

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
90662  
JUN 07 2024  
BOONE COUNTY  
PLANNING COMMISSION

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

023

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: Natalie Turner  
Address: 2975 Bullittsburg Church Road  
Petersburg KY 41080  
City State Zip Code  
Phone Number: 859-486-3836 Fax Number: N/A  
Email: nnturn2@gmail.com
4. Description of Request:  
Request to Airbnb 2975 Bullittsburg Church Road Petersburg, KY 41080
5. Name of Development: N/A
6. Location of Development: 2975 Bullittsburg Church Road  
Petersburg KY 41080  
City State Zip Code
7. Acreage Under Review: .46
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Natalie Turner  
Address: 4379 Courier CT  
Independence KY 41051  
City State Zip Code  
Phone Number: 859-486-3836 Fax Number: N/A  
Email: nnturn2@gmail.com

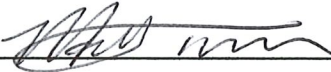
Airbnb

10. Proposed Use(s) on Site: \_\_\_\_\_
11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_ 1,320
12. Current Zoning: \_\_\_\_\_ R.S.E.
13. \_\_\_\_\_ 1128 \_\_\_\_\_ 896 \_\_\_\_\_ 2000  
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.

Property Owner's Signature:

\_\_\_\_\_ 

Applicant's Signature:

\_\_\_\_\_ 

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

1. Date Received: 6/7/24 Fee Received: \$816 Receipt #: 90662

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

3. Staff Reviewer: Michael Schwante

4. Scheduled Board Action Date: 7/10/24

5. Board Action: \_\_\_\_\_

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: SEE 7/10/24 Meeting  
MINUTES AND C.L.U.R.

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

#2

APPLICANT: Natalie Turner

LOCATION: 2975 Bullittsburg Church Road, Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: July 10, 2024

### 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

1970 A Final Plat for the Gaines and Carter Farm Division, Lot 6, was recorded.

1969-

1974 Based on information contained in the Boone County GIS, the existing house was built.

### 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 RSE district.
- D. Section 901.A of the Boone County Zoning Regulations states that Rural Suburban Estates should be located where there may be a limited feasibility, desire, or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use.
- E. Section 4000 of the Boone County Zoning Regulations defines 'Short Term Rental' as follows:

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

  - A. A unit that is used for nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
  - B. A bed and breakfast.
  - C. A hotel/residence hotel.
- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
  1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
  2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
  3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
    - a. There shall be a maximum occupancy of ten (10) persons, adult or children.
    - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.

4. Parking requirements shall be as follows:
  - a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
  - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
  - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
8. It shall be unlawful:
  - a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the 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

- h. the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)  
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 as Rural Density Residential, 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. Bullittsburg Church Road is a county maintained local street providing for two way traffic. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 0.5 acre area is located along the west side of Bullittsburg Church Road, approximately three hundred fifty (350) feet north of Petersburg Road.
- B. The site has approximately seventy-six (76) feet of frontage along Bullittsburg Church Road.
- C. Access to the site is provided by a single curb cut onto Bullittsburg Church Road.
- D. The site is currently occupied by three-bedroom, one-story, detached single-family residential structure.
- E. The site can accommodate parking for nine (9) cars on the driveway.
- F. Topographically, the site slopes upward, front to back, at an average grade of four (4) percent.

#### SURROUNDING LAND USES AND ZONING

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

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the three (3) bedroom house as a short term rental.

#### STAFF COMMENTS

- A. The site is located approximately 1,200 feet south of the Creation Museum.
- B. The site is located approximately 6,800 feet from the nearest approved Short Term Rental.
- C. It takes one (1) turning movement to get to the site in question from the nearest arterial street, which is Petersburg Road.
- D. Section 3191.F.3 states that short term rentals shall be limited to two (2) guests per bedroom, plus two (2) additional guests, up to a maximum of ten (10) guests. Additionally, Section 3191.F.3.b states that bedrooms that are less than one hundred

twenty (120) square feet shall be limited to one (1) guest.

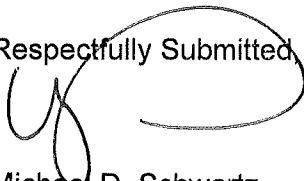
Based on these requirements, the site can accommodate a maximum of five (5) guests.

