

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
93524
OCT 15 2025
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

023

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: TonyCo Properties LLC
Address: 6685 Emerald Drive
Burlington IA 41005
City State Zip Code
Phone Number: 859-750-0089 Fax Number: _____
Email: Imholta@yahoo.com
4. Description of Request: Short Term Rental
5. Name of Development: TonyCo Properties
6. Location of Development: 6671 Emerald Drive
Burlington IA 41005
City State Zip Code
7. Acreage Under Review: 4.35
8. Lot Number and Name of Subdivision (if part of a subdivision):
10 and #11 Emerald Glen Estates
9. Current Owner: TonyCo Properties LLC
Address: 6685 Emerald Drive
Burlington IA 41005
City State Zip Code
Phone Number: 859-750-0089 Fax Number: _____
Email: Imholta@yahoo.com

10. Proposed Use(s) on Site: Short Term Rental

11. Total Square Footage of Existing and/or Proposed Buildings: 1250

12. Current Zoning: A2

13. 1233 293 2029
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: 10/15/2025 Fee Received: \$766.00 Receipt #: 93524

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 11/12/2025

5. Board Action: 11/12/2025

_____ Approved

Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: See Attached, Minutes, & CLUR

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
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: TonyCo Properties LLC

LOCATION: 6671 Emerald Drive, Boone County, Kentucky

ZONING: Agricultural Estate (A-2) and Rural Suburban Estates (RSE)

DATE: November 12, 2025

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.
3. The use of the pool shall be restricted to the hours of 8:00 am to 10:00 pm.
4. Gatherings at the site shall be limited to a maximum of twelve (12) people, including those staying on the property.

STAFF REPORT

#2

APPLICANT: TonyCo Properties LLC

LOCATION: 6671 Emerald Drive, Boone County, Kentucky

ZONING: Agricultural Estate (A-2) and Rural Suburban Estates (RSE)

DATE: November 12, 2025

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

1975 On August 6, 1975, the Boone County Planning Commission approved a Final Plat for Emerald Glen Estates.

1974 –

1981 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 505.1 of the Boone County Zoning Regulations identifies 'Short Term Rental' as Conditional Uses within the A-2 district.

D. Section 602.A of the Boone County Zoning Regulations states that the purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.

E. Section 4000 of the Boone County Zoning Regulations defines 'Short Term Rental' as follows:

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

- A. A unit that is used for nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
- B. A bed and breakfast.
- C. A hotel/residence hotel.

F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':

- 1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
- 2. Short term rentals shall not be allowed in any area not considered a

- primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
 - a. There shall be a maximum occupancy of ten (10) persons, adult or children.
 - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.
 4. Parking requirements shall be as follows:
 - a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
 - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
 - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
 5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
 6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
 7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
 8. It shall be unlawful:
 - a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
 - b. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court. (Applies to Unincorporated Boone County Only)
 - c. To advertise or offer a short term rental without first registering the

property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)

- d. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)
 - e. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.
 - f. To operate a short term rental without paying the required hotel occupancy taxes.
 - g. To offer or allow the use of a short term rental in a manner which violates the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)
 - h. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
 - i. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
9. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as Rural Density Residential, which is described as low density residential uses of up to one dwelling unit per acre.
- B. Travis Street is a county maintained local street providing for two way traffic within a twenty-two (22) foot pavement width. There are no sidewalks along the roadway and the street dead ends in a cul-de sac approximately 1,300 feet to the north of the site.

SITE CHARACTERISTICS

- A. The approximate 4.35 acre area is located along the west side of Emerald Drive,

approximately 1,100 feet northwest of East Bend Road.

- B. The site has approximately three hundred twenty-three (323) feet of frontage along Emerald Drive.
- C. Access to the site is provided by a single curb cut onto Emerald Drive.
- D. Approximately 4.31 acres of the site is currently zoned A-2 and the remaining approximate 0.04 acres is currently zoned RSE.
- E. The site is currently occupied by one-story, three-bedroom, detached single-family residential structure and an inground pool.
- F. The site can accommodate parking for six (6) cars, Four (4) on the driveway and two (2) in the garage.
- G. Topographically, the site slopes downward, front to back, at an average grade of seven (7) percent.
- H. There are a significant amount of existing mature trees on the site.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (A-2)

South: Single-family residential dwellings (A-2 and RSE)

East: Single-family residential dwellings (A-2 and RSE)

West: Single-family residential dwellings and vacant/agricultural land (A-2 and SR-1)

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 6,600 feet from the nearest approved Short Term Rental.
- B. It takes one (1) turning movement to get to the site in question from the nearest arterial street, which is East Bend Road.
- C. 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 and the submitted plans, the site can accommodate a maximum of eight (8) guests.

