

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

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

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

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Kate Lee
Address: 1367 Wilshire Ct
Union KY 41091
City State Zip Code
Phone Number: 859-866-3574 Fax Number: _____
Email: wyl_120@hotmail.com
4. Description of Request: Applying for Conditional Use Permit
5. Name of Development: _____
6. Location of Development: 1060 Hampshire Pl
Florence KY 41042
City State Zip Code
7. Acreage Under Review: _____
8. Lot Number and Name of Subdivision (if part of a subdivision): _____
9. Current Owner: Kate Lee
Address: 1367 Wilshire Ct
Union KY 41091
City State Zip Code
Phone Number: 859-866-3574 Fax Number: _____
Email: wyl_120@hotmail.com

10. Proposed Use(s) on Site: Airbnb
11. Total Square Footage of Existing and/or Proposed Buildings: 1213
12. Current Zoning: SR -1 | PD
13. D1212 1216 978 981 455 3140 2032
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: _____ mpf.

Applicant's Signature: _____ mpf.

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

1. Date Received: 2/29/24 Fee Received: \$816 Receipt #: 90031
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 4/10/2024
5. Board Action: 4/10/2024
 Approved
 Approved with Conditions (see #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: See Minutes

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

STAFF REPORT

#2

APPLICANT: Kate Lee

LOCATION: 1060 Hampshire Place, Boone County, Kentucky

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

DATE: April 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

- 1990 A Zoning Map Amendment application was submitted to change the zoning of the site, and adjacent areas, from RS and SR-1 to SR-1/PD (R-16-90). On July 10, 1990, the application was withdrawn by the applicant.
- 1990 On November 20, 1990, Boone Fiscal Court adopted Ordinance Number 920.215, changing the zoning of the site, and adjacent areas, from RS and SR-1 to SR-1/PD, subject to eight (8) conditions (R-35-90).
- 1991 On November 6, 1991, the Boone County Planning Commission approved a Final Plat for Hampton Ridge Estates, Section One, creating the lot in question.
- 1991 On November 26, 1991, the Boone County Planning Commission approved a zoning permit to allow the construction of a single-family residence on the site in question.
- 1993 On February 2, 1993, Boone Fiscal Court adopted Ordinance Number 920.244, approving a Change of Concept Development Plan for the site, and adjacent areas (R-93-004-A).
- 2023 On May 2, 2023, the Boone County Planning Commission approved a zoning permit to allow the construction of a single-family residence on the site in question.

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 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 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 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 as Suburban Density Residential, which is described as single family housing of up to four units per acre.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
 - 1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 - 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 - 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 - 5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).

6. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).
 7. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 8. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).
 9. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
 10. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).
 11. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
- C. Hampshire Place is a county maintained local cul-de-sac street providing for two way traffic. A raised parking area is located in the center of the street. There are sidewalks along both sides the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.18 acre area is located along the north side of Hampshire Place, approximately two hundred (200) feet east of Hampton Ridge Drive.
- B. The site has approximately twenty-six (26) feet of frontage along Hampshire Place.
- C. Access to the site is provided by a single curb cut onto Hampshire Place.
- D. The site is currently occupied by three-bedroom detached single-family residential structure, with an attached two-car garage.
- E. The site can accommodate parking for two (2) cars in the garage and two (2) cars on the driveway.
- F. Topographically, the site is relatively flat.

SURROUNDING LAND USES AND ZONING

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

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 along Hampshire Place, a local cul-de-sac street.
- B. The site is located approximately 4,500 feet from the nearest approved Short Term Rental.
- C. It takes three (3) turning movement to get to the site in question from the nearest arterial street, which is Hopeful Church Road.
- 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. Occupancy shall be limited to a maximum of eight (8) 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.
- E. Emails that have been received by Staff are attached to the report.