- E. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
1. Occupancy shall be limited to a maximum of five (5) guests.
  2. A Zoning Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any use of the property as a short term rental.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz  
Director, Zoning Services

MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographic Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Boone County Short Term Rental Permit Application
- \*Concept Development Plan

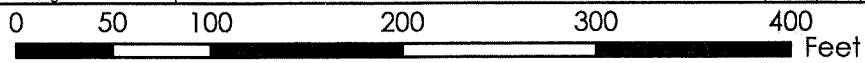
# Vicinity Map

www.boonecountygis.com

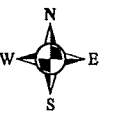


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1 inch = 100 feet



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

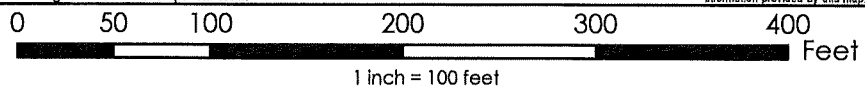
# Aerial Map

www.boonecountygis.com



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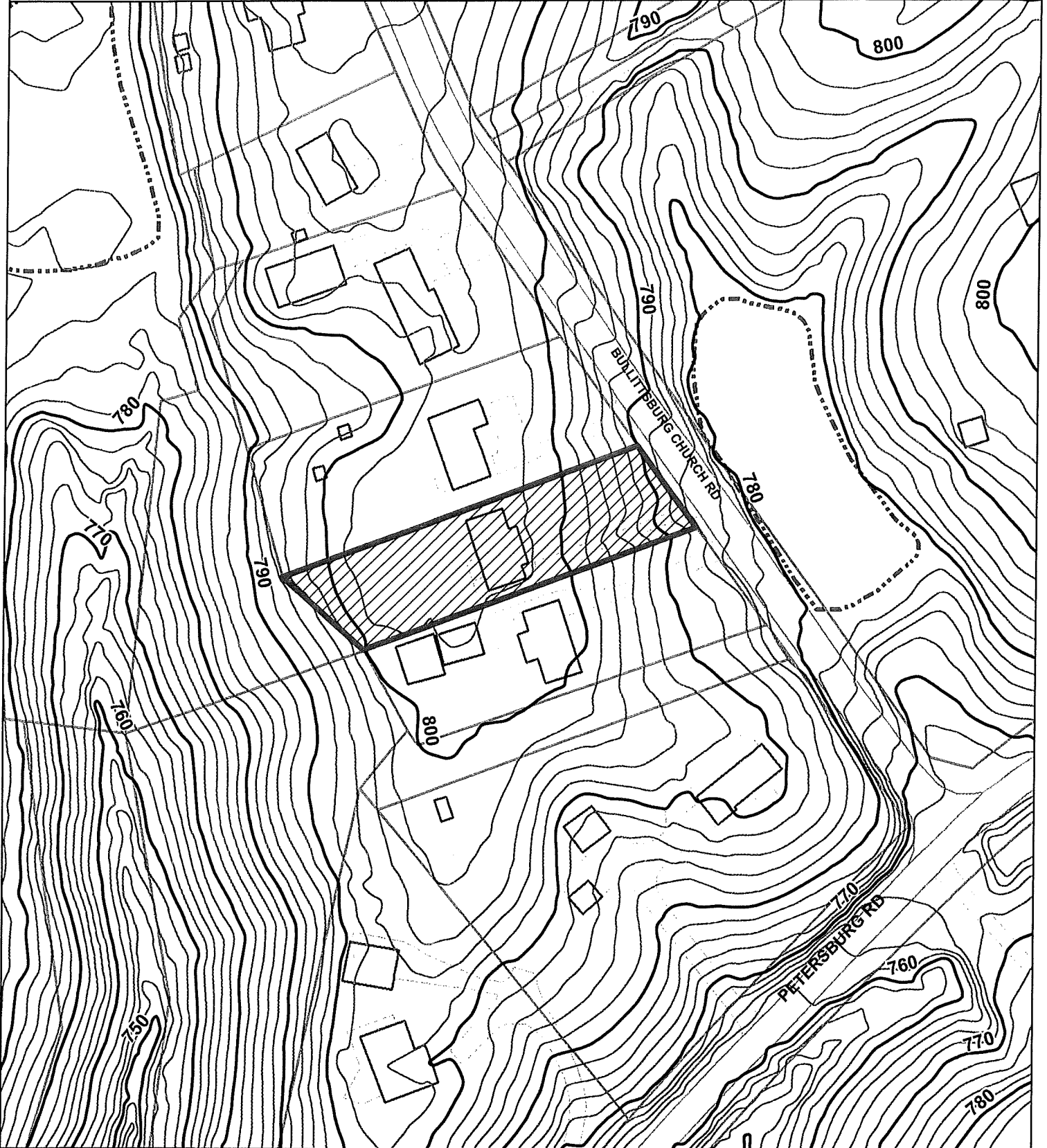
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022