- 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.

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

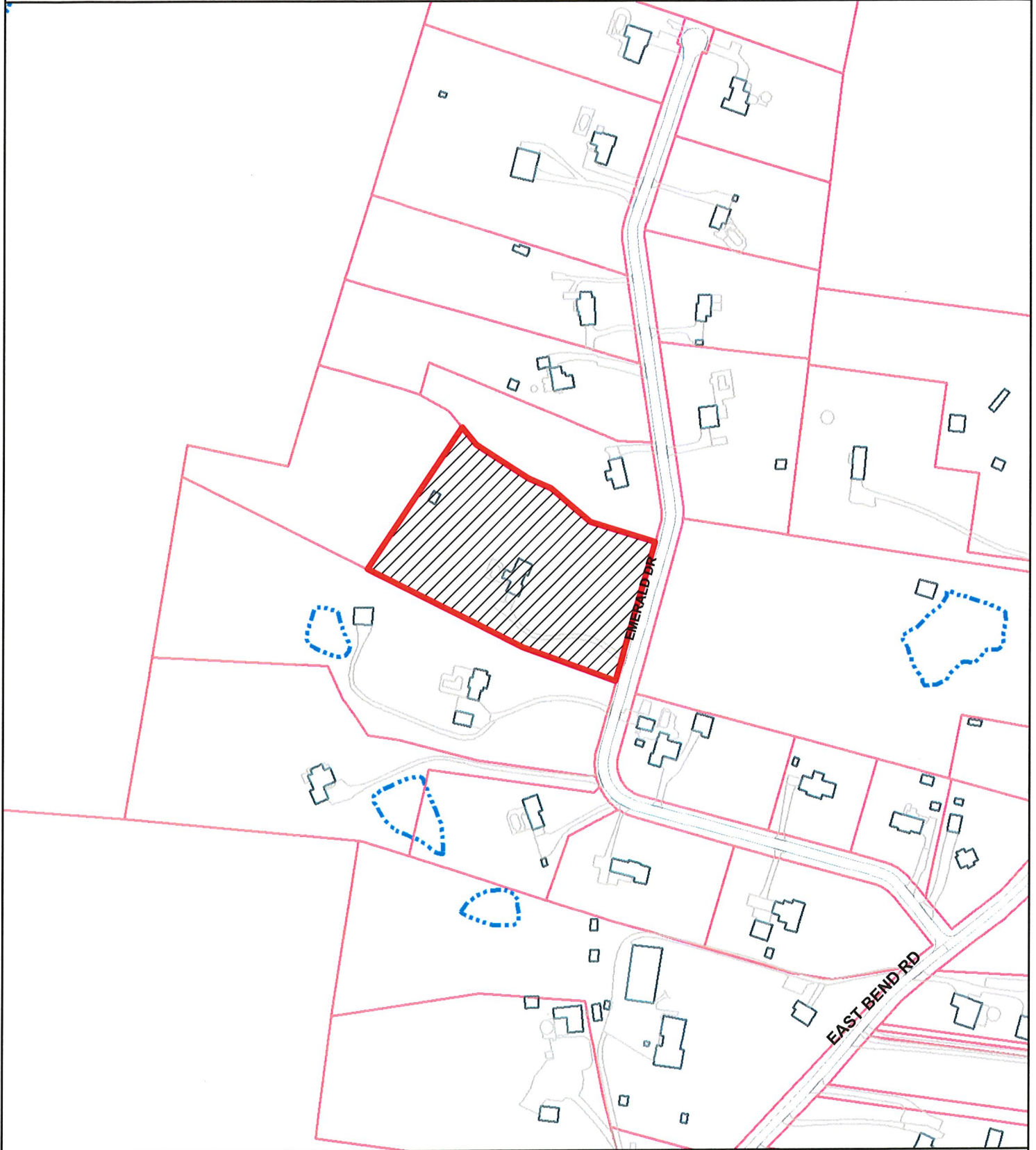
MDS/ss

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

