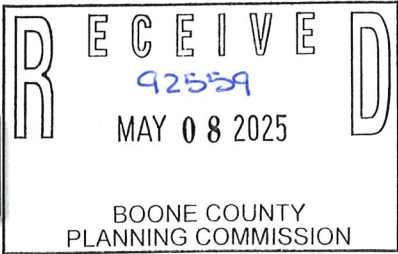


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy 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

014

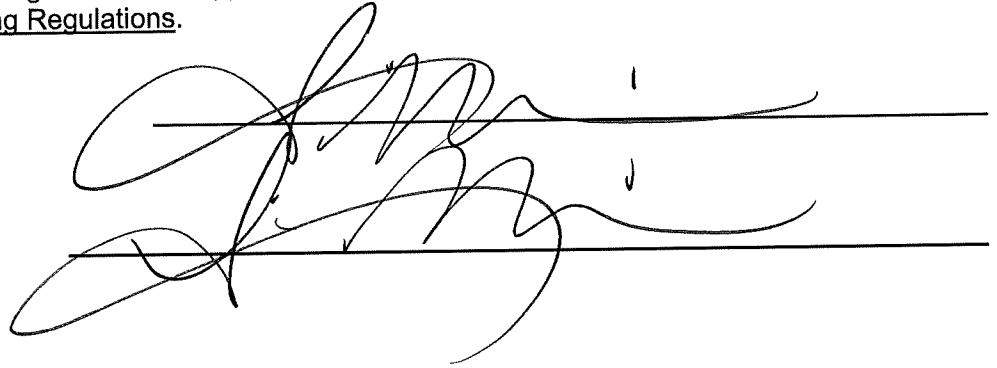
**SECTION A: (To be completed by applicant)**

1. Check One  Boone  Florence  Walton  Union
2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
3. Applicant: Kinder Tykes c/o Jessica Meier  
Address: 2224 Elias Boone Court  
Hebron KY 41048  
City State Zip Code  
Phone Number: 8125774086 Fax Number: \_\_\_\_\_  
Email: JMeier@KinderTykes.com
4. Description of Request:  
Type II licensed child care center for up to 12 children (currently at 10), following all DCC and CACFP regulations. Monday - Friday, 7:30 AM - 5:30 PM, with planned driveway extension
5. Name of Development: Kinder Tykes
6. Location of Development: 2224 Elias Boone Court  
Hebron KY 41048  
City State Zip Code
7. Acreage Under Review: .23
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot 71, Section 6 in Sawgrass
9. Current Owner: Andrew and Jessica Meier  
Address: 2224 Elias Boone Court  
Hebron KY 41048  
City State Zip Code  
Phone Number: 8125774086 Fax Number: \_\_\_\_\_  
Email: JMeier@KinderTykes.com

10. Proposed Use(s) on Site: Type 2 Center
11. Total Square Footage of Existing and/or Proposed Buildings: 2300
12. Current Zoning: SR-1/CD
13. D1187 457 2007  
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: 5/8/2025 Fee Received: \$ 816.00 Receipt #: 92559
2. Is application complete: \_\_\_\_\_
3. Staff Reviewer: L. Elliott
4. Scheduled Board Action Date: 6/11/25
5. Board Action: \_\_\_\_\_  
 Approved  
\_\_\_\_\_ Approved with Conditions (see #6)  
\_\_\_\_\_ Denial (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_
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  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#1

APPLICANT: Jessica Meier

LOCATION: 2224 Elias Boone Ct, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1/CD)

DATE: June 11, 2025

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a Type II childcare facility to occupy the subject property.

### SITE HISTORY

- 2009 The Boone County Fiscal Court adopted a Zoning Map Amendment, rezoning a 33.3-acre area including the subject site from RSE to SR-1 (R-09-001).
- 2021 On August 5, 2021, the Boone County Planning Commission staff approved a Final Plat for Sawgrass Subdivision, Section 6, creating the lot in question.
- 2022 The existing single-family residence was constructed in 2022.
- 2023 On November 1, 2023, the Boone County Planning Commission approved a zoning permit for a Family Day Care facility.

### 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 hear and decide applications for conditional use 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.
2. Criteria listed in Section 903.2 of the Boone County Zoning Regulations (SR-1 District):
- a. The activity is an integral and subordinate function of a permitted use;
  - b. The activity will not contradict the low density character of the district; and
  - c. The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.
- C. Section 903.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.
- D. Section 505.2 of the Boone County Zoning Regulations list day care centers as a Conditional Use in the Suburban Residential One (SR-1) zoning district.
- E. Section 4000 of the Boone County Zoning Regulations defines a Family Day Care as a home that regularly cares for six or less unrelated (unrelated to the operator) children or adults for the purpose of child care or adult care on a non-residential basis. A family day care facility must be accessory to a residential use.
- F. Section 4000 of the Boone County Zoning Regulations defines a Day Care Center as any facility or home that cares for more than six unrelated (unrelated to the operator) children or adults on a regular basis for the purpose of child care or adult care. Day care centers do not include overnight accommodations.
- G. Section 3325 of the Boone County Zoning Regulations requires a daycare center to

provide the following parking:

- 2 spaces per caregiver
- 1 space for every other employee working on site at the same time.
- 1 space for every company vehicle used in the business.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

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

#### SITE CHARACTERISTICS

- A. The approximate 0.2 acre area is located along the east side of Elias Boone Ct, approximately 400 feet west of Bentgrass Way.
- B. The site has sixty (60) feet of frontage along Elias Boone Ct.

- C. Access to the site is provided by one curb cut onto Elias Boone Ct.
- D. The site is currently occupied by a detached, two-story, residential structure with an attached garage.
- E. The existing driveway extends approximately thirty-two (32) feet from Elias Boone Court, accommodating two (2) cars.
- F. Topographically, the site slopes upward from southwest to northeast at an average grade of 12%.

#### SURROUNDING LAND USES AND ZONING

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

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing a Type II licensed child care center to serve up to 12 children, operational from 7:30 am to 5:30 pm Monday through Friday.
- B. The applicant is also proposing a driveway extension to accommodate additional parking.

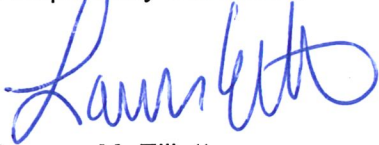
#### STAFF COMMENTS

- A. The day care facility is currently operational, the Conditional Use Permit would allow the applicant to expand the number of children served from a maximum of 6 to a maximum of 12.
- B. On-street parking is allowed on the west side of the street.
- C. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
  - 1. The day care shall not expand its operations beyond its current hours of 7:30am to 5:30pm Monday through Friday.
  - 2. Outdoor activities shall be limited to only occur after 9am.