Map File: E:\mxd\2022\GIS\Map.mxd  
ArcMap Document: \*.mxd

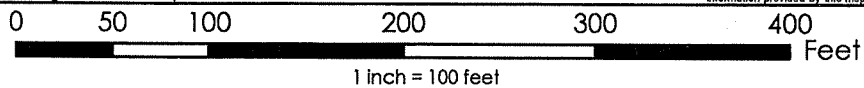
# Topographic Map

www.boonecountygis.com

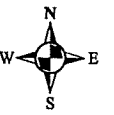


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**Boone County GIS - Putting Northern Kentucky on the Map**



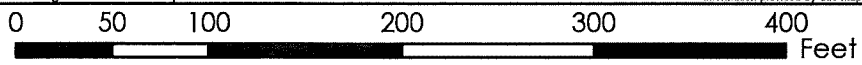
# Zoning Map

www.boonecountygis.com



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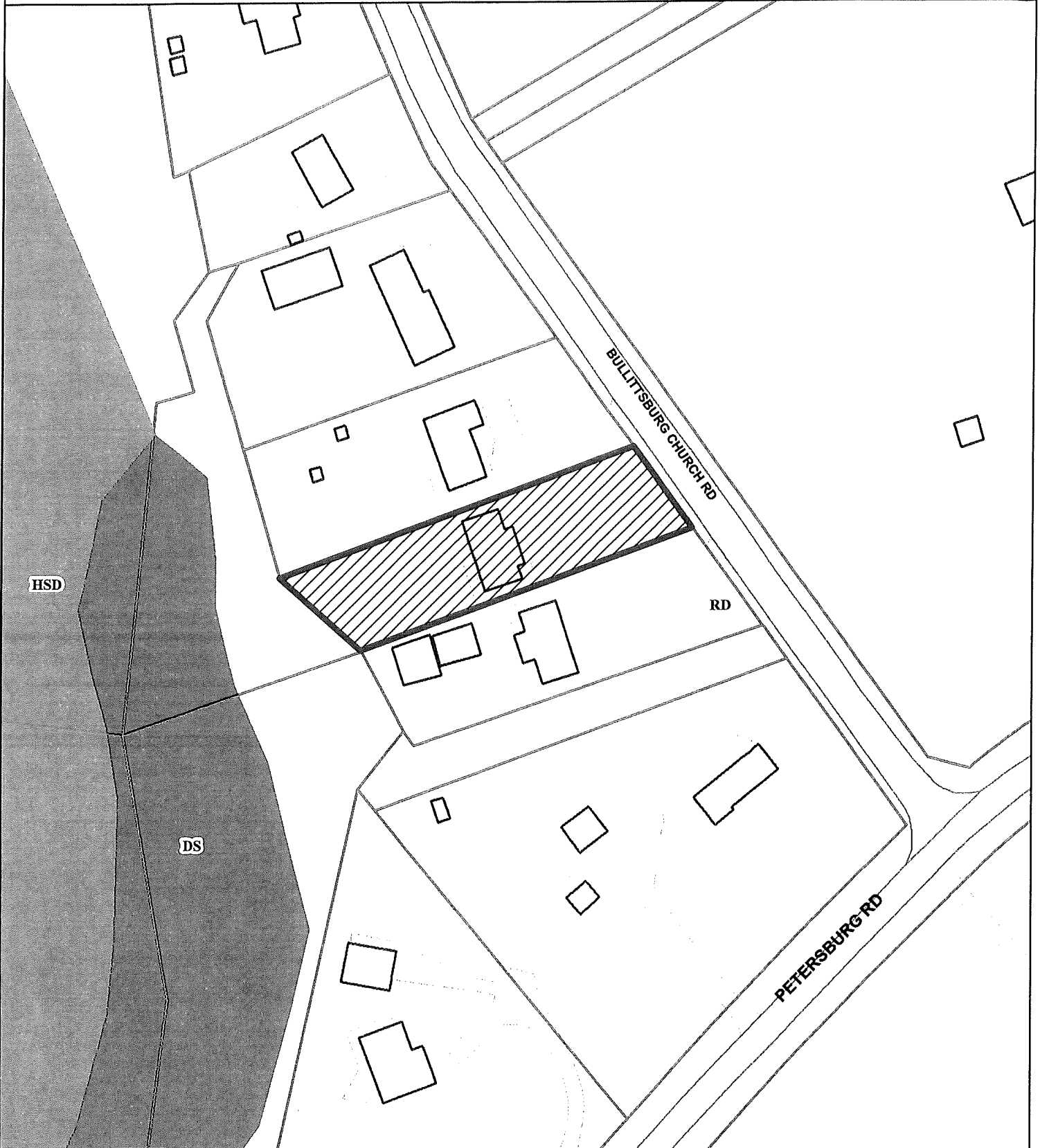