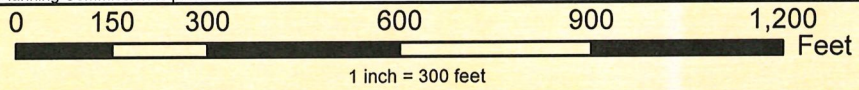
Vicinity Map

www.boonecountygis.com



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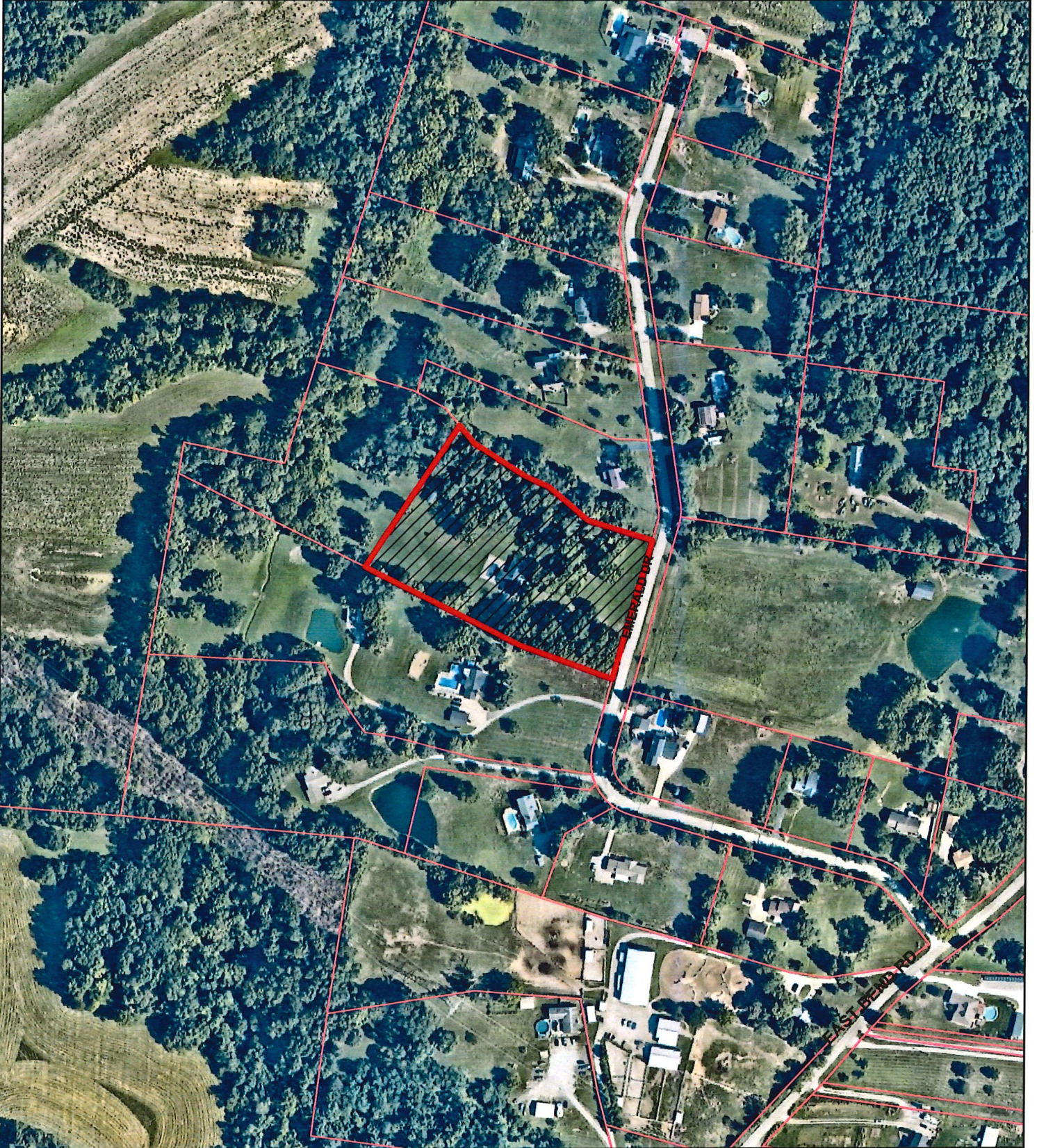


Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com

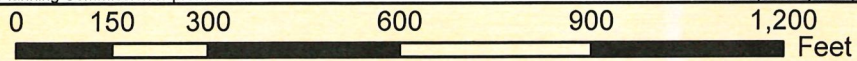


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Boone



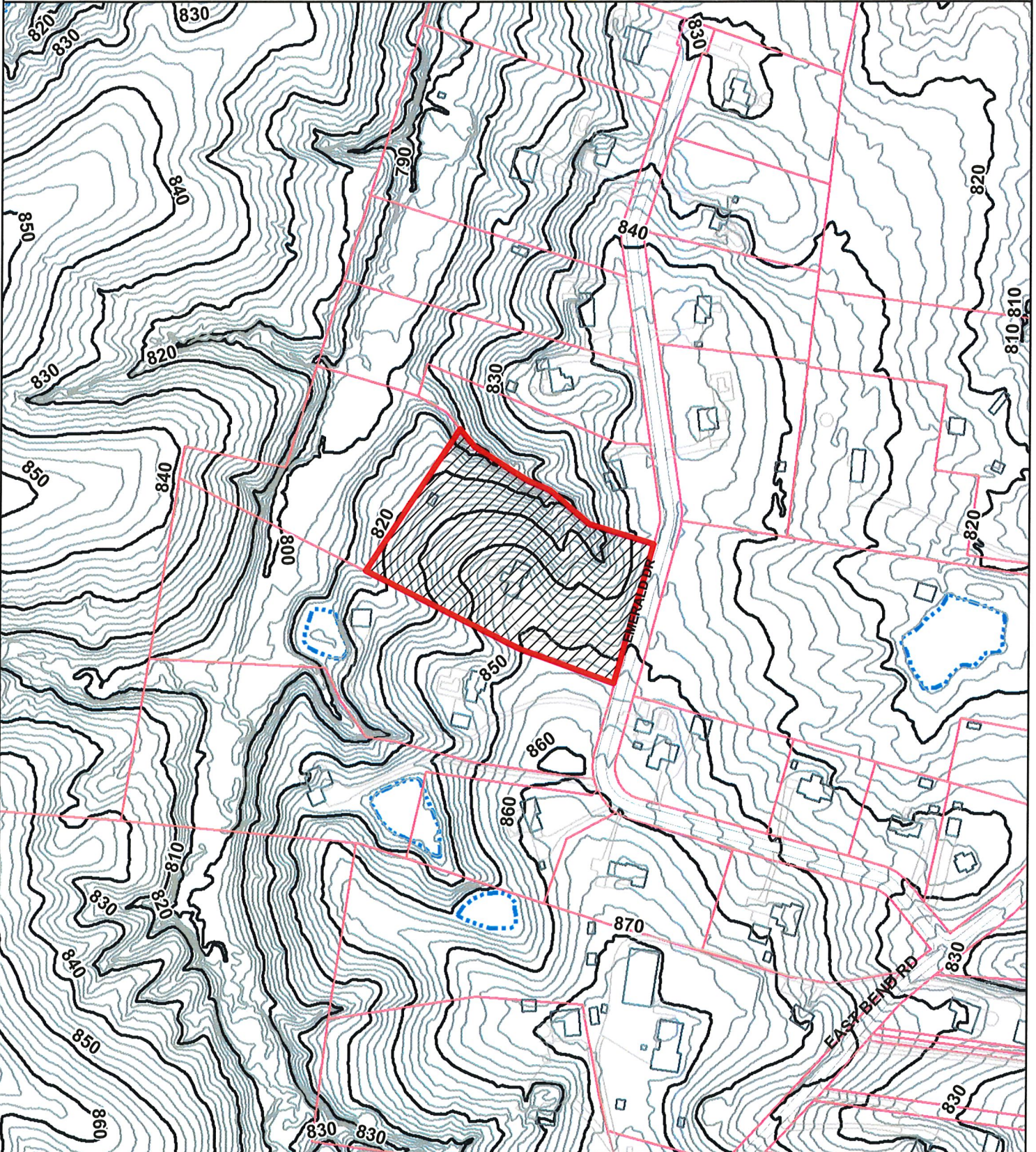
1 inch = 300 feet



Boone County GIS
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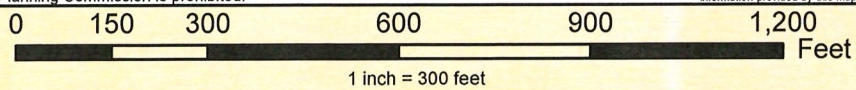
Topographic Map

