

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
89161  
SEP 07 2023  
BOONE COUNTY  
PLANNING COMMISSION

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

035

\$760 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: Melody Greba  
Address: 1532 Eads Rd  
Verona Ky 41092  
City State Zip Code  
Phone Number: 859-907-1432 Fax Number: 859-485-1786  
Email: greba@fuse.net

4. Description of Request:  
Seeking Approval to Expand Existing Kennel  
License to have a cattery for 12 enclosures

5. Name of Development: Kennels of St Francis, Inc

6. Location of Development: 1532 Eads Rd  
Verona Ky 41092  
City State Zip Code

7. Acreage Under Review: 15 Acres

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

9. Current Owner: Richard & Melody Greba  
Address: 1532 Eads Rd  
Verona Ky 41092  
City State Zip Code  
Phone Number: 859-907-1432 Fax Number: 859-485-1786  
Email: greba@fuse.net

10. Proposed Use(s) on Site: 14' x 16' for cattery
11. Total Square Footage of Existing and/or Proposed Buildings: 14' x 16' = 224 sq ft
12. Current Zoning: A-2
13. 576 26 ~~2086A~~  
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:** Melody Ogden  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 9/7/23 Fee Received: \$766 Receipt #: 89161

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

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 10/11/2023

5. Board Action: 10/11/2023

- 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)

## STAFF REPORT

#1

APPLICANT: Melody Greba

LOCATION: 1532 Eads Road

ZONING: Agricultural Estate (A-2)

DATE: October 11, 2023

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to expand the existing Conditional Use Permit to allow the kenneling of cats.

### SITE HISTORY

1985-

1990 Based on information contained in the Boone County GIS, the site was originally developed.

1987 On May 13, 1987, the Boone Board of Adjustment approved a Conditional Use Permit to allow the operation of a dog kennel with breeding and training facilities, subject to the condition that the owner take the necessary steps to protect the neighborhood and keep the kennels clean and sanitary by either a septic system or by waste pick up three times a week (BCBOA-51387-1).

2000 On November 3, 2000, the Boone County Planning Commission approved a zoning permit for a single-family residence.

2004 On January 7, 2004, the Boone County Planning Commission approved a zoning permit for a barn.

2006 On April 11, 2006, the Boone County Planning Commission approved a zoning permit for an accessory structure.

2006 On August 16, 2006, the Boone County Planning Commission approved a Conveyance Plat creating the lot under review.

### 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 505.1 of the Boone County Zoning Regulations identifies 'Kennel' as a Conditional Use within the A-2 district.
- D. Section 602. A of the Boone County Zoning Regulations states that the purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.
- E. Section 4000 of the Boone County Zoning Regulations defines 'kennel' as a lot or a facility in which four (4) or more domesticated animals greater than four (4) months of age are maintained for commercial purposes. Commercial purposes

include the grooming, breeding, boarding, animal day care, training, raising, and selling of domesticated animals.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Rural Density Residential”, “Rural Lands”, and “Developmentally Sensitive”. These land uses are described as follows:
1. Rural Density Residential – Low density residential uses of up to one dwelling unit per acre.
  2. Rural Lands - Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres. Residential construction in Rural Lands does not occur in a formal subdivision.
  3. Developmentally Sensitive – Areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character. In addition, developmentally sensitive areas may, in the future, be defined and protected due to historical or visual importance.
- 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. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
  6. Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).
  7. 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).

8. 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).
  9. 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. Eads Road is a county maintained collector street, providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 14.6 acre area is located along the north side of Eads Road, approximately 4,000 feet east of Walton Verona.
- B. The site is currently occupied by a house, a garage, accessory structure(s), and structures associated with a dog kennel.
- C. Access to the site is from a shared driveway to Eads Road.
- D. The western portion of the site is the high spot of the property. The western three-quarters of the site slopes downward, west to east, to a pond at an average grade of 8%. From the pond, the site slopes upward west to east, at an average grade of 9%.