#### CONCLUSION

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

Respectfully Submitted,



Lauren M. Elliott  
Planner

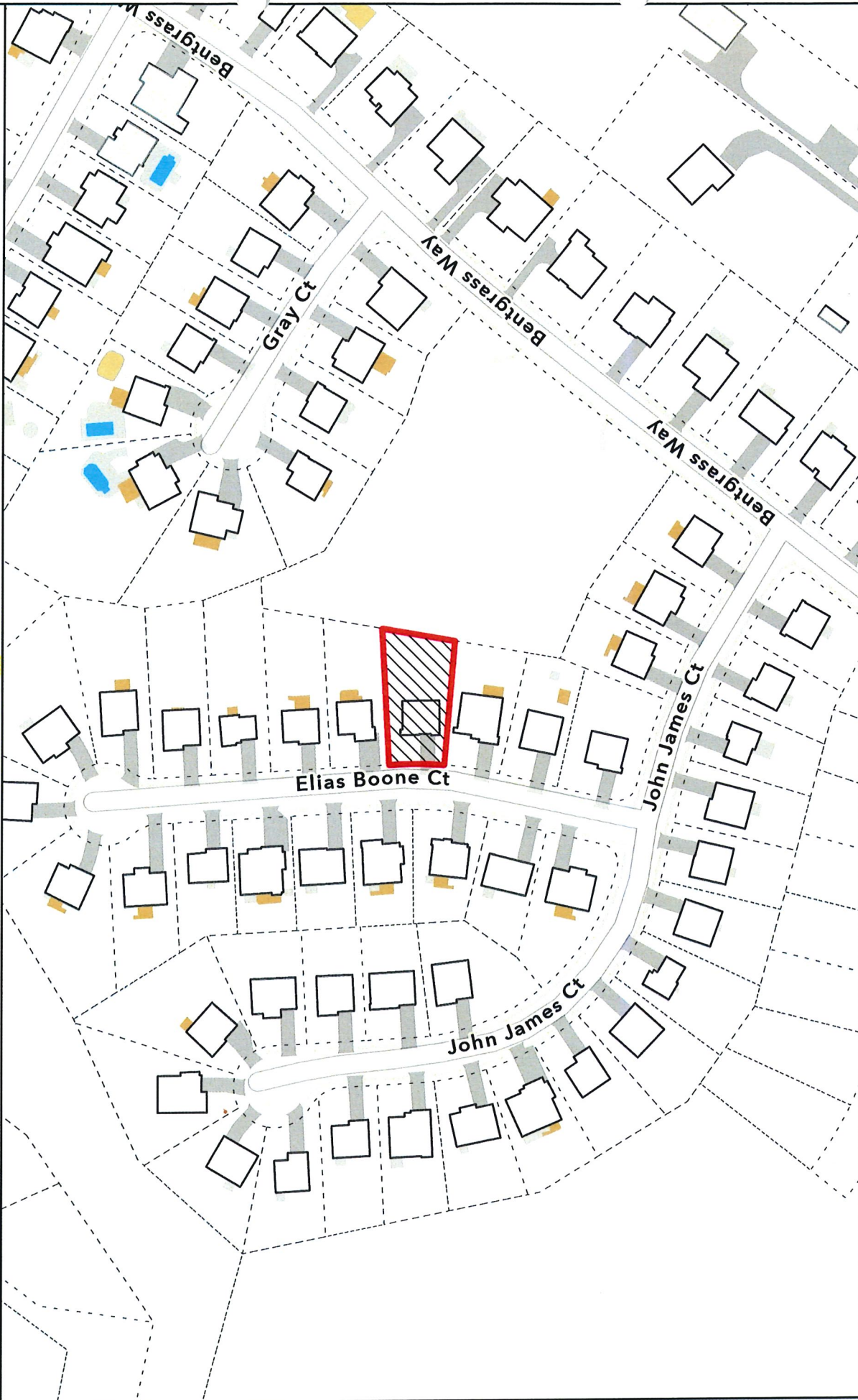
LME/ss

Attachments

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

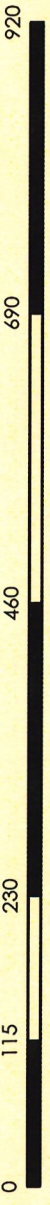
# Boone County GIS Map

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



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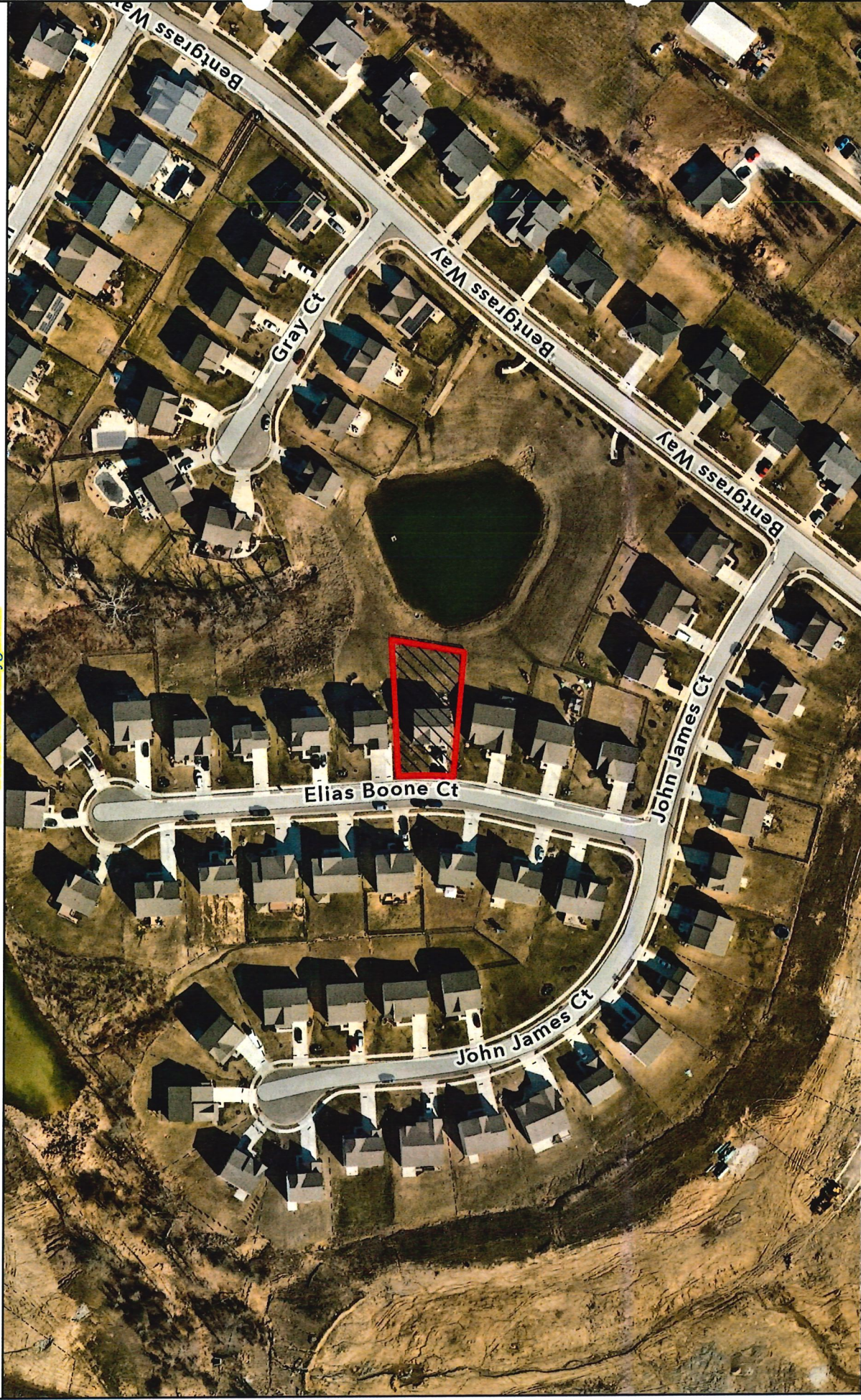