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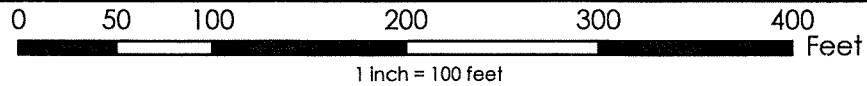
# 2040 Future Land Use Map

www.boonecountygis.com

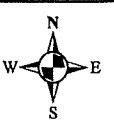


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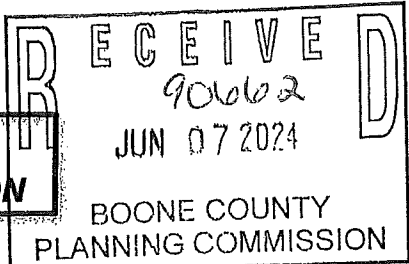
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2022

Photo: 7 inch x 8 inch by Earth 888 1183  
ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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

Site Plan Review is not granted by the appropriate Board of Adjustment

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Address: 2975 Bullittsburg Church Road  
Petersburg KY 41080  
City State Zip Code  
Phone Number: 859-486-3836 Fax Number: N/A  
Email: nnturn2@gmail.com
- 4. Description of Request:  
Request to Airbnb 2975 Bullittsburg Church Road Petersburg, KY 41080
- 5. Name of Development: N/A
- 6. Location of Development: 2975 Bullittsburg Church Road  
Petersburg KY 41080  
City State Zip Code
- 7. Acreage Under Review: .46
- 8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
- 9. Current Owner: Natalie Turner  
Address: 4379 Courier CT  
Independence KY 41051  
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Phone Number: 859-486-3836 Fax Number: N/A  
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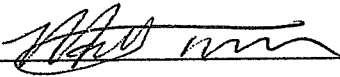
Airbnb

10. Proposed Use(s) on Site: \_\_\_\_\_
11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_ 1,320
12. Current Zoning: \_\_\_\_\_ R.S.E.
13. \_\_\_\_\_ 1128 \_\_\_\_\_ 896 \_\_\_\_\_ Z000  
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.

Property Owner's Signature:



Applicant's Signature:



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

1. Date Received: 4/7/24 Fee Received: \$816 Receipt #: 90662

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**  
KENTUCKY

## Short Term Rental Unit Permit Application

### Applicant Information

Applicant Name Natalie Turner  
Home Phone \_\_\_\_\_ Cell (859) 486 - 3836  
Mailing Address 4379 Courier CT  
City Independence State KY Zip Code 41051  
E-Mail nnturn2@gmail.com

### Short Term Rental Unit Information

Short Term Rental Address 2975 Bullittsburg Church Road Petersburg, KY 41080  
Number of Bedrooms: 3 Number of off-street parking spaces Large parking pad and driveway  
Maximum Number Occupants Requested 8 (Maximum of 10 occupants)

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

Name Natalie Turner  
Mailing Address 4379 Courier CT  
City Independence State KY Zip Code 41080  
Cell Phone 859-486-3836 Alternate Contact Number \_\_\_\_\_  
Email Address nnturn2@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. NT (initial)

**Initial Permit Application**

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

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

**Short Term Rental Permit Renewal**

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

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

_____ Natalie Turner <b>Name (print)</b>	 _____ <b>Signature</b>	_____ 04/24/2024 <b>Date</b>
--	---	------------------------------------