#### SURROUNDING LAND USES AND ZONING

North: Single-family residential and agricultural/undeveloped land (A-2)

South: CSX Railroad line, Single-family residential, and agricultural/undeveloped land (A-2)

East: Single-family residential and agricultural/undeveloped land (A-2)

West: Single-family residential and agricultural/undeveloped land (A-2)

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to construct/install a two hundred twenty-four square foot (14' x 16') building to kennel up to twelve (12) cats.

#### STAFF COMMENTS

- A. The proposed building will be located within the center portion of the site, approximately three hundred (300) feet from the nearest property line.

- B. Since the original Conditional Use Permit was approved, there have been no violations registered with the Boone County Planning Commission.

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

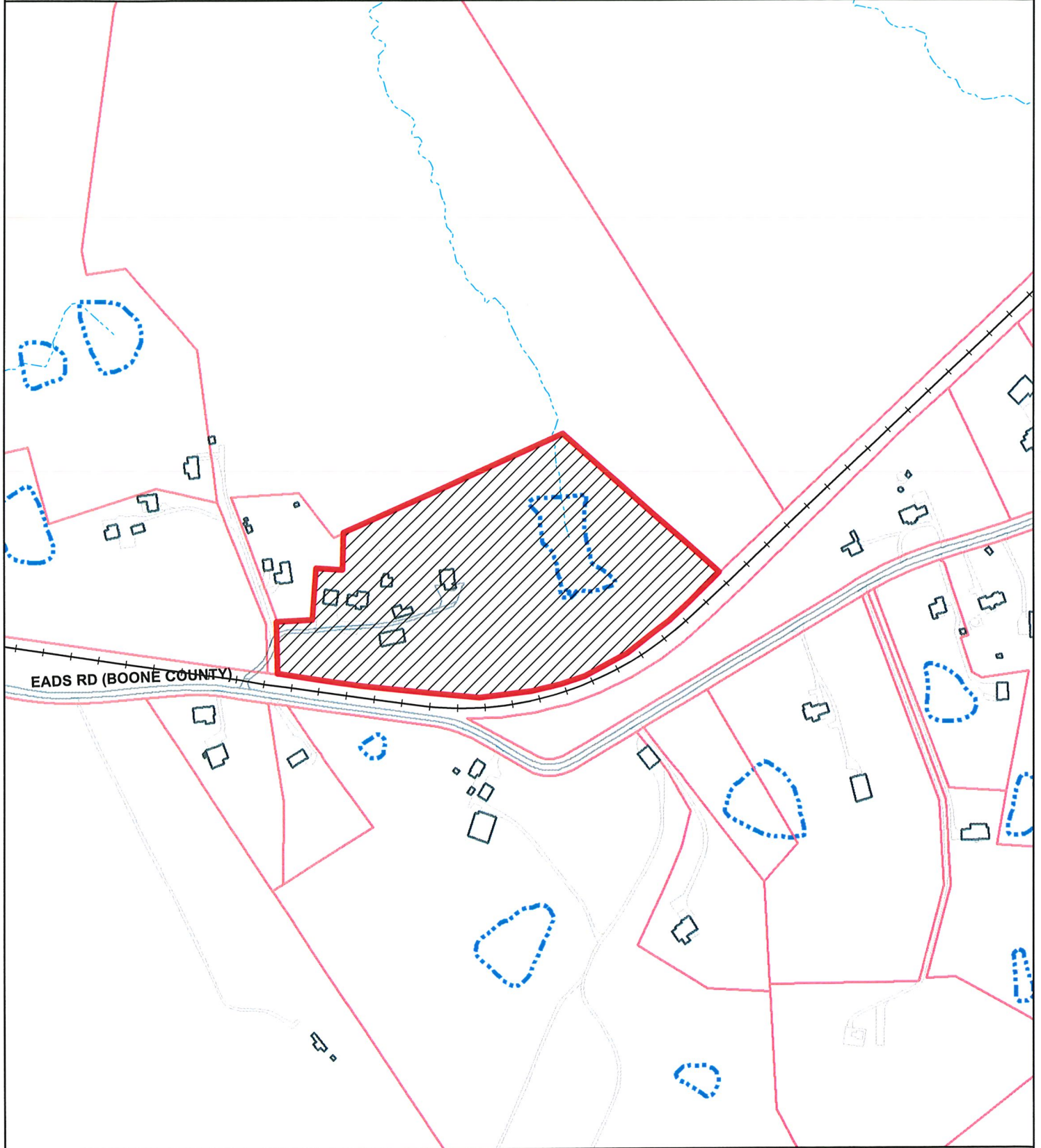
MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographic Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Concept Development Plan