www.boonecountygis.com



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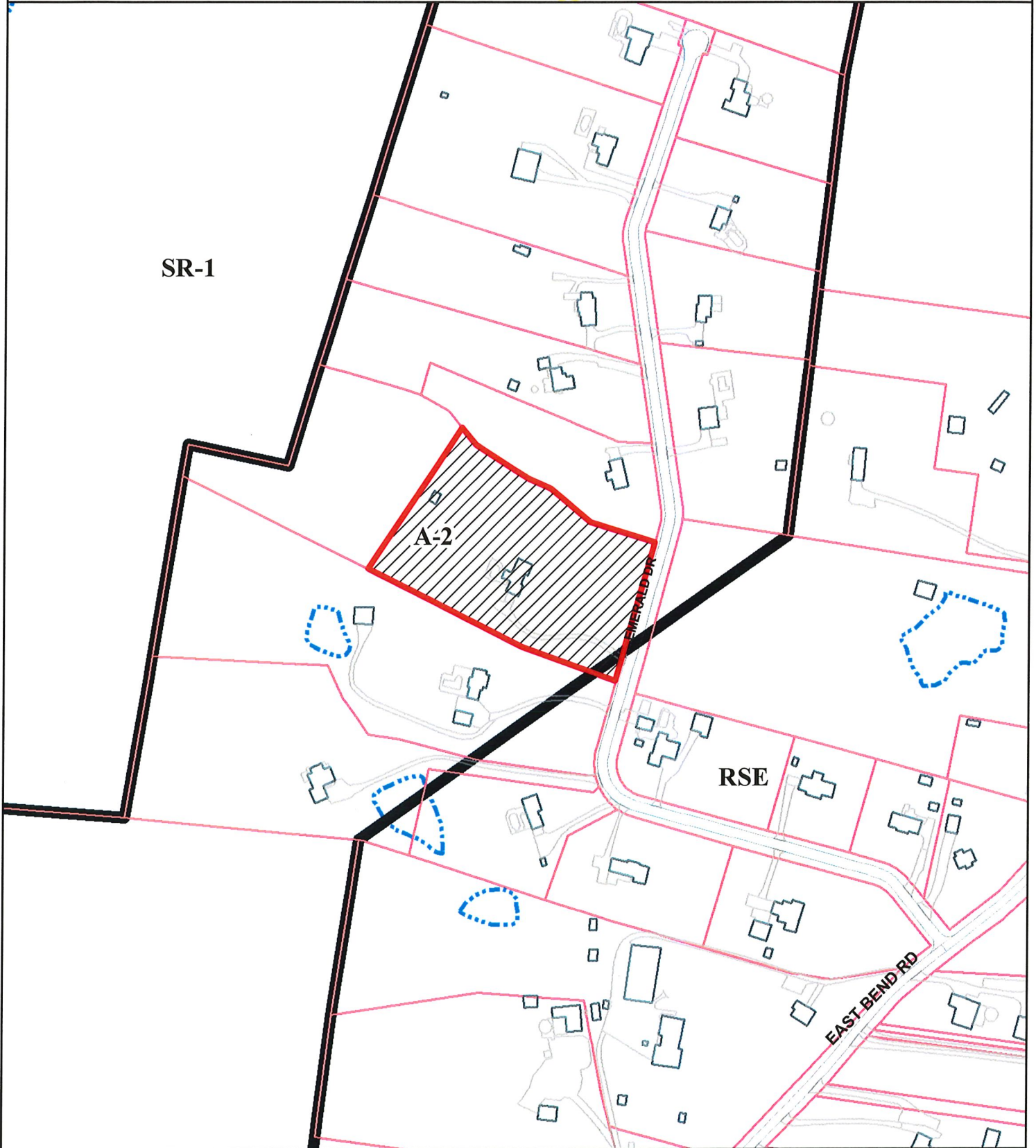