**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

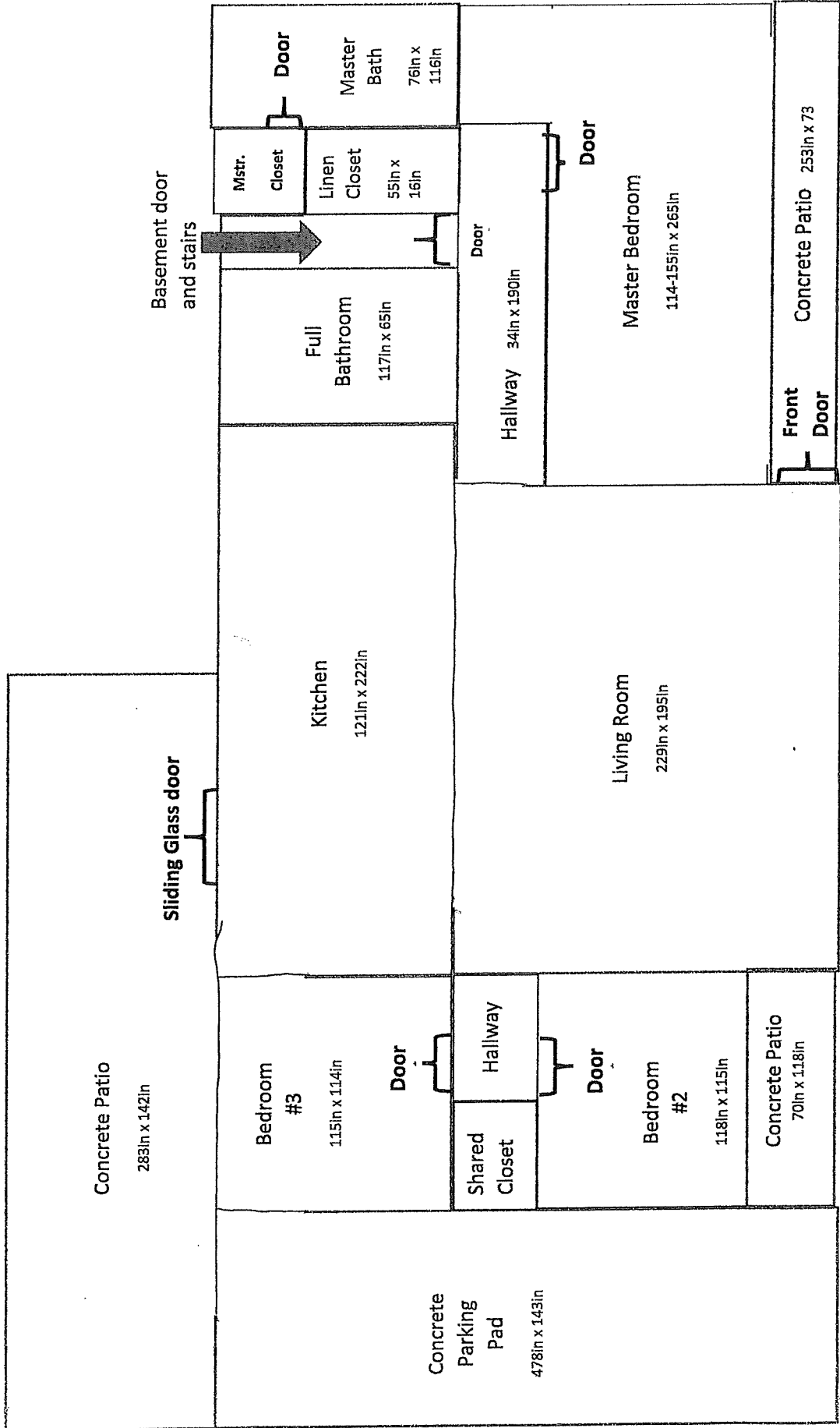
Boone County Planning Commission Approval: \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

Hallway - 36in x 45in Shared Closet - 38in x 72in Master Closet - 88in x 94in Basement - 269in x 224in





BOONE COUNTY  
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Natalie Turner  
Address: 2975 Bullittsburg Church Road Petersburg, KY 41080  
Phone number: 859-486-3836  
Email: nnturn2@gmail.com  
Address of STRU: 2975 Bullittsburg Church Road Petersburg, KY 41080

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

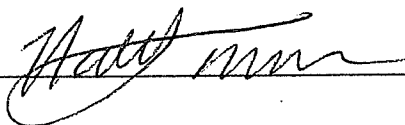
1. A fire safety plan shall be posted on each level of the home and inside each bedroom. The fire safety plan shall include the following information:
- Phone number and procedures to report an emergency:
    - Boone Center 911 Emergency
    - Boone Center Non-Emergency 859-371-1234
    - Property Address
  - 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: Natalie Turner Date: 04/25/2024

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



**Customer Information**

NATALIE TURNER  
4379 COURIER CT  
INDEPENDENCE, KY 41051-7845

**Agent Information**

LAUBER & WILL INSURANCE INC  
7012 HARRISON AVE SUITE 5  
CINCINNATI, OH 45247-4212

**Date Prepared:** 05/22/2024

**Policy Period:** 05/15/2024 to 05/15/2025

**Changes Effective:** 05/15/2024

Phone Number: (513) 661-8300

Email: info@lauberandwill.com

Agent #: 313945

**PREMIUM SUMMARY**

Primary Coverages - Special	\$2,301.00
Other and Optional Coverages	\$274.00
Discounts and Surcharges	-\$197.97
<b>Your total policy premium for 12 months is</b>	<b>\$2,377.03</b>

**DWELLING LOCATION**

2975 BULLITTSBURG CHURCH RD  
PETERSBURG, KY 41080-9321

**PRIMARY COVERAGES**

Dwelling	Other Structures	Personal Property	Loss of Use	Premises Liability	Medical Payments
\$266,200	\$36,620	\$25,000	\$26,620	\$500,000	\$1,000

**DEDUCTIBLES**

All Perils Deductible

**Amount**  
\$1,000.00

This is not a contract but confirms that the coverages displayed are in effect.