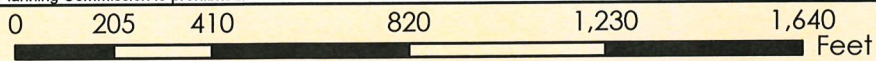
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)



Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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



1 inch = 400 feet

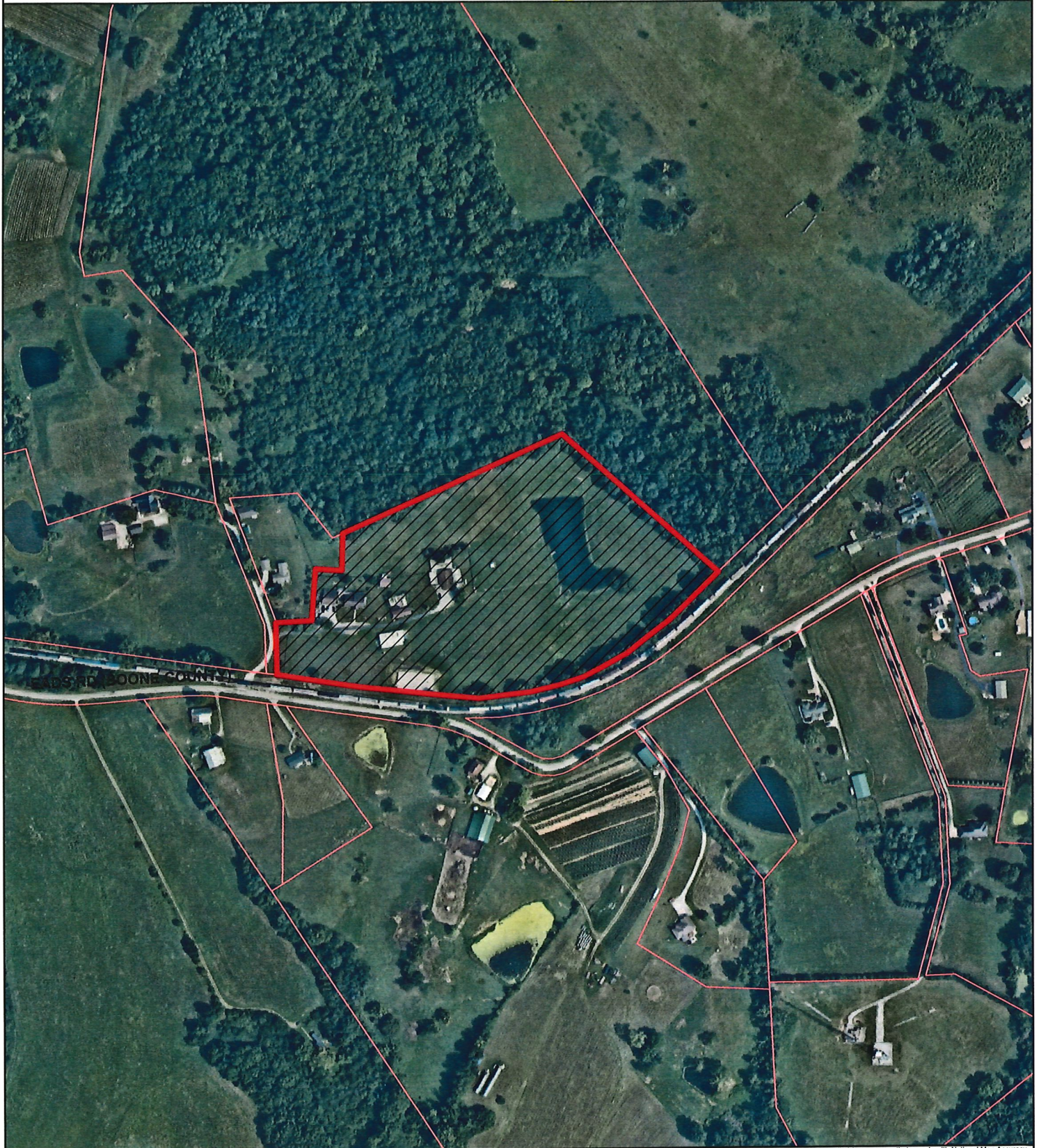


**Boone County GIS - Putting Northern Kentucky on the Map**



# Aerial Map

[www.boonecountygis.com](http://www.boonecountygis.com)



Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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

0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

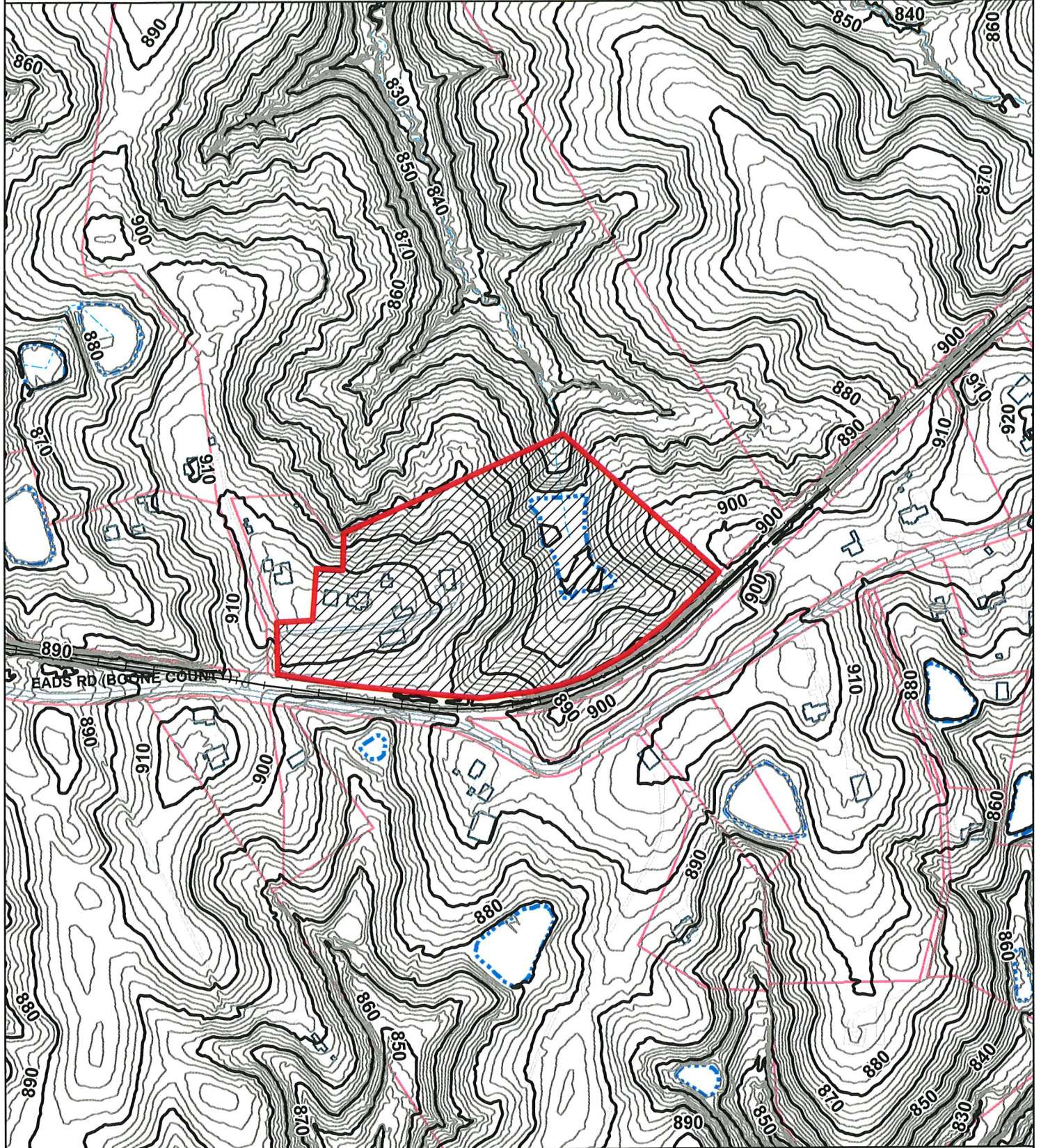


**Boone County GIS - Putting Northern Kentucky on the Map**



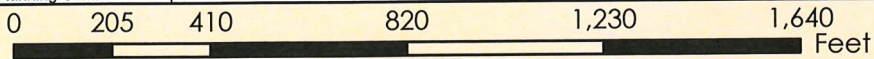
# Topographic Map

[www.boonecountygis.com](http://www.boonecountygis.com)



Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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