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

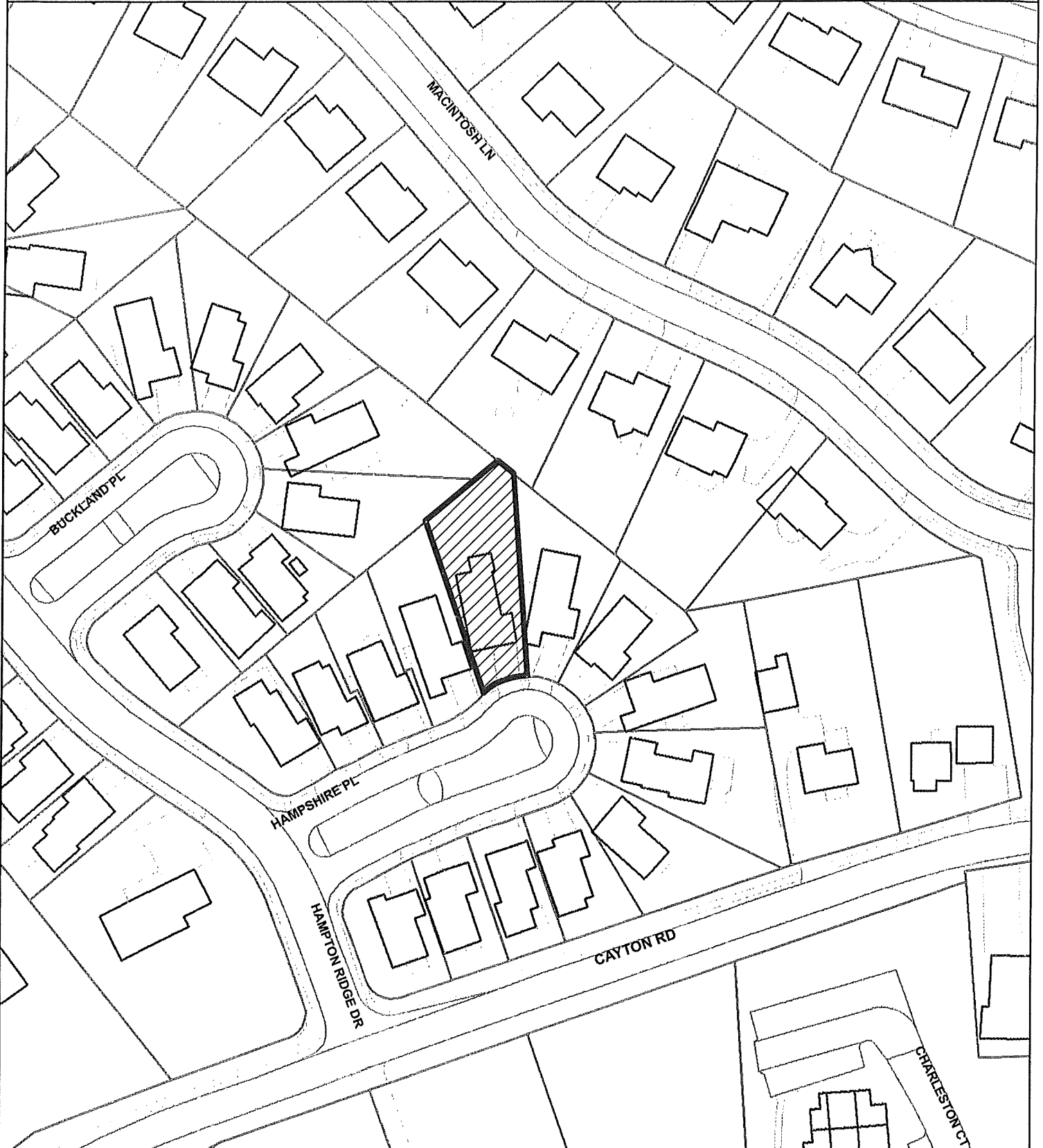
MDS/ss

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
- *Emails received by Staff

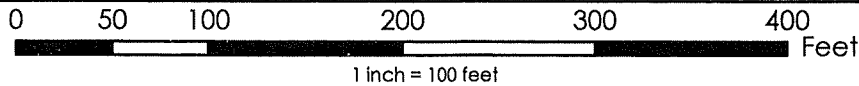
Vicinity Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xdx02/2022

Boone County GIS
ArcMap Document: *.mxd

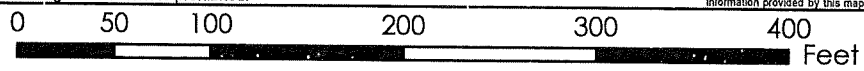
Aerial Map

www.boonecountygis.com



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Map Created: xx/xx/2022

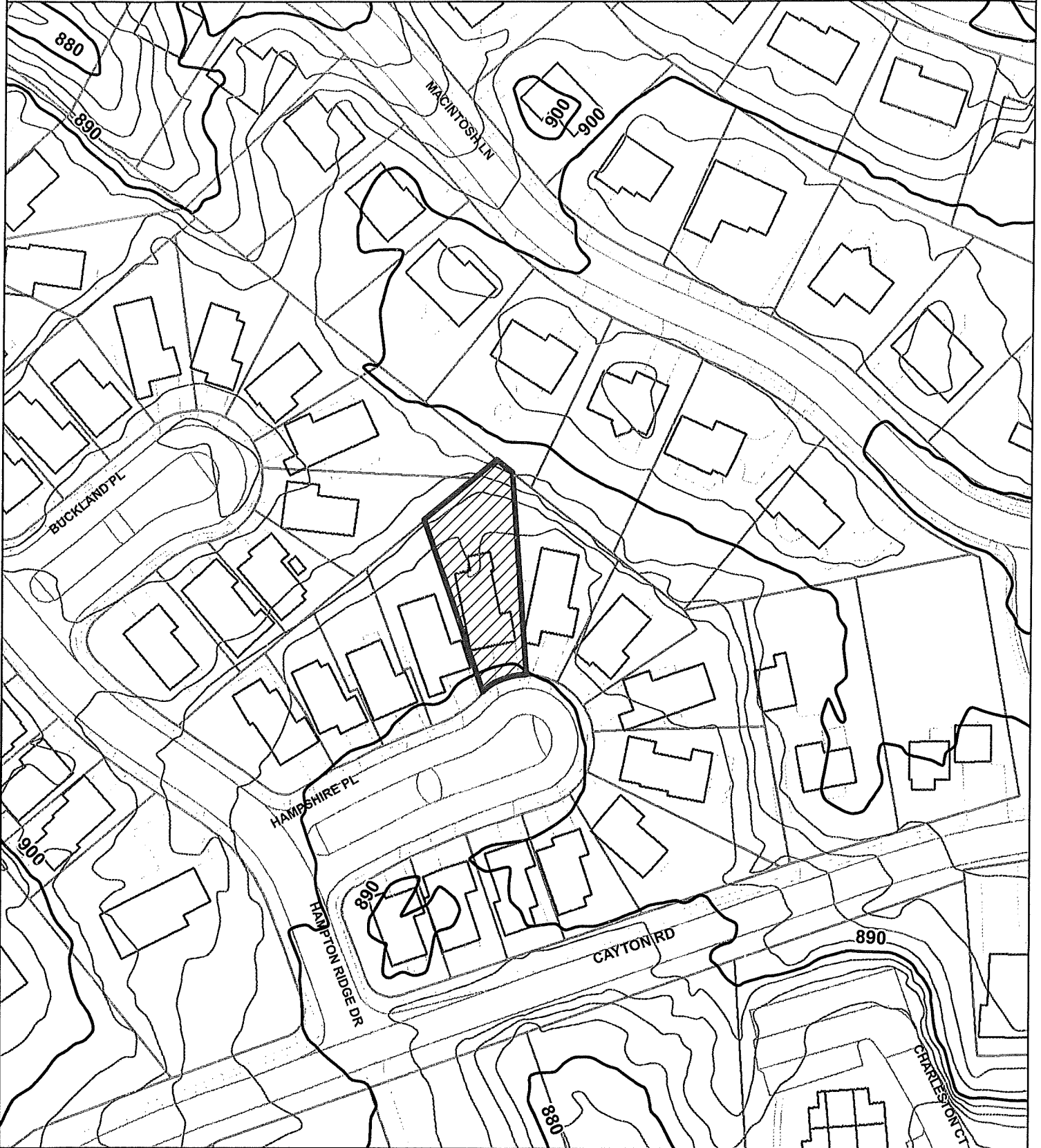
Boone County GIS - Putting Northern Kentucky on the Map