**OTHER AND OPTIONAL COVERAGES**

	Limit	Premium
Personal Injury, Wrongful Eviction, Privacy Invasion		Included
EL - Extended Liability Coverage	500,000	\$41.00
Building Ordinance or Law Coverage	10%	Included
B - On-Premises Theft	5,000	\$171.00
Water Backup	5,000	\$62.00

<b>Total</b>	<b>\$274.00</b>
<b>DISCOUNTS AND SURCHARGES</b>	<b>Premium</b>
Kentucky Surcharge	\$42.03
Advance Quote Credit	-\$240.00
<b>Total</b>	<b>-\$197.97</b>

Coverages: Insurance is afforded only for such coverages as are indicated by specific premium charges.

**ADDITIONAL INTERESTS**

**Name:** NATALIE TURNER  
4379 COURIER CT  
INDEPENDENCE, KY 41051-7845

**Interest Type:** Additional Insured  
**Coverage Section:** Liability Only Interest  
**Interest Category:** Property Management

**Name:** GUARDIAN SAVINGS BANK ISAOA  
2774 BLUE ROCK RD  
CINCINNATI, OH 45239-6333

**Interest Type:** Mortgage Servicing Agency for 1st Mortgagee  
**Loan Number:** 20-01288679

## INFORMATION

2975 Bullittsburg Church Road

Petersburg, KY 41080

### Owners 24-hour contact information:

Name: Natalie

Cell Phone: (859) 486-3836

Email: [nnturn2@gmail.com](mailto:nnturn2@gmail.com)

### EMERGENCY CONTACTS:

Boone County Public Safety Non-Emergency: 859-371-1234

Boone County Emergency Management: 859-994-2279

Boone County Sheriff's Department: 859-334-2175

Boone County Water Rescue: 859-334-2279

Fire Department: Petersburg: 859-586-8030

Poison Control Center: 1-800-222-1222

Northern KY Independent District Health Department: 859-341-4264

Closest Hospital: St. Elizabeth Hospital 4900 Huston Road Florence, KY 41042 Phone- (859) 212-5200

Updates on local weather, news, etc.: Visit WLWT5, WKRC12 or WCPO9 on any social media platform and on their websites.

### Parking:

Parking is allowed on the concrete driveway and adjoining parking pad only. Do not park on the street or in the yard.

### Noise/ Sound:

Have fun and enjoy your stay but please be respectful to everyone else on the street with regards to noise, music, and the time of day.

### Trash:

Trash is collected early Wednesday morning. Please put the trash bin at the bottom on the side of the driveway Tuesday night. Unfortunately, recycling pickup is not offered in this area, but we have a recycling bin by the trash you can place common recycling items in. We will take that to recycling on our own. You do not need to take the recycling bin down to the street it can remain on the back patio.

### Pet Policies:

This property has a no pet policy. Per Airbnb regulations Service Animals are allowed but must not be out of control, unhouse broken, left alone at the listing without prior approval, allowed into areas that are considered unauthorized to the guest or be outside without being harnessed, leashed, or tethered and not under the guest's control. Emotional Support Animals - Hosts may charge pet fees for a guest who is traveling with an emotional support animal. Hosts are allowed to decline the presence of emotional support animals from a stay or experience.

## THINGS TO DO

### The Creation Museum:

Located just up the road at 2800 Bullittsburg Church Rd, Petersburg, KY 41080. Phone (888) 582 – 4253 Typically closed on Sundays.

### The Ark Encounter:

Located just 33 miles away at 1 Ark Encounter Dr, Williamstown, KY 41097. Phone (859) 727 – 2222 Typically closed on Sundays

### Perfect North Slopes:

7.4 Miles away at 19074 Perfect Place Ln, Lawrenceburg, IN 47025. Phone (812) 537 – 3754

### Downtown Cincinnati:

Approximately 14 miles away downtown offers many fun and exciting things to experience! Check out Cincinnati City Beat for a list of events taking place.