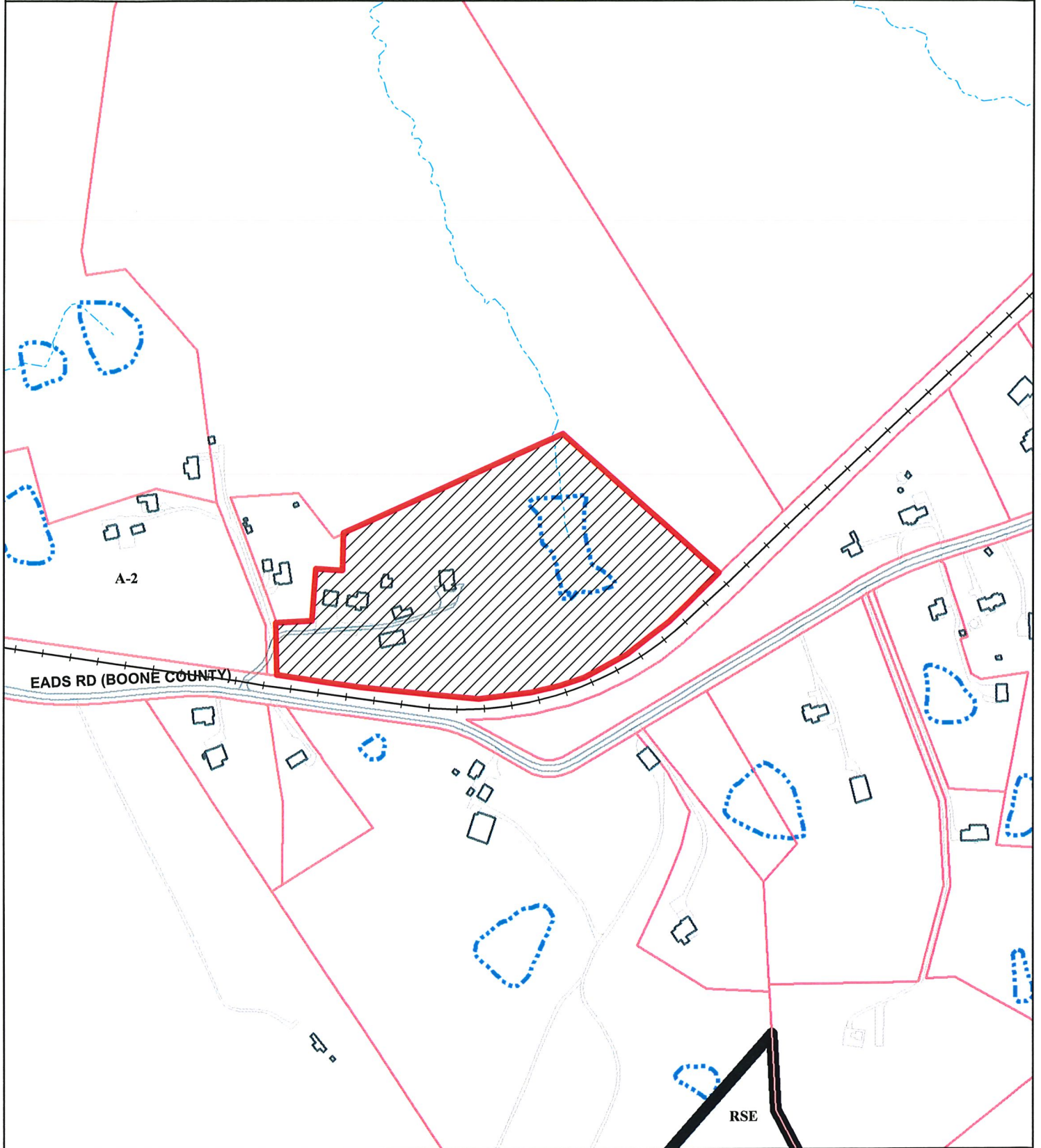


**Boone County GIS - Putting Northern Kentucky on the Map**



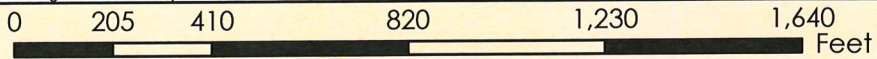
# Zoning Map

[www.boonecountygis.com](http://www.boonecountygis.com)



Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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



1 inch = 400 feet



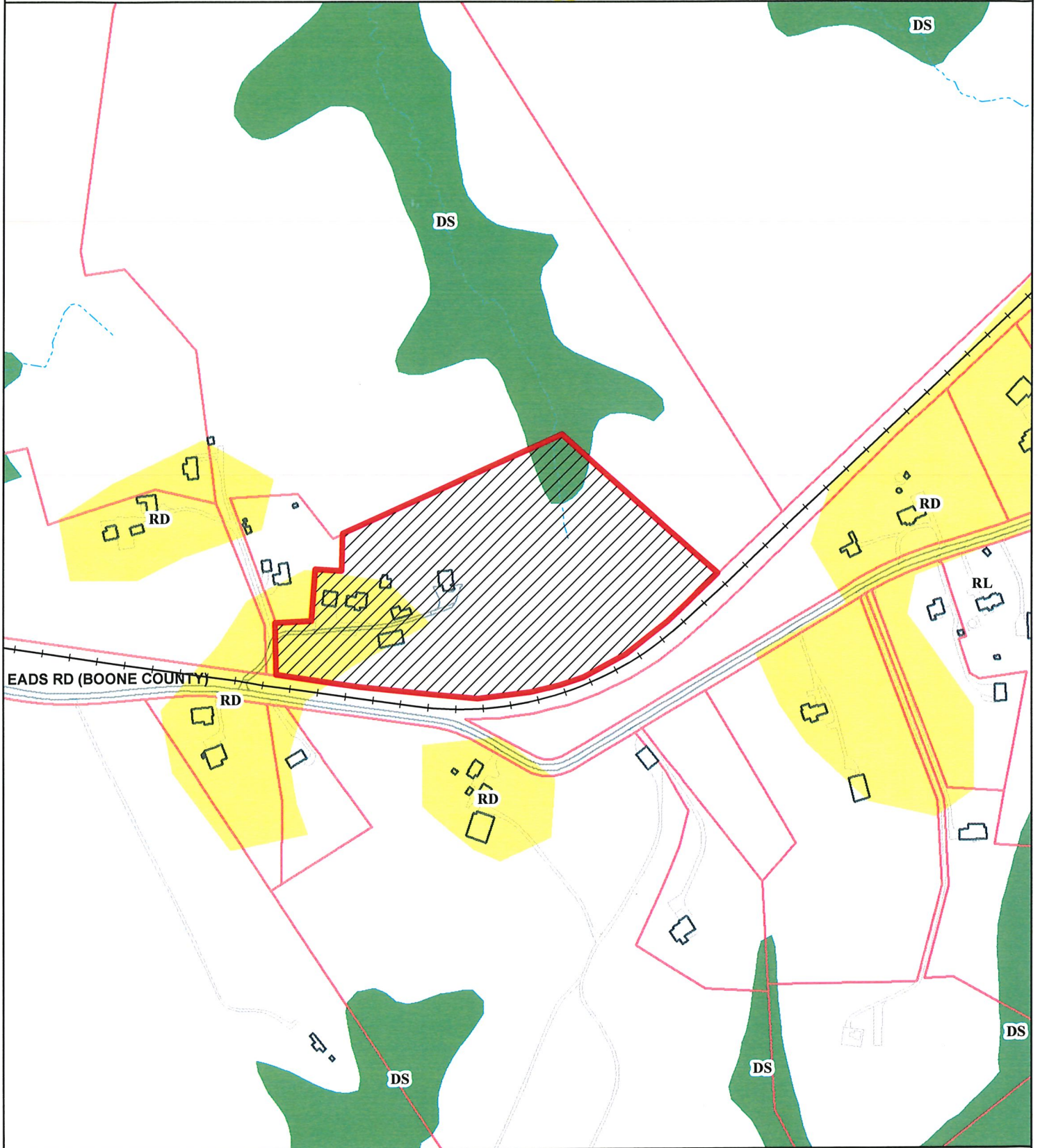
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd

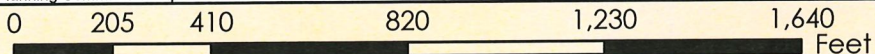
# 2040 Future Land Use Map

[www.boonecountygis.com](http://www.boonecountygis.com)



Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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



1 inch = 400 feet



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

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
89161  
SEP 07 2023  
BOONE COUNTY  
PLANNING COMMISSION

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

**\$760** 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: Melody Greba  
Address: 1532 Eads Rd  
Verona Ky 41092  
City State Zip Code  
Phone Number: 859-907-1432 Fax Number: 859-485-1786  
Email: greba@fuse.net
4. Description of Request:  
Seeking Approval to Expand Existing Kennel License to have a cattery for 912 enclosures
5. Name of Development: Kennels of St Francis, Inc
6. Location of Development: 1532 Eads Rd  
Verona Ky 41092  
City State Zip Code
7. Acreage Under Review: 15 Acres
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Richard & Melody Greba  
Address: 1532 Eads Rd  
Verona Ky 41092  
City State Zip Code  
Phone Number: 859-907-1432 Fax Number: 859-485-1786  
Email: greba@fuse.net

10. Proposed Use(s) on Site: 14' x 16' for cattery
11. Total Square Footage of Existing and/or Proposed Buildings: 14' x 16' = 224 sq ft
12. Current Zoning: A-2
13. 576 26 ~~2086A~~  
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:** Melody Ogden  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

# 1532 EADS ROAD

www.boonecountygis.com



Copyright 2020 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

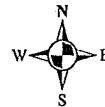
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet



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



**Michael Schwartz**

**From:** Melody Greba <mgreba@yahoo.com>  
**Sent:** Thursday, September 7, 2023 1:28 PM  
**To:** Michael Schwartz  
**Subject:** Cattery bldg