Made with ArcGIS by Earth Star 10/22
ArcMap Document *.mxd

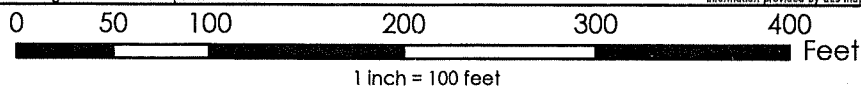
Topographic Map

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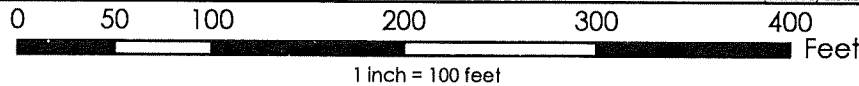
Zoning Map

www.boonecountygis.com



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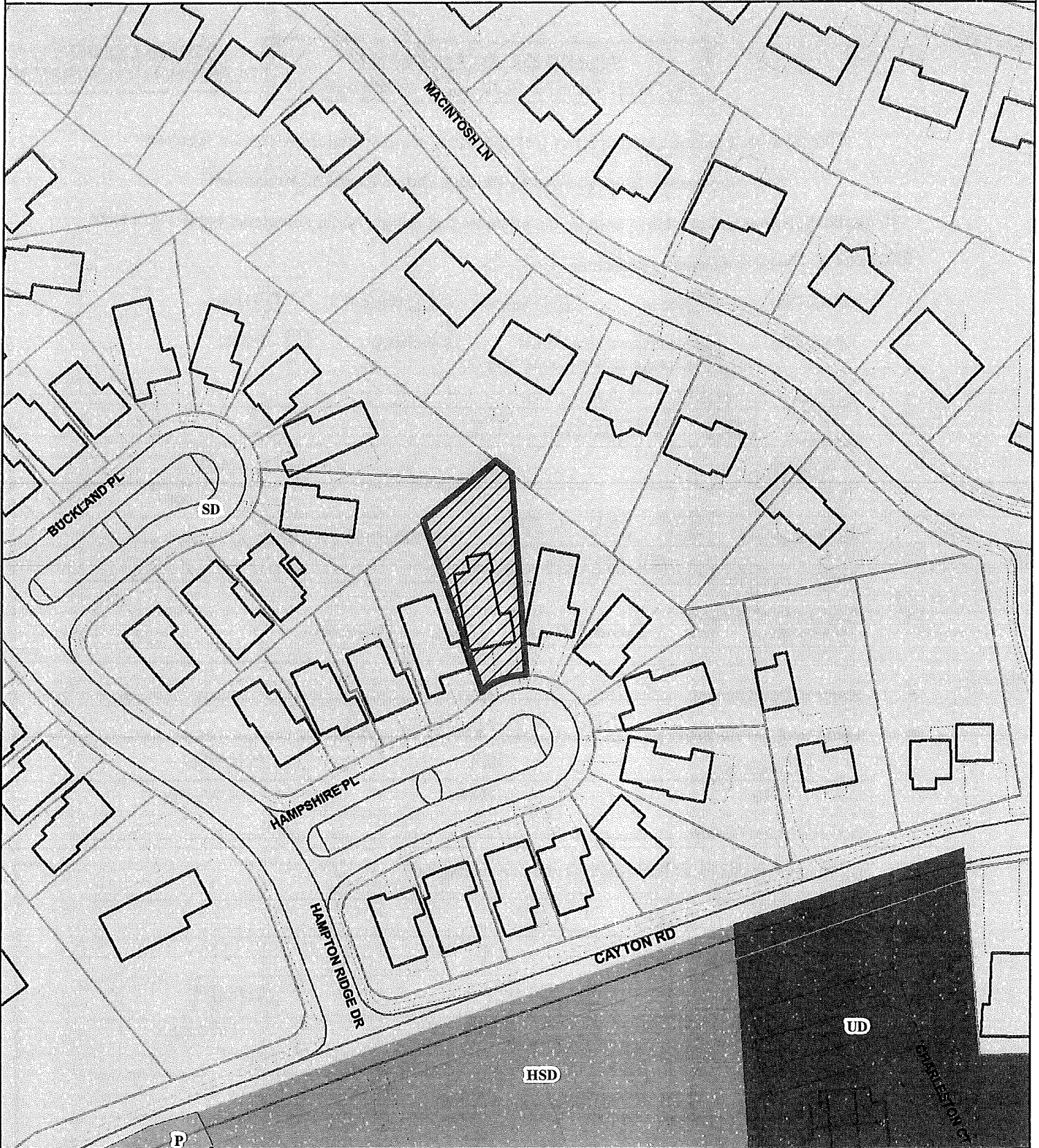


Map Created: xx/xx/2022

Map File: 8.mxd by Sarah M. 11/10
ArcMap Document: *.mxd

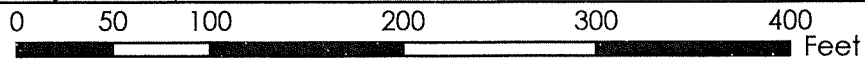
2040 Future Land Use Map

www.boonecountygis.com

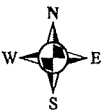


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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map

RECEIVED
90031
FEB 29 2024
BOONE COUNTY
PLANNING COMMISSION

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

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

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

An application consists of all fees paid in full, submitted drawings, and a completed application form

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2. Check One Conditional Use Permit Variance Appeal
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City State Zip Code
Phone Number: 859-866-3574 Fax Number: _____
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6. Location of Development: 1060 Hampshire Pl
Florence KY 41042
City State Zip Code
7. Acreage Under Review: _____
8. Lot Number and Name of Subdivision (if part of a subdivision): _____
9. Current Owner: Kate Lee
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Union KY 41091
City State Zip Code
Phone Number: 859-866-3574 Fax Number: _____
Email: wyl_120@hotmail.com

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

1. Date Received: 2/29/24 Fee Received: \$816 Receipt #: 90031
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@boonecountky.org
www.boonecountky.org



BOONE COUNTY
KENTUCKY

Short Term Rental Unit Permit Application

Applicant Information

Applicant Name Kate Lee
Home Phone 859-866-3574 Cell same
Mailing Address 1367 Wiltshire Ct
City Union State KY Zip Code 41091
E-Mail wyl-120@hotmail.com

Short Term Rental Unit Information

Short Term Rental Address 1060 Hampshire Pl, Florence, KY 41042
Number of Bedrooms: 3 Number of off-street parking spaces 2
Maximum Number Occupants Requested 6 (Maximum of 10 occupants)

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

Name Kate Lee
Mailing Address 1367 Wiltshire Ct
City Union State KY Zip Code 41091
Cell Phone 859-866-3574 Alternate Contact Number 845-807-2229
Email Address wyl-120@hotmail.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. KL (initial)

Initial Permit Application

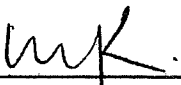
The following items are required to be submitted prior to the initial issuance of a Short Term Rental Permit. :

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

Short Term Rental Permit Renewal

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

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

| | | |
|-----------------|--|-------------------|
| <u>Kate Lee</u> | <u></u> | <u>11/27/2023</u> |
| Name (print) | Signature | Date |

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

Office Use Only Below This Line

Boone County Planning Commission Approval: _____ Date _____

STRU License is: Approved Denied on this date _____

Boone County Fiscal Court _____ Date _____

Permit Number: _____



BOONE COUNTY
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Kate Lee
Address: 1367 Wiltshire Ct, Union, KY 41091
Phone number: 859-866-3574
Email: wyl_120@hotmail.com
Address of STRU: 1060 Hampshire Pl, Florence, KY 41042

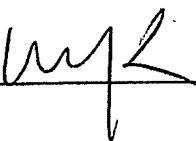
Please Check the Box for EACH Item Attesting that the Required Safety Item is Present on the Premises

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

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

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

Printed name: Kate Lee Date: 11/27/2023

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.