### The Cincinnati Zoo:

Visit the world's most popular hippo family featuring Fiona & Fritz. 3400 Vine St, Cincinnati, OH 45220

Phone (513)281-4700

### The Newport Aquarium:

A great rainy day activity 1 Levee Way, Newport, KY 41071 Phone (800) 406-3474

### The Cincinnati Museum Center:

A beautiful museum complex operating out of the historic Cincinnati Union Terminal

### Cincinnati Art Museum:

If you can catch an "Art After dark" event here it is well worth going to! 953 Eden Park Dr, Cincinnati, OH 45202 Phone (513) 721-2787

### Krohn Conservatory:

Displaying over 3,500 plant species from around the world. 1501 Eden Park Dr, Cincinnati, OH 45202 Phone (859) 421-4086

### Test your luck and any of the local casinos:

Each destination offers a variety of events from horse racing to slots and even live concerts! Visit their website for full details: Turfway Park Racing & Gaming, Belterra Park Cincinnati, Hard Rock Cincinnati, Grand Victoria Casino & Hollywood Casino Lawrenceburg

### The Burlington Antique Show:

If you are lucky enough to be here during one of these shows, it's a must see! Typically, the third Sunday of the month April – October this show offers over 200 Antique and vintage dealers each time. Visit their website for full details: [www.burlingtonantiqueshow.com](http://www.burlingtonantiqueshow.com)

### Hillforest House Museum:

The Hillforest Mansion, also known as the Thomas Gaff House, is located at 213 Fifth Street, in Aurora, Indiana. Built in 1855 on a bluff above the Ohio River, it is one of the finest surviving examples of an Italian Renaissance estate house, and a rare well-preserved example of the work of architect Isaiah Rogers. Book a tour (812) 926-2287

## FOOD

### Support Local:

One stop shop; the 5 locations below are all on the same block and all local favorites.

- Dining in a beautiful setting; try Tousey House Tavern! Traditional Southern cuisine served in elegant dining rooms in a circa-1822 building, 5963 N Jefferson St #9596, Burlington, KY 41005 Phone (859) 586-9900.
  - Our recommendation: The fried chicken
- Try Washington Square Café for a delicious breakfast (lunch or dinner)! 5981 N Jefferson St, Burlington, KY 41005 Phone (859) 817-0322
  - Our recommendation: Goetta Sandwich
- Want Sushi? Zozo's is the place! 5991 N Jefferson St, Burlington, KY 41005 Phone (859) 689-9999
  - Our recommendation: Everything! This is our favorite local restaurant. It's a difficult choice between the dumplings, sweet potato roll, Katsu meal or lo mein. All of it is delicious.
- Thirsty? Right next door to Zozo's is a hidden gem bourbon bar called the Brass Ring. Hours of operation are reflective of a true speak easy. Typically opening 7:30pm Friday and Saturday only. If the torches are on outside its open! 10/10 for service and atmosphere.
  - Our recommendation: The Old Fashioned or Zazarac
- Top the evening off with Dreamy Whip Ice Cream! 3020 Washington St, Burlington, KY 41005 Phone (859) 534-0318
  - Our recommendation: Ice cream nachos

### Mexican:

- VALLE ESCONDIDO MEXICAN GRILL LLC. 19908 Augusta Dr, Lawrenceburg, IN 47025 Phone (859) 537-1986.
  - Our recommendation: Chunky Guacamole with the Quesadilla Hawaiana.