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 2/25/2025

AGIS ETD Document: 2025

# Boone County GIS Map

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Feet

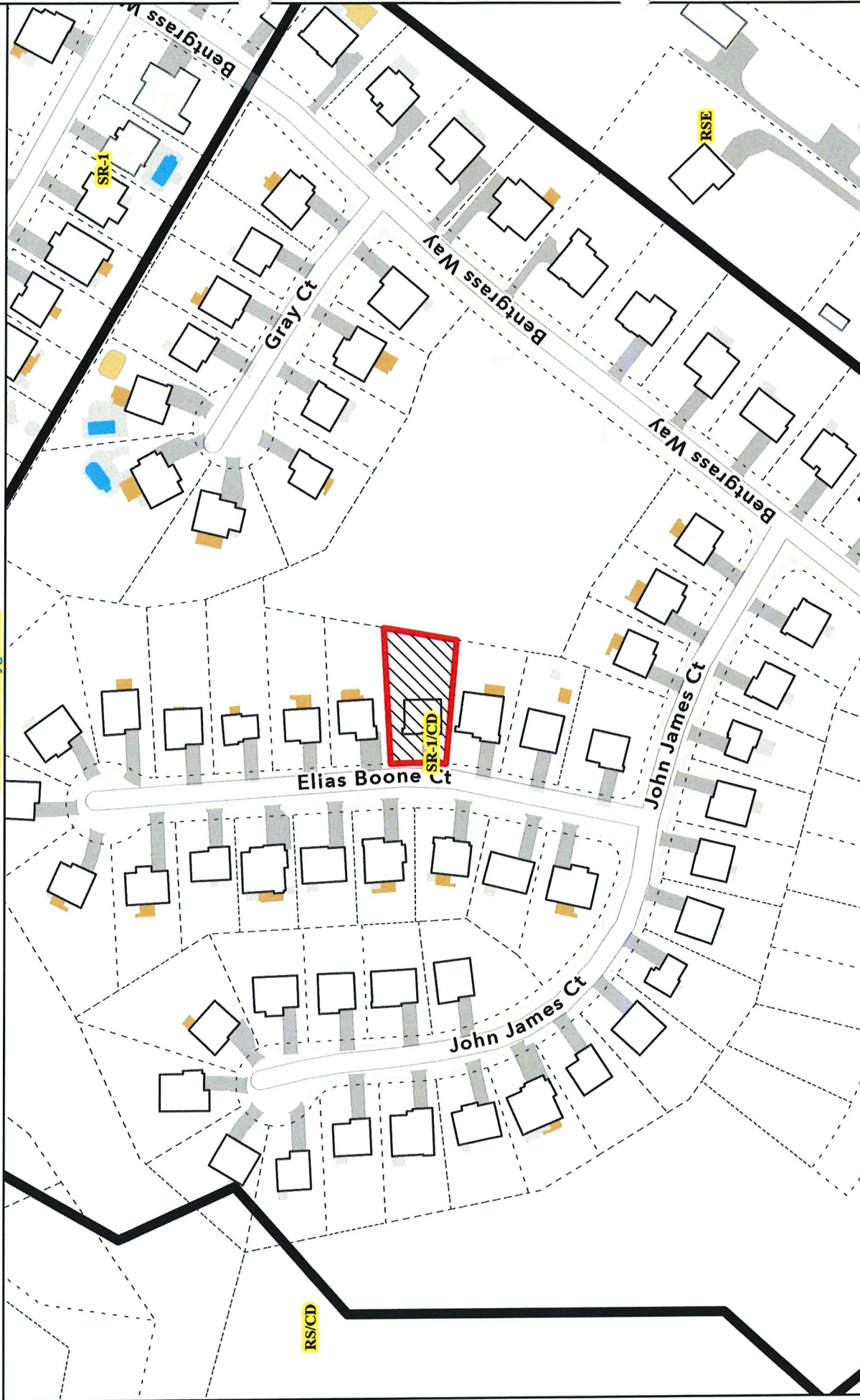
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Map Created: 03/29/2025

AGSIS DOCUMENT LAB

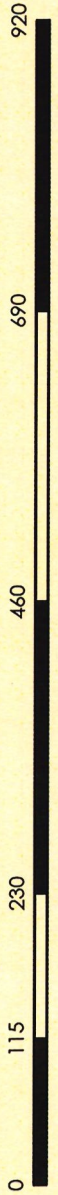
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Feet

