordance with the refund schedule, fees, etc as communicated via the 3rd party OTA on which the booking originated.

**b. If booked directly:**

- i. Guests who cancel at least 60 days before check-in will be refunded 100% of what they have paid.
- ii. Guests who cancel between 30 and 60 days before check-in will forfeit the initial 50% payment made at the execution of this agreement.
- iii. Cancellations less than 30 days are non-refundable.

**VIII. PETS.** The Host **does Not Allow Pets:** There are no pets allowed on the Premises. If the Guest is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

**IX. PARKING.** The Host shall provide 6 parking space(s) to the Guest. There is a 6 car maximum number of vehicles allowed on the property. Parked vehicles will remain in the driveway only. No street or grass parking is permitted.

**X. FEES.** The Host requires the Guest pays the following fees at the execution of this Agreement: (check all that apply)

- **Cleaning Fee:** \$175
- **Taxes:** \$\_\_\_\_\_
- **Other.** \_\_\_\_\_ \$\_\_\_\_\_
- **Other.** \_\_\_\_\_ \$\_\_\_\_\_

XI. **PARTY CLEANUP.** There will be NO PARTIES. If the Premises qualifies for a "deep clean" due to the amount of "wear and tear" from a party or large gathering, a fee of \$500 ("Party Cleanup Fee") shall be charged at the end of the Lease Term.

XII. **SMOKING POLICY.** Smoking or vaping on the Premises is: **Prohibited.**

XIII. **PERSON OF CONTACT.**

The Host may be contacted for any emergency, maintenance or repair at:

Host's Name: Joshua Gott

Telephone: (423)503-0060

E-Mail: joshua.gott@gmail.com

or

Host's Name: Terra Gott

Telephone: (336)403-7853

E-Mail: terragott@gmail.com

XIV. **INSPECTION.** The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this agreement.

XV. **MAINTENANCE AND REPAIRS.** The Guest shall maintain the Premises in a good, clean, and ready-to-check out condition per the provided check out instructions and use the Premises only in a careful and lawful manner. The Guest shall report any breakages or maintenance issues to the host immediately. The Guest shall pay for repairs, damage, or breakages which can be directly attributed to their party or stay.

The Property is rented with the Owner's furniture and household furnishings. Owner shall not be responsible for providing additional furnishings or equipment not presently available in Property. The Guest will report any maintenance issues immediately to the Owner. Owner will make every effort to repair and/or replace any equipment that is not working properly, but cannot guarantee that all equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.

XVI. **TRASH.** The Guests shall dispose of all waste material generated into the large outdoor cans. Outdoor cans must be wheeled to the curb every Sunday by 5pm ET. Outdoor cans must be wheeled back to the storage location by 5pm ET Monday. Failure to place the cans at the curb in time for pickup will result in a \$200 fee.

XVII. **NON DISTURBANCE.** The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Guest is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area.

- a. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement
- b. The use of outdoor loudspeakers or bluetooth sound systems is prohibited
- c. Any loud conversation should be moved indoors after 10pm ET
- d. No basketball after 10pm
- e. No fireworks

XVIII. **HOST'S LIABILITY.** The Guest and any of their guests hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Guest expressly recognizes that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.

XIX. **ATTORNEY'S FEES.** The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Host enforcing this agreement.

XX. **USE OF PREMISES.** The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

XXI. **ILLEGAL ACTIVITY.** There will be no weapons of any kind on the Premises. The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund.

XXII. **SECURITY SURVEILLANCE.** The property is equipped with outdoor security cameras to ensure safety and compliance. Audio listening is disabled on each camera but can be temporarily enabled if a violation of house rules is visually observed and/or verification of a potential noise violation is necessary. There are no security cameras or listening devices inside the home. Tampering with or disabling security cameras shall cause immediate termination of this Agreement with no refund.

XXIII. **POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

XXIV. **GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

XXV. **OWNERS RIGHTS.** Guest agrees that if the conditions and limitations set forth herein are not met, Owner shall have the right to cancel this agreement and may enter the Property, either by statutory proceedings or by force, to inspect the Property and ensure that Guest has vacated the Property. All monies paid by Guest shall be forfeited as liquidated damages.

By signing this Rental Agreement, Guest acknowledges that they will comply with the terms of this agreement and each assumes the responsibility for the obligations set forth herein.

**Guest Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_

Billing Address (for credit card) \_\_\_\_\_

Mailing Address(if different) \_\_\_\_\_

Email Address \_\_\_\_\_

Telephone: cell \_\_\_\_\_

Emergency Contact \_\_\_\_\_



To the Board of Adjustments, Boone County KY,

The purpose of this letter is to express my support for Joshua and Terra Gott as they seek the conditional use and Short Term Rental permit for their home at 6724 Camp Ernst Rd. Please let it be known that I do not stand in opposition to the granting of such permitted use.

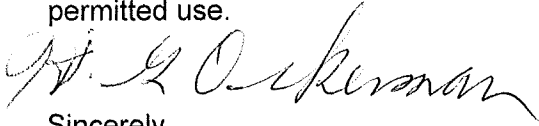
Sincerely,

Jacklyn Dalgleish  
1965 Holbrook Ln  
Burlington, KY 41005

Jacky Dalgleish

To the Board of Adjustments, Boone County KY,

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A handwritten signature in cursive script, appearing to read "J. G. Ockerman".

Sincerely,

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Joshua & Terra Gott  
6247 Singletree Ln  
Florence, KY 41042

2. ADDRESS OF PROPERTY

6724 Camp Ernst Rd  
Burlington, KY 41005

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Gott Short Term Rental

4. DEED BOOK 1036

PAGE NO. 141

GROUP NO. 2031

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

Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat  
(Not Recorded)

Other:

Variance

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 10<sup>th</sup> day of August, 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

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 August 9, 2023, Certificate of Land Use Restriction (#23-BCBOA-028-A), for Joshua & Terra Gott, Property Owner(s).

The following conditions will apply:

1. 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 1036

PAGE NO. 141

GROUP NO. 2031