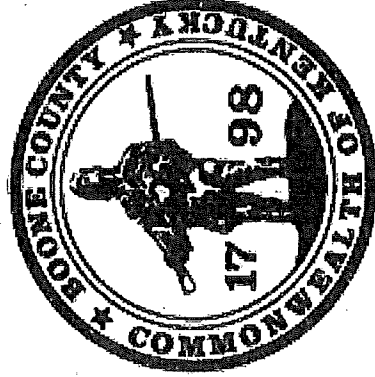
Business Name: KATE LEE

Business DBA: Home on Hampshire LLC

Business Account No: 108706

Effective Date: 10/26/2023

Expiration Date: 04/15/2024



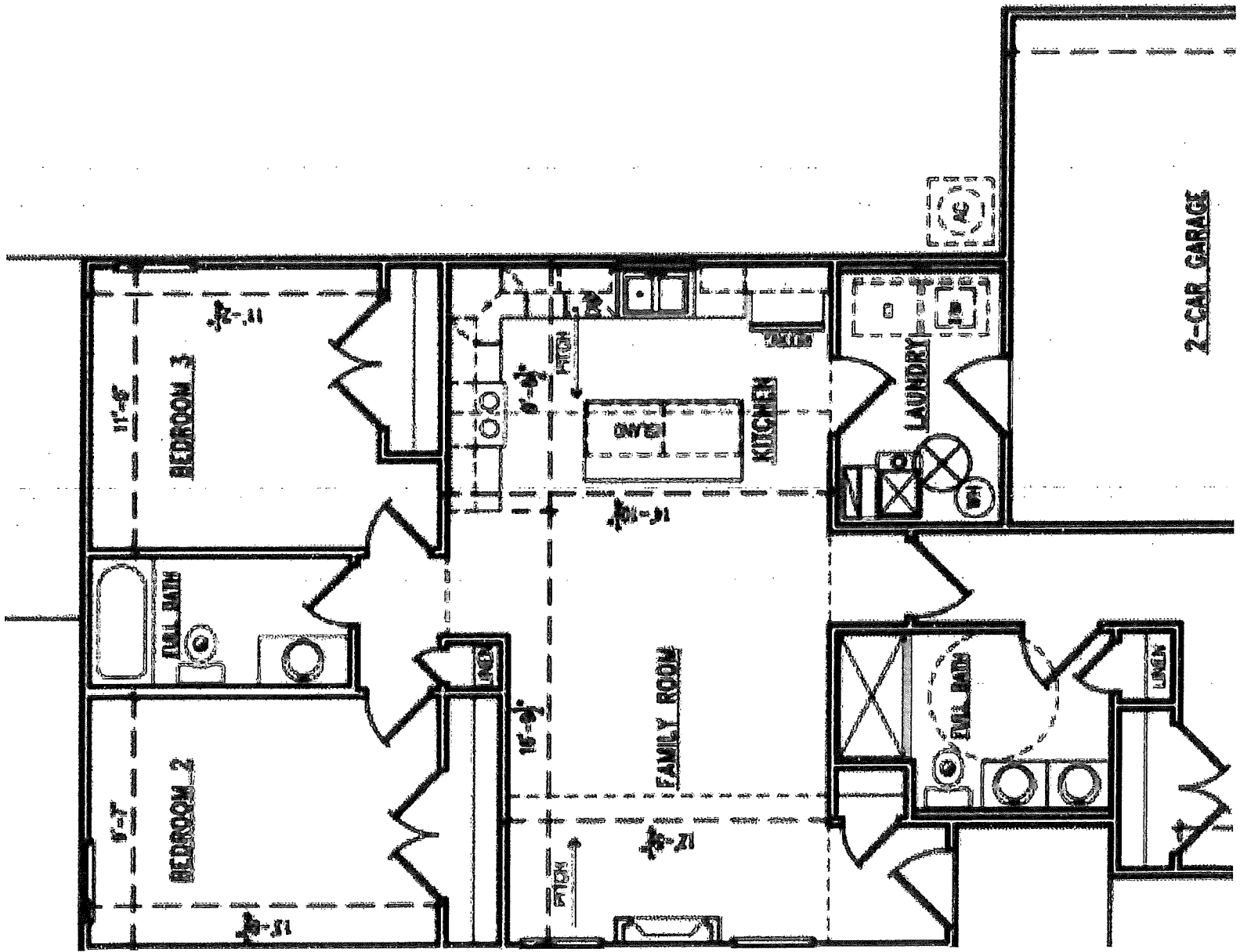
KATE LEE

1367 Wilshire Ct
Union, KY 41091

To Be Posted in a Conspicuous Place
NOT TRANSFERABLE

A handwritten signature in cursive script that reads "Gary W. Moore".

Gary W. Moore County Judge Executive





Erie Insurance Group

100 Erie Ins. Pl. • Erie, PA 16530

513-818-1923

GK7335 DG AGENCY LLC

NAMED INSURED

GK7335



KATE LEE &
DAN LIU
1367 WILSHIRE CT
UNION KY 41091-6937

ERIESECURE RENTAL POLICY NUMBER
Q58 7010326

OTHER INTERESTS

SEE REVERSE SIDE FOR CLAIMS DIRECTORY INFORMATION

11/27/23

AGENT
GK7335 DG AGENCY LLC

POLICY NUMBER
Q58 7010326 C

DATE DUE PAYMENT DUE
THIS IS NOT A BILL.
A SEPARATE BILL
WILL FOLLOW.