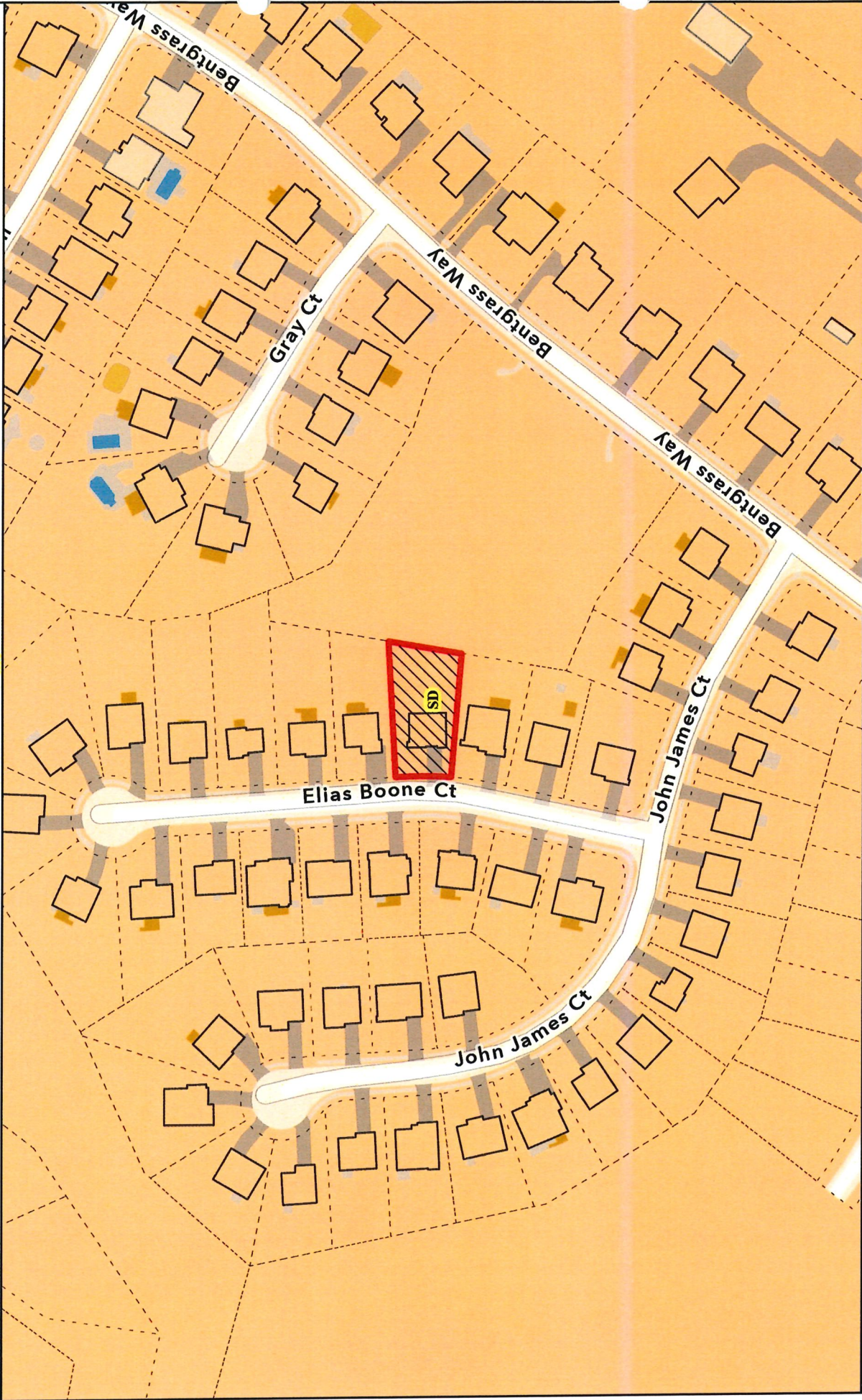
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Map Created: 03/22/2025

ARC GIS, GIS Document, 2025

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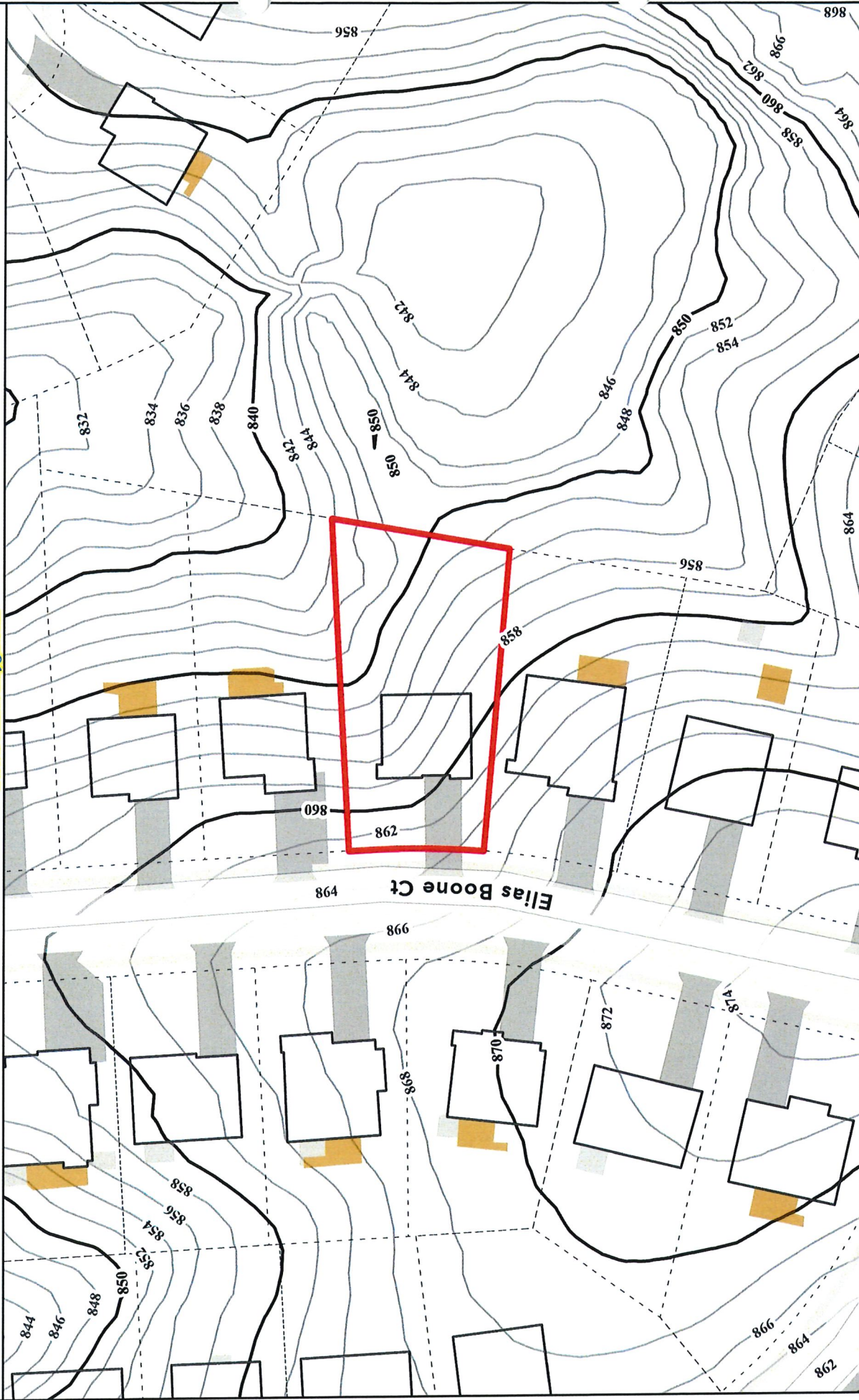
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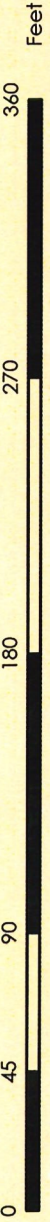
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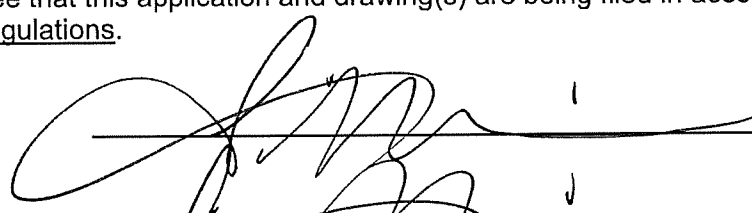