**EXTERNAL MESSAGE**





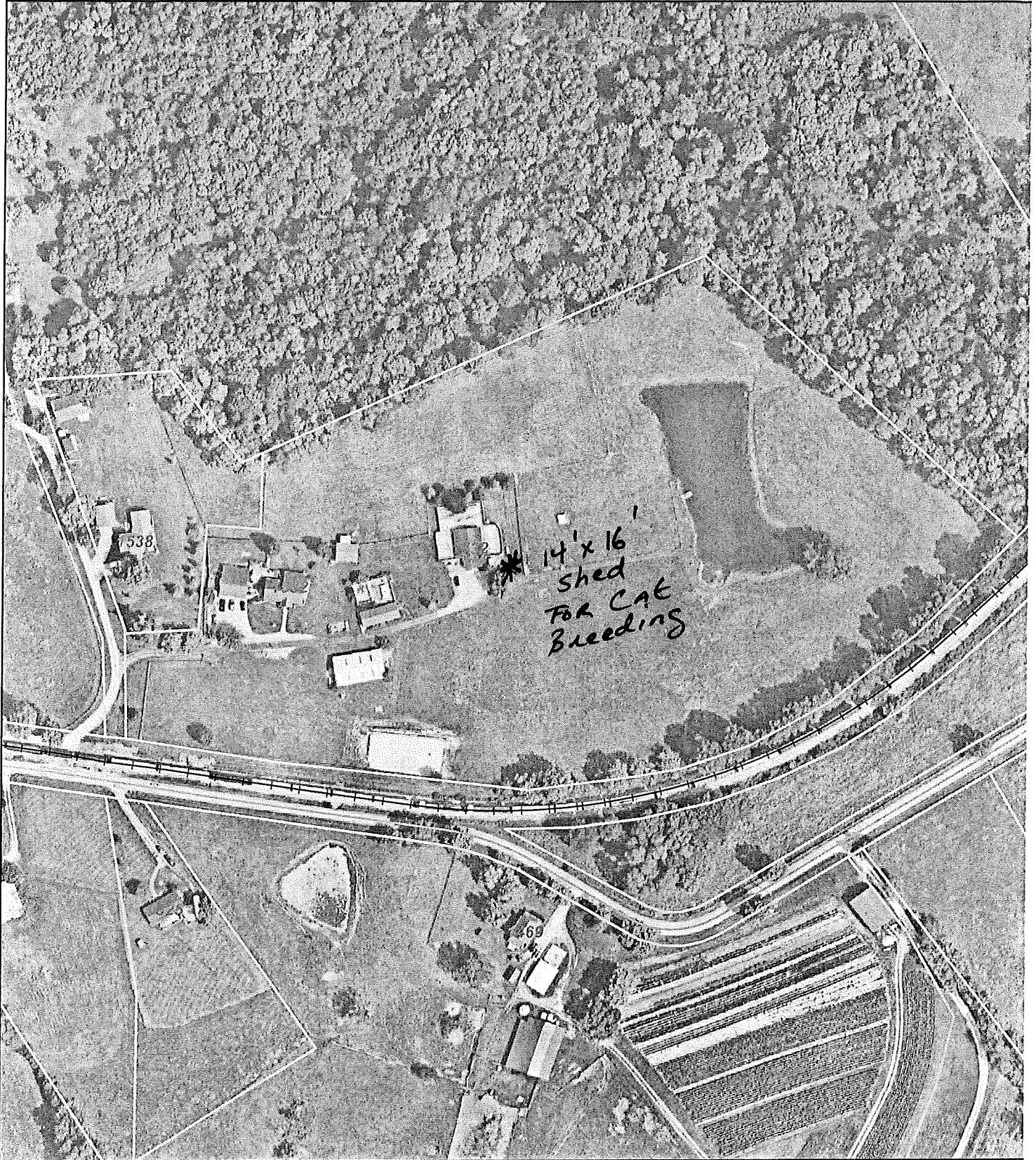
These are pictures requested regarding my cattery building. The building's roof will have a long overhand on each side to cover my cats. Thank you for your help.

Kind Regards,  
Melody Greba

[Sent from Yahoo Mail on Android](#)

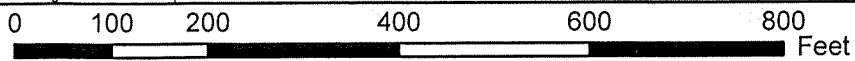
# 1532 EADS ROAD

www.boonecountygis.com



Copyright 2020 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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



1 inch = 200 feet



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



Map Created: xx/xx/2020

Boone County GIS  
ArcMap Document: \*.mxd

**Michael Schwartz**

---

**From:** Melody Greba <mgreba@yahoo.com>  
**Sent:** Thursday, September 7, 2023 1:28 PM  
**To:** Michael Schwartz  
**Subject:** Cattery bldg

**EXTERNAL MESSAGE**





These are pictures requested regarding my cattery building. The building's roof will have a long overhand on each side to cover my cats. Thank you for your help.

Kind Regards,  
Melody Greba

[Sent from Yahoo Mail on Android](#)

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Richard & Melody Greba  
1532 Eads Rd  
Verona, KY 41092
  
- 2. ADDRESS OF PROPERTY  
1532 Eads Rd  
Verona, KY 41092
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Kennels of St. Francis
  
- 4. DEED BOOK 526                      PAGE NO. 26                      GROUP NO. 2086A
  
- 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 12<sup>th</sup> day of October, 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.)