PAYMENT PLAN
A

ERIE INSURANCE GROUP
P.O. BOX 1699
ERIE, PA. 16530

PLEASE DO NOT WRITE BELOW THIS LINE ↓



CLAIM SERVICE -- For Claims Service anywhere in U.S. or Canada, call YOUR AGENT or, using the list below, call the Claim Office NEAREST YOUR HOME.

| State | *Claim Office | Call Toll-Free |
|------------|---------------------|----------------|
| DC | SILVER SPRING | 800-492-2709 |
| IL | PEORIA | 888-335-3743 |
| IN | FORT WAYNE | 800-892-5655 |
| | INDIANAPOLIS | 800-624-1620 |
| KY | WEST VIRGINIA | 800-642-1948 |
| MD | SILVER SPRING | 800-492-2709 |
| | HAGERSTOWN | 800-533-5602 |
| NC | CHARLOTTE | 800-473-3882 |
| | RALEIGH | 800-533-3982 |
| NY | ROCHESTER | 800-333-0823 |
| OH | CANTON | 800-362-6541 |
| | COLUMBUS | 800-282-1702 |
| PA | ALLENTOWN/BETHLEHEM | 800-322-9026 |
| | ERIE | 877-771-3743 |
| | Home Office(Erie) | 800-458-0811 |
| | HARRISBURG | 800-382-1304 |
| | JOHNSTOWN | 800-241-4209 |
| | MURRYSVILLE | 800-553-3367 |
| | PHILADELPHIA | 800-821-2902 |
| WARRENDALE | 800-922-1824 | |

| State | *Claim Office | Call Toll-Free |
|-------|---------------|----------------|
| TN | KNOXVILLE | 888-922-3743 |
| | RICHMOND | 800-322-3743 |
| VA | ROANOKE | 800-533-3743 |
| | WAYNESBORO | 800-542-2250 |
| WI | WAUKESHA | 877-750-3743 |
| WV | WEST VIRGINIA | 800-642-1948 |

To report your claim after hours (5:30 p.m. to 8:00 a.m.) or on weekends, please call your Agent or our After Hours Claim Service
Toll-Free at 1-800-367-3743

FRAUD FINDERS® HOTLINE
 To confidentially report information on insurance fraud activities, Call our **FRAUD FINDERS® HOTLINE**
Toll-Free at 1-800-368-6696

To report an auto glass claim, call ERIEGlass™
Toll-Free at 1-800-552-3743.

*Our phones answer
 24 hours a day, 7 days a week!

DECLARATIONS



ERIE INSURANCE COMPANY
ERIESECURE RENTAL POLICY

AMENDED DECLARATIONS 03 * *
EFFECTIVE 11/27/23 ATTACH THIS TO YOUR POLICY.

REASON FOR AMENDMENT - ***SEE SCHEDULE OF CHANGES

| AGENT | ITEM 2. POLICY PERIOD | POLICY NUMBER |
|-----------------------------------|------------------------|---------------|
| GK7335 DG AGENCY LLC | 10/20/23 TO 10/20/24 | Q58 7010326 C |
| ITEM 1. NAMED INSURED AND ADDRESS | ITEM 3. OTHER INTEREST | |

KATE LEE &
DAN LIU
1367 WILSHIRE CT
UNION KY 41091-6937

AS LISTED BELOW
OR ON REVERSE SIDE

AGENT - DG AGENCY LLC

151 W 4TH ST STE 500A

AGENT PHONE - (513) 818-1923

CINCINNATI OH 45202 2744

COVERAGE BEGINS AND ENDS AT 12.01 AM STANDARD TIME AT THE LOCATION OF THE INSURED PROPERTY.

LOCATION OF RESIDENCE PREMISES. ZIP CODE - 41042 9351
1060 HAMPSHIRE PL FLORENCE KY.

PROPERTY INFORMATION - DWELLING RENTED TO OTHERS, YEAR OF CONSTRUCTION 1992, FRAME.

* THE AMOUNT OF INSURANCE APPLYING TO THE DWELLING IS THE REPLACEMENT COST AT THE TIME OF THE LOSS, SUBJECT TO POLICY CONDITIONS AND REQUIREMENTS. THE ESTIMATED REPLACEMENT COST OF THE DWELLING IS \$ 270,500.

SECTION I - PROPERTY PROTECTION

| | AMOUNT OF INSURANCE |
|-------------------|--|
| DWELLING | *GUARANTEED REPLACEMENT COST |
| OTHER STRUCTURES | \$ 54,100 |
| PERSONAL PROPERTY | \$ 202,875 |
| LOSS OF USE | LOSS SUSTAINED NOT TO EXCEED 24 CONSECUTIVE MONTHS |

SECTION II - HOME AND FAMILY LIABILITY PROTECTION

| | |
|--|-------------|
| PERSONAL LIABILITY - EACH OCCURRENCE | \$1,000,000 |
| MEDICAL PAYMENTS TO OTHERS - EACH PERSON | \$ 5,000 |

KENTUCKY MUNICIPAL TAX - KENTUCKY MUNICIPAL TAX INCLUDES A COLLECTION FEE

| MUNICIPALITY | PREMIUM(TAX IN \$) |
|-----------------------|--------------------|
| NONTAXABLE | \$.00 |
| MUNICIPAL TAX CHARGED | \$.00 |

| | |
|--------------------------------------|-----------|
| TOTAL POLICY PREMIUM | \$ 859.00 |
| TOTAL MUNICIPAL TAX | \$ 0.00 |
| KENTUCKY STATE INSURANCE SURCHARGES | \$ 15.46 |
| TOTAL ANNUAL POLICY PREMIUM AND FEES | \$ 874.46 |
| ADDITIONAL CHARGE DUE TO THIS CHANGE | \$ 7.12 |

SECTION I DEDUCTIBLE \$ 1,500

APPLICABLE FORMS - ESRKY 06/18, ES01192 08/16, ES01816 08/23, UFA198 11/12, ENDT0M, UF4839 06/21, UFB770 10/22, UFA301 03/22, ES00786 11/21.

MORTGAGEE

LN 1223688169

UNITED WHOLESALE MO& ENDT0M

PO BOX 202028

FLORENCE SC 29502-2028

NO BUSINESS PURSUITS ARE CONDUCTED AT THE PREMISES, EXCEPT AS FOLLOWS -

APPLICABLE DISCOUNTS AND SELECTED ENDORSEMENTS

| | |
|--|------------|
| HOME/AUTO/LIFE/PCL MULTI-POLICY DISCOUNT | INCL ABOVE |
| YOUR PREMIUM REFLECTS SAVINGS DUE TO A HIGHER DEDUCTIBLE | |
| PREMISES ALARM SYSTEM - LOCAL | |
| ADVANCE QUOTE DISCOUNT APPLIES | |
| ERIESECURE RENTAL PROPERTY PLUS ENDORSEMENT - INCLUDES: | \$ 35.00 |
| \$25,000 IDENTITY RECOVERY AND FRAUD REIMBURSEMENT | |
| COVERAGE - \$250 DEDUCTIBLE APPLIES | |
| OTHER STRUCTURES COVERAGE OFF PREMISES | |
| SIDING AND ROOFING RESTORATION COVERAGE UP TO \$10,000 | |
| INCREASED POLICY LIMITS FOR TREES, DEBRIS REMOVAL | |
| UNDERGROUND SERVICE LINE COVERAGE - UP TO \$10,000 | |
| INCREASED POLICY LIMITS UP TO | |
| \$1,000 FOR LOCK REPLACEMENT | |
| \$1,000 FOR AUTOMATIC GARAGE DOOR MALFUNCTION | |
| \$ 10,000 FOR LOSS ASSESSMENT | |
| \$ 40,000 FOR ORDINANCE OR LAW | |
| 24 MONTHS FOR LOSS OF USE | |
| SEWER OR DRAIN UP TO \$5,000 (\$1,500 DEDUCTIBLE APPLIES) | |

Q58 7010326

DECLARATIONS

ERIE INSURANCE COMPANY
ERIESECURE RENTAL POLICY



AMENDED DECLARATIONS 03 * *
EFFECTIVE 11/27/23 ATTACH THIS TO YOUR POLICY.