**Boone County GIS - Putting Northern Kentucky on the Map**



10. Proposed Use(s) on Site: Type 2 Center
11. Total Square Footage of Existing and/or Proposed Buildings: 2300
12. Current Zoning: SR-1/CD
13. D1187 457 2007  
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: 5/8/2025 Fee Received: \$ 816.00 Receipt #: 92559
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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7. Reasons for Denial: \_\_\_\_\_  
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Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
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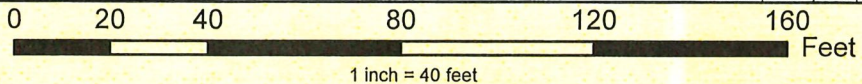
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**Boone County GIS - Putting Northern Kentucky on the Map**



Boone County GIS  
ArcMap Document: \*.mxd

Site Plan

2224 Elias Boon Court

Hebron KY 41048

Extend South Side of Driveway by 5' to accommodate for two other vehicles. The vehicles shown below belong to myself and my two employees. The driveway extension will provide parking for parent pick up / drop off that my occur simultaneously. This will minimize street parking.

LEGEND



Driveway  
Extension



## Lauren Elliott

---

**From:** Sara Smith  
**Sent:** Tuesday, June 3, 2025 12:33 PM  
**To:** Lauren Elliott  
**Subject:** FW: Concern Regarding Zoning Appeal for Increased Daycare Capacity at Kinder Tykes

**From:** Mark Huelskamp <m.j.huelskamp@gmail.com>  
**Sent:** Tuesday, June 3, 2025 12:31 PM  
**To:** Planning Commission General Account <Plancom@boonecountyky.org>  
**Subject:** Concern Regarding Zoning Appeal for Increased Daycare Capacity at Kinder Tykes

**Warning: Unusual sender** <[m.j.huelskamp@gmail.com](mailto:m.j.huelskamp@gmail.com)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Boone County Planning Commission,

I am writing to express concerns regarding the zoning appeal request for Kinder Tykes, located at 2224 Elias Boone Court in Hebron, KY. We understand that the request involves expanding the capacity of the existing in-home daycare.

While we recognize the importance of accessible childcare, we have several concerns about the potential impact of this expansion within our residential neighborhood:

- **Increased traffic and parking congestion:** An increase in the number of children would likely lead to more vehicles during drop-off and pick-up times, raising safety concerns on our street.
- **Noise and disruption:** A larger group of children may result in higher noise levels, especially during outdoor play.
- **Pet-related concerns:** The homeowner has three dogs and four cats. While this has been shared openly, it raises concerns about:
  - **Allergies or sensitivities:** Some children may have allergic reactions or sensitivities to animals.
  - **Safety and sanitation:** Managing multiple animals alongside an increased number of children could pose challenges in maintaining a safe and clean environment.
  - **Ongoing barking issues:** There have been instances where the dogs have been left outside for extended periods, leading to continuous barking and disturbances to neighboring homes.

We support responsible home-based businesses, but this proposed expansion may exceed what's reasonable for our neighborhood. We respectfully ask the Board to consider these concerns when evaluating the appeal.

Sincerely,  
Mark Huelskamp

**Lauren Elliott**

---

**From:** Sara Smith  
**Sent:** Tuesday, June 3, 2025 2:38 PM  
**To:** Lauren Elliott  
**Subject:** FW: Opposition to Zoning Appeal Request – Kinder Tykes, 2224 Elias Boone Court

**From:** Brandyn Shepherd <[bullseye72093@icloud.com](mailto:bullseye72093@icloud.com)>  
**Sent:** Tuesday, June 3, 2025 1:36 PM  
**To:** Planning Commission General Account <[Plancom@boonecountyky.org](mailto:Plancom@boonecountyky.org)>  
**Subject:** Opposition to Zoning Appeal Request – Kinder Tykes, 2224 Elias Boone Court

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This proposed expansion raises serious concerns that I believe make it unsuitable for our residential neighborhood.

One of the most persistent issues, frequently discussed in our neighborhood Facebook group, is the ongoing problem of loud and consistent barking dogs. The homeowner's dogs are often left outside for extended periods, resulting in constant noise that has disrupted the peace and quiet of our street. These disturbances have been a regular source of complaint among neighbors, and increasing the number of children at this property could only add to the noise and activity levels, further impacting nearby homes.

We are also concerned that adding more children will compound existing issues related to:

- Noise pollution from outdoor play and general daycare activity.
- Traffic congestion from additional drop-offs and pick-ups in a tight residential area.
- Animal safety and hygiene concerns, as the property currently houses multiple pets, raising questions about the ability to maintain a clean and safe environment for a larger number of children.