### Taste Test:

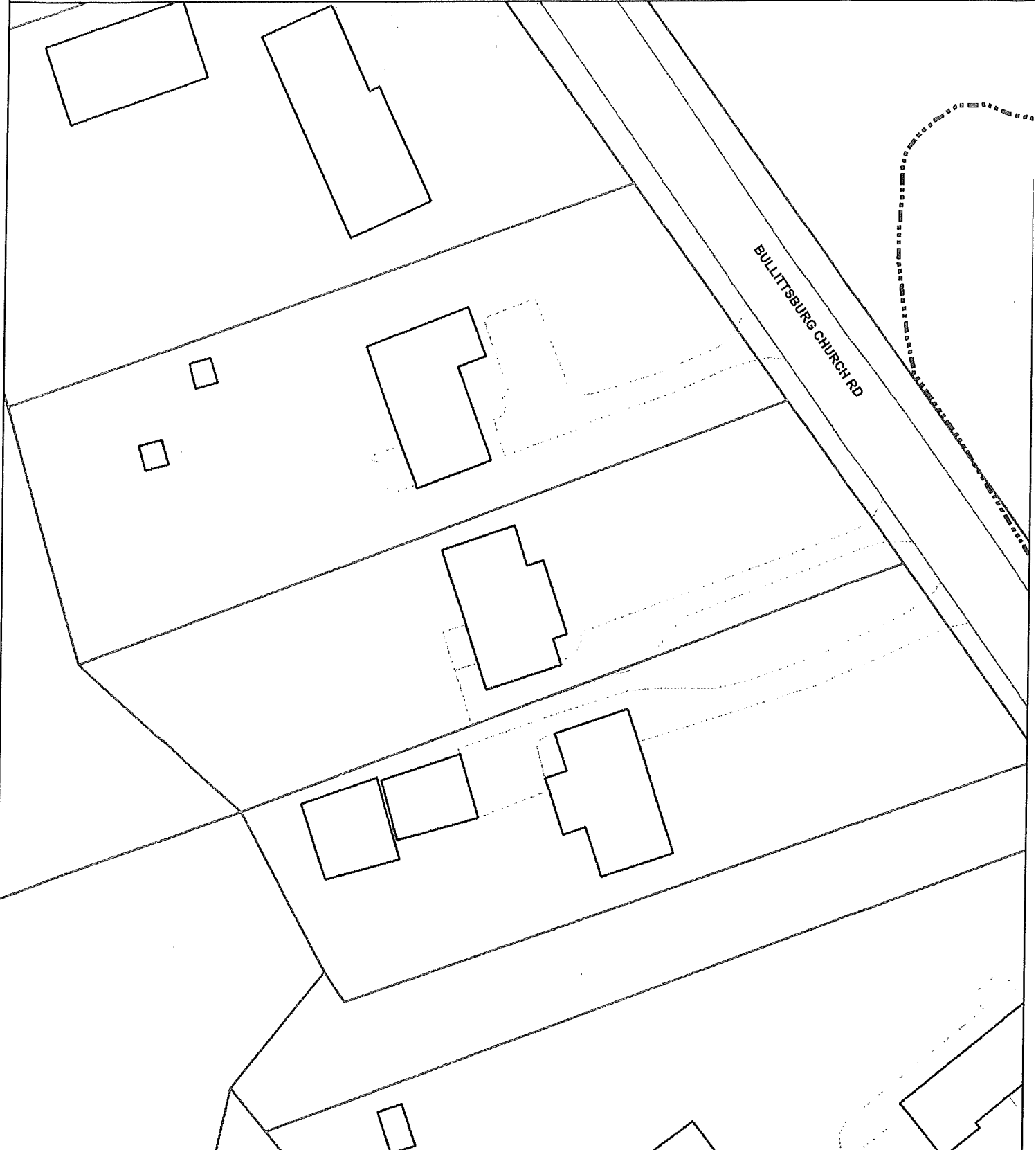
- Skyline Chili vs Gold Star Chili is a hot topic around here! Grab a cony and a 3 way at both then pick a side.

### Farm to table:

- The Farmstand Market & Café located at 9914 Old Union Rd, Union, KY 41091. Phone (859) 817-1134
  - Our recommendation: The entire menu is delicious!

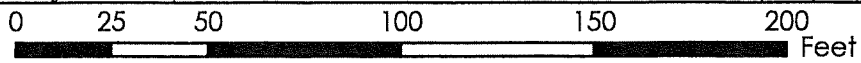
# Boone County GIS Map

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

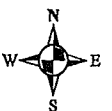


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1 inch = 50 feet



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

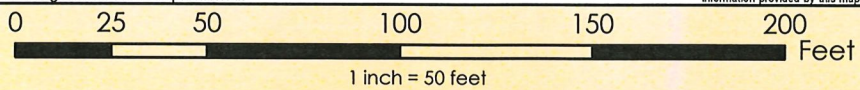
# Boone County GIS Map

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



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

Map Created: xx/xx/2022

Write Path: K:\data\North KAS 1111  
ArcMap Document: \*.mxd

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Natalie Turner  
4379 Courier Ct  
Independence, KY 41051
2. ADDRESS OF PROPERTY  
2975 Bullitsburg Church Rd  
Petersburg, KY 41080
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Turner Short Term Rental
4. DEED BOOK 1128                      PAGE NO. 896                      GROUP NO. 2000
5. TYPE OF RESTRICTION(S) (Check all that apply)
- \_\_\_ Zoning Map Amendment:                      X Conditional Use Permit  
    From \_\_\_\_\_ To \_\_\_\_\_
- \_\_\_ 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



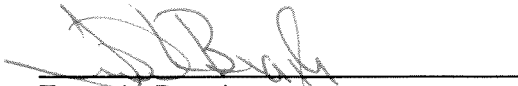
\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

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

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

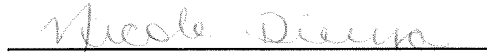
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the Boone  
County Planning Commission this 11<sup>th</sup> day of July, 2024.



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

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:



Nicole Dierna  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of July 10, 2024, Certificate of Land Use Restriction (#24-BCBOA-023-A), for Natalie Turner, Property Owner(s).

The following conditions will apply:

1. Occupancy shall be limited to a maximum of six (6) guests.
2. A Zoning Permit shall be submitted to and approved by the Boone County Planning Commission prior to any use of the property as a short-term rental.

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

DEED BOOK 1128

PAGE NO. 896

GROUP NO. 2000