REASON FOR AMENDMENT - ***SEE SCHEDULE OF CHANGES

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KATE LEE &
DAN LIU
1367 WILSHIRE CT
UNION KY 41091-6937

ENDORSEMENT 0M

IT IS AGREED THAT THE PRIMARY RESIDENCE MORTGAGEE IS AMENDED TO READ -
UNITED WHOLESALE MORTGAGE ISAOA, ATIMA
***SCHEDULE OF CHANGES - EFFECTIVE 11/27/23

***AMENDED ADDRESS &/OR LOC OF PROPERTY
***INCREASED PERSONAL LIABILITY LIMIT

1060 Hampshire Pl, Florence, KY 41042

Information Brochure

Listing title - Brand New 3 Beds Ranch in NKY

Property Type – House, one floor

Number of Guests – 6

Listing description –

Welcome to this brand-new designer finishes 3 beds 2 full baths ranch house in the heart of NKY.

5 - 15 mins from all major hospital for travel medical professionals, 10 mins from CVG airport, 20 mins from Cincinnati and only mins from all shopping and dining.

- Florence, KY location in a quiet cul de sac, 10 minutes to CVG airport, 20 minutes to downtown Cincinnati and minutes to all shopping and dining
- 24/7 security surveilled outside of the garage d
- Florence, KY location in a quiet cul de sac, 10 minutes to CVG airport, 20 minutes to downtown Cincinnati and minutes to all shopping and dining.
- 24/7 security surveilled outside of the garage door and back door to covered patio
- Attached double garage parking with epoxy flooring, plus free additional parking pad right in front
- 1 Queen size bed in master bedroom, 1 full size bed in guest room #1 and a twin bunk bed in guest room #2, double door closet space and dresser in every bedroom.
- Dedicated High speed Internet
- 50 inches Smart HDTV
- In-unit washer and dryer
- Fully equipped kitchen with stainless steel appliances and quart counter top
- Cozy fireplace features adjustable lighting and heat level
- Very private backyard with outdoor fan, dining set and lounge chairs

Guest access - Guests will have access to the entire 3 bedrooms/2 full bathrooms ranch house, attached garage and covered back patio.

The space

Designed with the traveler in mind, this three-bedroom ranch caters all your needs in a modern, spacious layout with metropolitan décor that gives this suite a sophisticated edge. The house offers guest a modern space with custom comforts that are a cut above the usual Airbnb experience. Each room is uniquely designed to its own stylish accents and convenient amenities to give you the perfect mixture of home and away. At the premium status level, our suite provides you with a premiere experience in a premiere city.

Q: Is the neighborhood safe?

A: Very much so, it is in a very quiet cauld sac in an established neighborhood.

Q: Can we smoke inside the unit?

A: No. Smoke is prohibited inside the house. Additional cleaning fees may apply if smoking is found inside the house.

Q: Do I need to bring towels, a hair dryer, or linens?

A: Nope! We provide all these things. We also provide you with a starter pack of toilet papers, individually wrapped toothbrushes, individual toothpastes.

Q: When can I check in or check out?

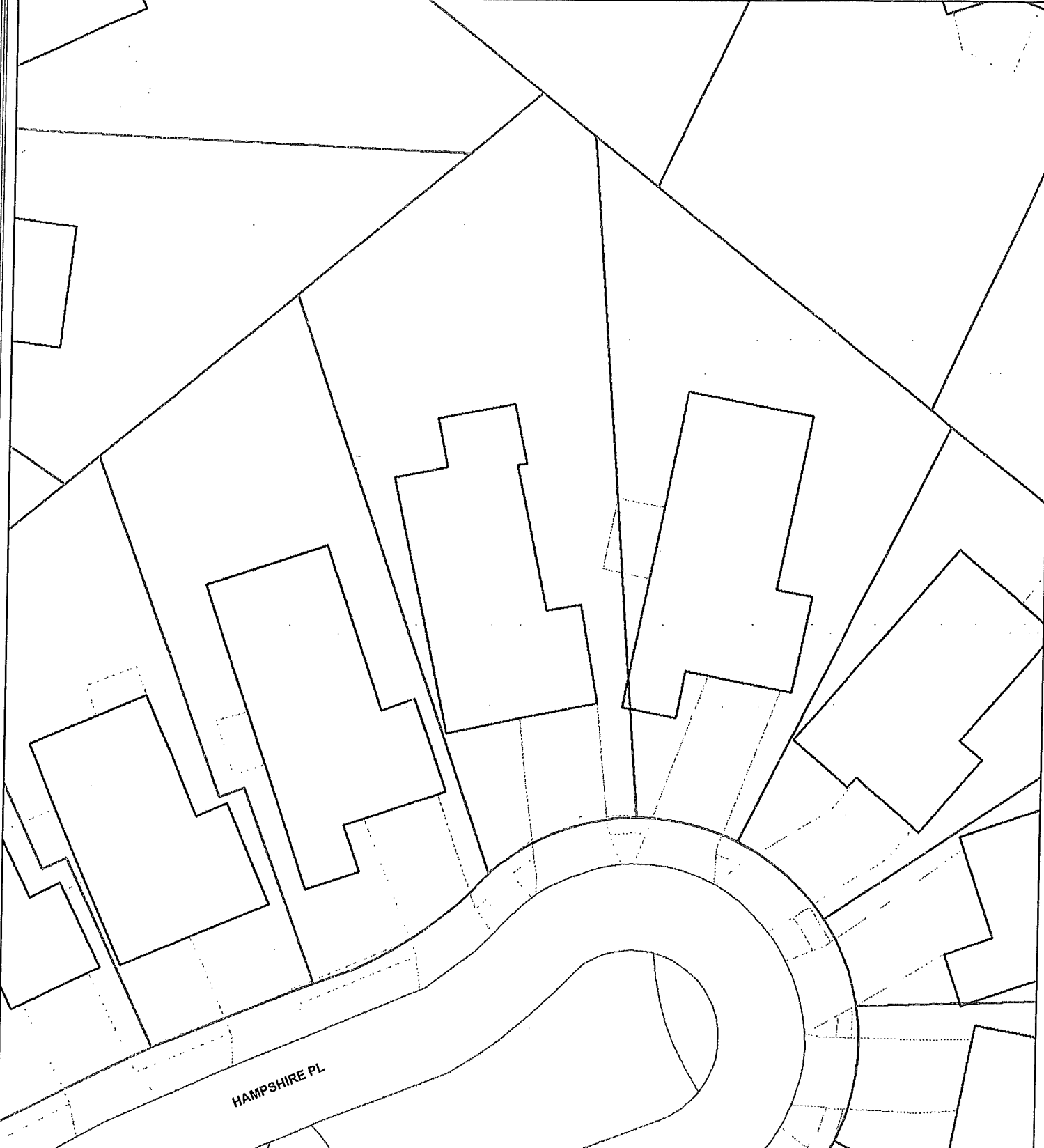
A: Check in is 4pm and check out is 11am. Early check-ins can be difficult if there are guests who checked out same day. We ask for an early check-in, or a late-check out fee, if you request either.