For these reasons, I strongly oppose the proposed expansion. It is clear that the current setup already strains the balance between business operations and residential quality of life. Allowing further growth would only worsen the situation.

Thank you for considering our concerns.

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For these reasons, I strongly oppose the proposed expansion. It is clear that the current setup already strains the balance between business operations and residential quality of life. Allowing further growth would only worsen the situation.

Thank you for considering our concerns.

June 9, 2025

**VIA UPS**

Jessica Meier  
2224 Elias Boone Court  
Hebron, KY 41048

**Re: Notice of Violation of Restrictive Covenants  
Sawgrass Subdivision HOA**

Dear Ms. Meier:

This office represents the Sawgrass Homeowner's Association (the "HOA") which is charged with the enforcement of the Declaration of Covenants, Conditions and Restrictions for the Sawgrass Subdivision as recorded in Misc. Book 1329, page 110 of the Boone County Clerk's records and amendments thereto (the "Declaration"). It has come to the HOA's attention that you have been operating a child daycare business out of your residence and have recently applied for a conditional use permit to increase the number of children receiving childcare services at your dwelling.

Operating a child daycare business in your dwelling is a violation of Article IX Section 1.A of the Declaration that stipulates "any dwelling unit constructed on a Lot shall be used only as a residence for a single family." Additionally, your childcare center would not fall under the exceptions listed in Section 1.A permitting the presence of an "office or studio." Your application to increase the number of children to 12 will most certainly "increase the normal flow of traffic or individuals in and out of" your Property.

For these reasons, you must cease operation of a childcare/daycare business in your home and must comply with the use covenants contained in the Declaration. Failure to do so may result in the HOA taking further action to enforce compliance.

If you have any questions about this matter, you should consult with legal counsel.

Sincerely,

Adams Law, PLLC

  
Corey T. Gamm

/CTG

cc: Lauren Elliott, Boone County Planning Commission

Corey T. Gamm  
Attorney  
e: CGamm@adamsattorneys.com

40 WEST PIKE STREET  
COVINGTON, KY 41012-0861  
(O) 859-394-6202 (F) 859-392-7200

E. Any lot owned by a builder upon which a Single Family Residence is being constructed or upon which a model or market Single Family Residence has been constructed.

#### ARTICLE VII

#### MAINTENANCE OF PROPERTY

1. Homeowners' Association Property. Common Elements shall be maintained by the Association.
2. Single Family Residence and/or Lot Owner Responsibilities.

A. Single Family Lots. The owner of a Single Family Lot shall be responsible for all maintenance and repair of such Single Family Lot, including, without limitation, the Single Family Residence located thereon. If a Single Family Residence is damaged by casualty, the Owner must immediately clear the site of casualty. If reconstructed, the reconstruction must be substantially in accordance with the original plans and specifications of the Single Family Residence or, if not, then according to plans and specifications approved by the Design and Architectural Review Board.

#### ARTICLE VIII

#### INSURANCE

The Association is hereby authorized to purchase property and casualty insurance, other than title insurance, on the Common Elements, as well as liability, indemnity and fidelity insurance, in such amounts and with such companies as the Board of Directors shall deem appropriate.

#### ARTICLE IX

#### USE RESTRICTIONS

1. Restrictions on the Use of Single Family Lots. The following restrictions shall apply to all Single Family Lots:

A. Land Use. Except as otherwise provided in this Declaration, no part of the Property other than Homeowners' Association Property and Storm Water Detention Pond Areas shall be used for other than residential housing and any Dwelling Unit constructed on a Lot shall be used only as a residence for a single family. To the extent permitted by law, an Owner of a Lot may use a portion of a Dwelling Unit located thereon for his office or studio provided that the activities therein shall not interfere with the quiet enjoyment or comfort of any other Owner or Occupant; and provided further that such activities do not increase the normal flow of traffic or individuals in and out of the Property or in and out of said Owner's Lot. The foregoing notwithstanding, Developer, its successors, assigns and affiliates, and any Builder may use Lots and Dwelling Units for construction offices, sales purposes (i.e. model homes), and as offices to meet with prospective purchasers of Dwelling Units.

B. Other Structures. No structures of a temporary character, trailer, shack, garage, barn or other temporary outbuilding shall be used or erected on any Lot after the permanent residence on each Lot has been completed, provided, however, that one (1) outdoor storage structure not exceeding 8' by 8' and 8' in height may be erected on each Lot directly behind the home and not past the sides of the home in a manner and fashion such that they are not visible from the street in front of the home. The construction, specifications, colors and placement of such Structures shall be subject to the approval of the Board.



## **BOONE COUNTY PLANNING COMMISSION**

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

May 23, 2025

Dear Property Owner:

Notice is hereby given that the Boone Board of Adjustment and Zoning Appeals has been requested by **Jessica Meier**, for a Conditional Use Permit. The Conditional Use Permit is to allow a type II licensed childcare center for up to 12 children to be conducted out of the existing single-family residential dwelling. The approximate 0.23 acre parcel is located at 2224 Elias Boone Court, Boone County, Kentucky. The parcel is zoned Suburban Residential One/Concept Development Plan (SR-1/CD).

We are required by law to notify you as an adjoining property owner of this request for a Conditional Use Permit. The Boone County Board of Adjustment will hold a Public Hearing on **Wednesday, June 11, 2025 at 6:00 P.M.** in the first floor Fiscal Courtroom of the Boone County Administration Building, 2950 Washington Street, Burlington, Kentucky.

If you have any questions concerning this request, you may call the Boone County Planning Commission's office at 859-334-2196. All interested persons are invited to attend the meeting and be heard.

Sincerely,

Lauren Elliott  
Planner

LE/ss

# Kinder Tykes – Conditional Use Request Summary

---

Jessica Meier | 2224 Elias Boone Court, Hebron, KY 41048  
Email: [jmeier@kindertykes.com](mailto:jmeier@kindertykes.com) | Phone: 812-577-4086

Request: Conditional Use Permit to operate a licensed Type II Child Care Center.

## **Center Overview**

- Capacity: Up to 12 children (infants to age 5)
- Staff: Jessica Meier + 1–2 assistants
- Hours: Monday–Friday, 8:00 AM–4:00 PM
- License: Kentucky Type II (pending approval)

## **Traffic & Parking**

- Drop-off/pick-up via private driveway
- Driveway will be widened for safe vehicle turnaround
- Peak traffic: 5–6 cars in morning and afternoon
- No on-street parking required

## **Outdoor Play & Safety**

- Fully fenced backyard play area
- Outdoor equipment meets KY licensing standards
- Daily supervision & quiet hours respected

## **Community Benefit**

- Fills a local gap in quality early childhood care
- Supports working families in Boone County
- Enhances local access while maintaining residential harmony

BOA Meeting: Wednesday, June 11, 2025 at 6:00 PM

Location: Fiscal Courtroom, 1st Floor – 2950 Washington St, Burlington, KY

Good evening, members of the zoning board. My name is Nick Hartleb, and I am a resident of Sawgrass, speaking today in support of Kinder Tykes continuing to operate as a childcare facility in our community.

My family includes two young children, one of whom is a 22-month-old with severe egg and nut allergies. His condition requires vigilant care and proximity to home in case of unexpected allergic reactions, which can be life-threatening. After the closure of BrightPath in Hebron last summer and its relocation to Union, we explored several local daycare options. Unfortunately, none met our standards for safety, particularly in maintaining an egg- and nut-free environment. As a result, we enrolled our son at BrightPath Union, a facility over 20 minutes away. This distance proved challenging when he experienced two instances of accidental allergen exposure, causing significant distress for our family due to the time it took to reach him. In November, Kinder Tykes opened in our neighborhood, offering an ideal solution. After touring the facility, we were impressed by its commitment to safety and care. Kinder Tykes implemented an egg- and nut-free menu specifically to accommodate our son's needs, and its proximity—just a few houses from our home—provides peace of mind in case of an emergency. We were proud to enroll our son as the first child at Kinder Tykes, and he has thrived under the dedicated care of Jessica and her staff. He has formed meaningful friendships, and we cherish watching him grow alongside other children in the community.

The necessity of reliable childcare cannot be overstated. Given the high cost of housing in our neighborhood, dual-income households are often essential, making accessible, high-quality childcare a critical need. Kinder Tykes fills this gap, offering a safe and nurturing environment for local families.

I would also like to address a recent concern regarding parking. During a severe storm a few weeks ago, a neighbor's vehicle was parked across from Kinder Tykes, which had been there for a number of months, limiting parking options. To avoid the storm, we parked on the opposite side of the street. Jessica promptly informed us of the issue, and since then, we have either walked our son to the facility or used the recently expanded driveway. We appreciate Kinder Tykes' proactive approach to resolving such concerns and remain committed to being considerate neighbors.

The potential closure of Kinder Tykes would create significant hardship for our family and others. We plan to enroll our three-month-old child at Kinder Tykes once it is approved as a Type 2 childcare center, ensuring both of our children receive exceptional care close to home. Without this facility, we would face considerable challenges in finding safe, nearby childcare that accommodates our son's medical needs while allowing us to maintain our professional responsibilities.

Kinder Tykes is more than a childcare center; it is a vital community asset that fosters the growth and well-being of our children. I respectfully urge the board to support its continued operation, ensuring that families like ours can rely on its services. Thank you for your time and consideration.

**Statement of Support for Kinder Tykes Zoning Approval**  
**Submitted by: Sarah Shoemaker, Parent**

To the Zoning Board Members,

I am unable to attend today's hearing in person, but I want to express my full and enthusiastic support for Kinder Tykes and its owner, Jessica, as they seek approval for continued operation under the zoning regulations.

My daughter Claire is 3 years old and has been attending Kinder Tykes for some time now. When she first started, she was working closely with a therapist due to an extremely limited diet—she would only eat about ten foods and flatly refused to try anything new. Since being at Kinder Tykes, not only has that changed, but her willingness to explore new foods has grown dramatically. Now, she'll try just about anything, and her accepted food list grows almost daily. This kind of progress has been a huge relief for our family, and I credit the safe, encouraging, and consistent environment at Kinder Tykes for this breakthrough.

But Kinder Tykes has supported my family in more than just childcare. When I broke my ankle and required surgery, I was out of work for several months. As a single source of income for my household, that period was incredibly difficult. Jessica went far beyond her role as a daycare provider—she helped connect me to community resources that kept my family fed and housed during one of the hardest times we've faced.

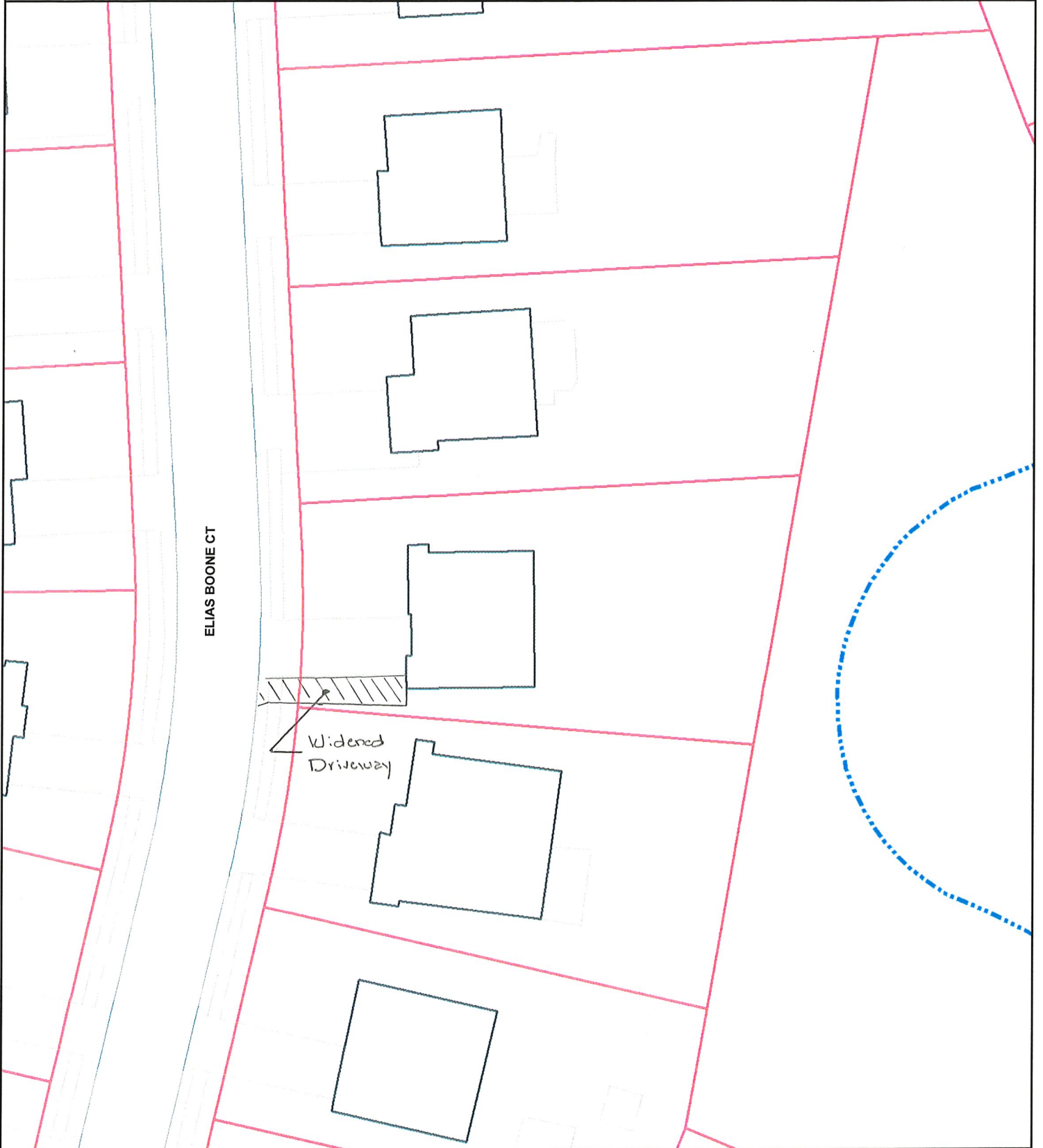
Jessica and the Kinder Tykes team are the kind of community partners we need more of. They don't just provide essential childcare—they offer genuine support, compassion, and stability for the families they serve.