Q: Is the place professionally cleaned between guests?

A: Yes, and we take pride in providing a clean home for guests.

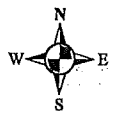
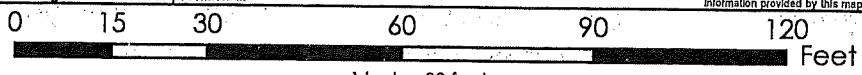
Boone County GIS Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

File Path: C:\arcgis\gisp\2022\1116
ArcMap Document: *.mxd

Michael Schwartz

From: Sara Smith
Sent: Monday, March 25, 2024 8:13 AM
To: Michael Schwartz
Subject: FW: Airbnb

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

From: Bill Hudson <poppybill64@gmail.com>
Sent: Saturday, March 23, 2024 7:49 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Airbnb

EXTERNAL MESSAGE

Sent from my iPhone
I do not approve of Airbnb

Michael Schwartz

From: Sara Smith
Sent: Monday, March 25, 2024 8:14 AM
To: Michael Schwartz
Subject: FW: Do not want Air bnb

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

From: btjoslin8@gmail.com <btjoslin8@gmail.com>
Sent: Saturday, March 23, 2024 6:56 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Do not want Air bnb

EXTERNAL MESSAGE

As a home owner in the Hampton Ridge Dr I Do Not want a Air bnb in my home owner association my Name is Amy and Robert Joslin
6332 Hampton Ridge Dr
Florence Ky 41042
Sent from my iPhone

Michael Schwartz

From: Sandra <sradigan@fuse.net>
Sent: Monday, March 25, 2024 10:48 AM
To: Michael Schwartz
Cc: Planning Commission General Account
Subject: REF: Public Notice: Property @ 1160 Hampshire Pl; Florence, Ky

EXTERNAL MESSAGE

Boone County Planning Commission
Attn: Michael Schwartz

My name is Sandra Radigan, a 30+ year resident of Hampton Ridge Subdivision.

I contacted your office regarding the notice posted at the property in question, and it is my understanding the owners plan to use the dwelling as short term rental (e.g. Airbnb).

As a resident and home owner, I have a litany of concerns like noise, littering, parking, security and property value to name a few; consequently, I oppose short term rental to transient persons for this property in our small community.

Beyond my disapproval, the Florence Hampton Ridge HOA By-Laws prohibit leases. The by-laws were amended (Article VIII, Section 2.03) Sept. 4, 2003 and filed with Boone County Clerk Marilyn Rouse Sept. 15, 2003 by Atty. Joseph L. Baker from Ziegler & Schneider P.S.C. The amendment can be found in Book MC969 Pages 223-224.

If the April 10th meeting must proceed, please notify all parties concerned that leasing Hampton Ridge properties is not an option.

Thank you for your attention to this matter, and advise if you have questions.

Sandra Radigan
6367 Hampton Ridge Dr.
Florence, Ky. 41042
859-547-7895

This Instrument Prepared by
and after recording

Groups 3140
3221
3222

RETURN TO: **AMENDMENT TO**

ZIEGLER & SCHNEIDER, P.S.C.
541 Buttermilk Pike, Suite 500
P.O. Box 175710
Covington, Kentucky 41017-5710

BY: Joseph L. Baker
Joseph L. Baker

AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND EASEMENTS PERTAINING TO
FLORENCE HAMPTON RIDGE HOMEOWNERS ASSOCIATION, INC.,
f/k/a HAMPTON RIDGE HOMEOWNERS ASSOCIATION, INC.

Pursuant to Article VIII, paragraph 8.06(b), the Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements Pertaining to Florence Hampton Ridge Homeowners Association, Inc., f/k/a Hampton Ridge Homeowners Association, Inc. are hereby amended as follows:

A new section 2.03, "Prohibition Against Leases", is hereby added to Article II entitled, "EASEMENTS AND PROPERTY RIGHTS" to read as follows:

2.03 Prohibition Against Leases. No Owner shall lease or offer to lease any lot or improvements thereon without having first resided on said lot for a minimum period of one (1) year, without the written prior consent of the Association. In cases of hardship, the Board in its absolute discretion may consent to the leasing of a lot by the Owner prior to the expiration of the minimum one year period.

The Association may enforce this provision by injunctive relief, it being understood that the Association lacks any adequate remedy at law. In the event that the Association in good faith files suit to enforce this provision and obtains an injunction, the Owner shall be liable for the Association's reasonable legal costs and attorney's fees in obtaining said injunction and a lien may be placed against the lot to collect said costs.

Any lot under lease on the date of this Amendment may continue to be used as rental property until such time as

the property has remained unleased for a period of six (6) months, or the Owner has re-occupied the lot as a residence. In the happening of either event, the pre-existing lease status of the lot shall be deemed abandoned and this prohibition against leasing shall apply in full force.

FLORENCE HAMPTON RIDGE
HOMEOWNERS ASSOCIATION, INC.,
f/k/a HAMPTON RIDGE HOMEOWNERS
ASSOCIATION, INC.

By: Boyd E. Howard (PRESIDENT)
Its: (PRESIDENT)

COMMONWEALTH OF KENTUCKY

COUNTY OF Boone

The foregoing instrument was acknowledged before me on this 4th day of Sept, 2003, by Boyd E. Howard, the President, of Florence Hampton Ridge Homeowners Association, Inc., f/k/a Hampton Ridge Homeowners Association, Inc., a Kentucky non-stock, non-profit corporation, on behalf of the corporation.

Paula Hume
Notary Public
My Commission Expires: 4/8/05
Kentucky -- State at Large

BOONE COUNTY
MC969 PG 224

DOCUMENT NO: 198164
RECORDED ON: SEPTEMBER 15, 2003 09:07:49AM
TOTAL FEES: \$9.00
GROUP : 3140
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: DONNA COLLINS
BOOK MC969 PAGES 223 - 224

Michael Schwartz

From: Bruce Sault <b.sault@twc.com>
Sent: Monday, March 25, 2024 12:35 PM
To: Michael Schwartz
Subject: REF: Public Notice: Property @ 1160 Hampshire Pl; Florence, Ky

EXTERNAL MESSAGE

My name is Bruce Sault, current Secretary/Treasurer of the Florence Hampton Ridge HOA. I have a scheduling conflict and will not be able to attend the meeting on April 10, but wanted to pass on my and other homeowners concerns regarding this change.

I have been contacted by number of homeowners concerning the noticed posted to the above property. They are concerned that our small (40 unit) HOA will be impacted by the requested change to zoning, to allow the homeowners to have the property rezoned to allow them to maintain an Airbnb on their property.

We have tried to maintain a neighborhood with few rentals and believe this change, will impact the quality of life for the owners on Hampshire Pl, and the HOA as a whole.

Bruce Sault
6363 Hampton Ridge Dr
Florence, KY 41042
859-801-4597

Michael Schwartz

From: Sara Smith
Sent: Thursday, March 28, 2024 7:51 AM
To: Michael Schwartz
Subject: FW:

From: tom day <tday@gusher.com>
Sent: Thursday, March 28, 2024 6:22 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject:

EXTERNAL MESSAGE

To whom it may concern

I am a resident of Hampshire Place off of Cayton, my wife and I have lived here since December 2016...It has come to my attention that a .recently built house has been turned into an RB&B

I would not think that this falls under the guidelines of an HOA community..most of the residents here (including myself and wife) are over the age of 50

We, including others do not feel this is best for neighborhood...with an RB&B you never know who is coming and going

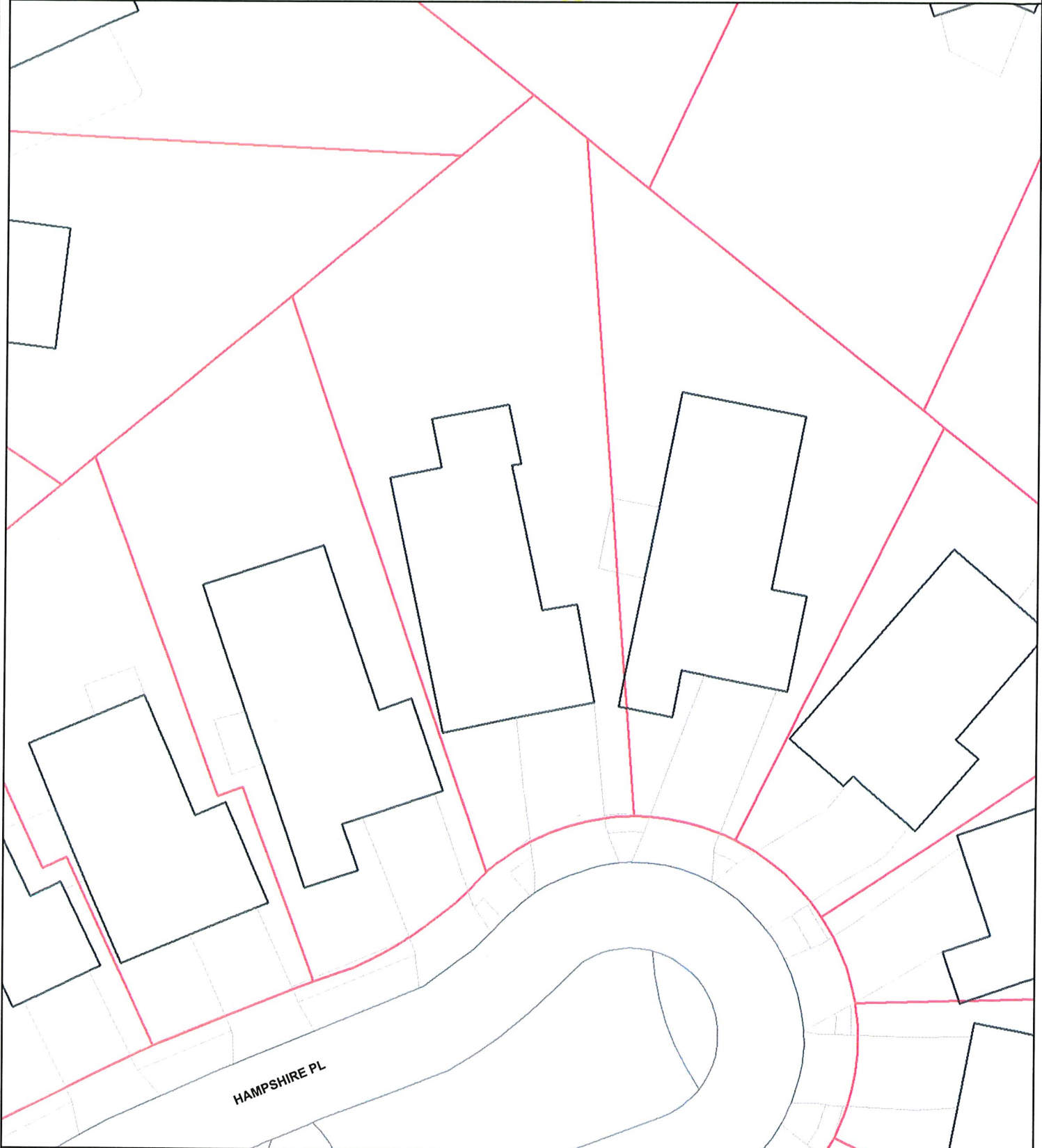
We appreciate your attention to the matter and any comments you may have

Regards

Thomas -Tammy Day

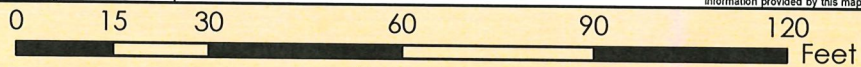
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1 inch = 30 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

State Plane Kentucky North NAD 1983
ArcMap Document: *.mxd