I respectfully urge you to approve their zoning request so they can continue making a difference in the lives of families like mine.

With sincere gratitude,  
Sarah Shoemaker

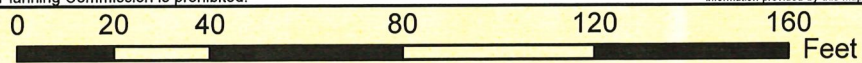
# Boone County GIS Map

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



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1 inch = 40 feet



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

Boone County GIS  
ArcMap Document \*.mxd

Site Plan

2224 Elias Boon Court

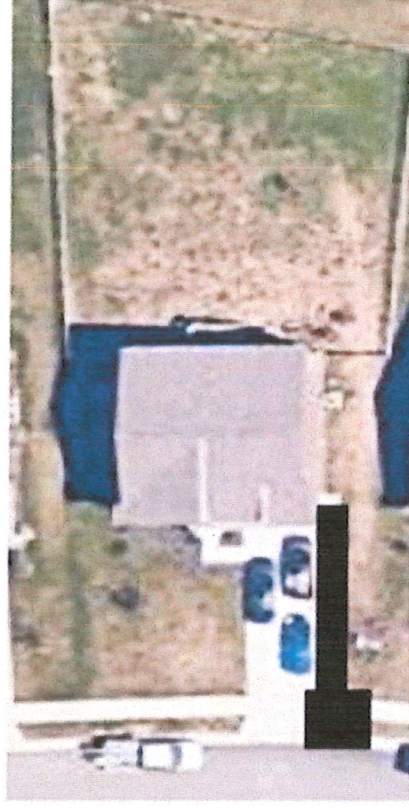
Hebron KY 41048


Extend South Side of Driveway by 5' to accommodate for two other vehicles. The vehicles shown below belong to myself and my two employees. The driveway extension will provide parking for parent pick up / drop off that my occur simultaneously. This will minimize street parking.

LEGEND



Driveway  
Extension



 [2220 Elias Boone Ct Hebron KY 41048](#)

**OWNERS & RESIDENTS**

Blake Maines

**FEATURES**

Built in 2022

1 story

Garage, Attached


2 bedrooms

2 bathrooms

0.22 Acres

9,540.00 Sq. Ft.

\$3,903 taxes in 2024

 [2228 Elias Boone Ct Hebron KY 41048](#)

**OWNERS & RESIDENTS**

Kaleigh Dyer

**FEATURES**

Built in 2022

2 story

Garage, Attached

3 bedrooms

3.5 bathrooms

0.24 Acres

10,237.00 Sq. Ft.

\$3,775 taxes in 2024

 [2225 Elias Boone Ct Hebron KY 41048](#)

**OWNERS & RESIDENTS**

Norma Andreina Alvarado

William Reinaldo Leal

**FEATURES**

Built in 2022

2 story

Garage, Attached

4 bedrooms

3.5 bathrooms

0.19 Acres

8,233.00 Sq. Ft.

\$4,874 taxes in 2024

Sawgrass Homeowners Association: 3165 Bentgrass Way Hebron KY 41048

## General Information

Organization Number :	0711172
Name :	SAWGRASS, LLC
Profit or Non-Profit :	P - Profit
Company Type :	KLC - Kentucky Limited Liability Company
Industry :	Construction Special Trade Contractors
Number of Employees :	Small (0-19)
Primary County :	Boone
Status :	A - Active
Standing :	G - Good
State :	KY
File Date :	8/7/2008
Organization Date :	8/7/2008
Last Annual Report :	4/23/2025
Principal Office :	10847 OMAHA TRACE UNION, KY, 41091
Managed By :	Managers
Registered Agent :	J. J. MILLER 10847 OMAHA TRACE UNION, KY, 41091

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Andrew and Jessica Meier  
2224 Elias Boone Ct  
Hebron, KY 41048
  
- 2. ADDRESS OF PROPERTY  
2224 Elias Boone Ct  
Hebron, KY 41048
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Kinder Tykes
  
- 4. DEED BOOK 1198                      PAGE NO. 935                      GROUP NO. 2007
  
- 5. TYPE OF RESTRICTION(S) (Check all that apply)
  - Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_
  - Conditional Use Permit
  - Development Plan
  - Conditional Zoning
  - Subdivision Plat  
(Not Recorded)
  - Other:
  - Variance
  
- 6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005


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

Lauren Elliott, Planner  
\_\_\_\_\_  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

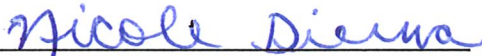
Subscribed, sworn to, and acknowledged before me by Lauren Elliott on behalf of the Boone County Planning Commission this 12<sup>th</sup> day of June, 2025.



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.)