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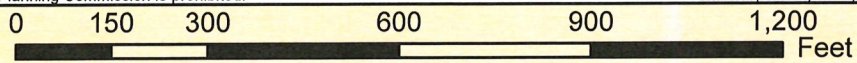
Zoning Map

www.boonecountygis.com



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1 inch = 300 feet

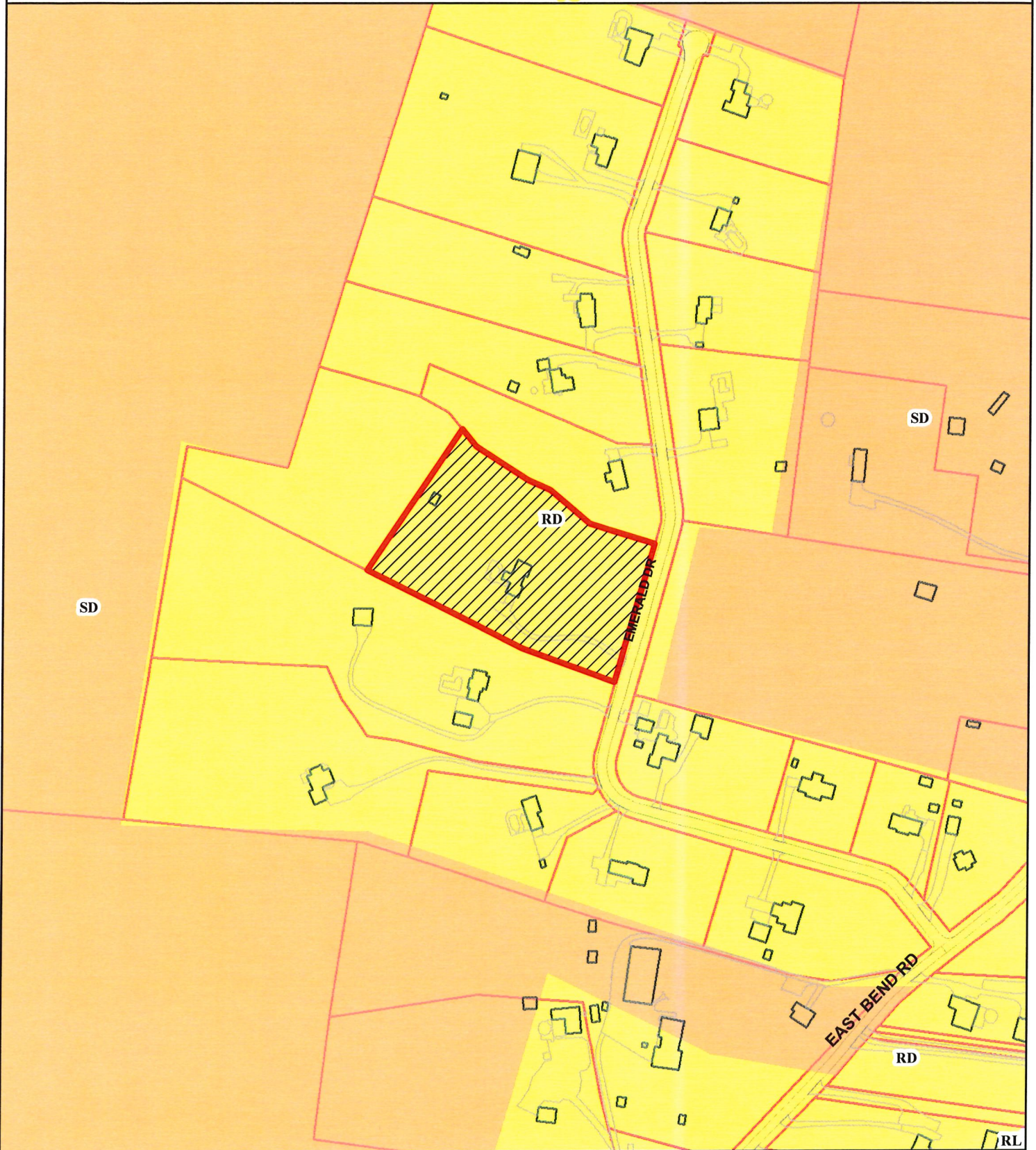


Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd

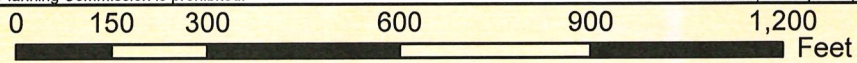
2040 Future Land Use Map

www.boonecountygis.com



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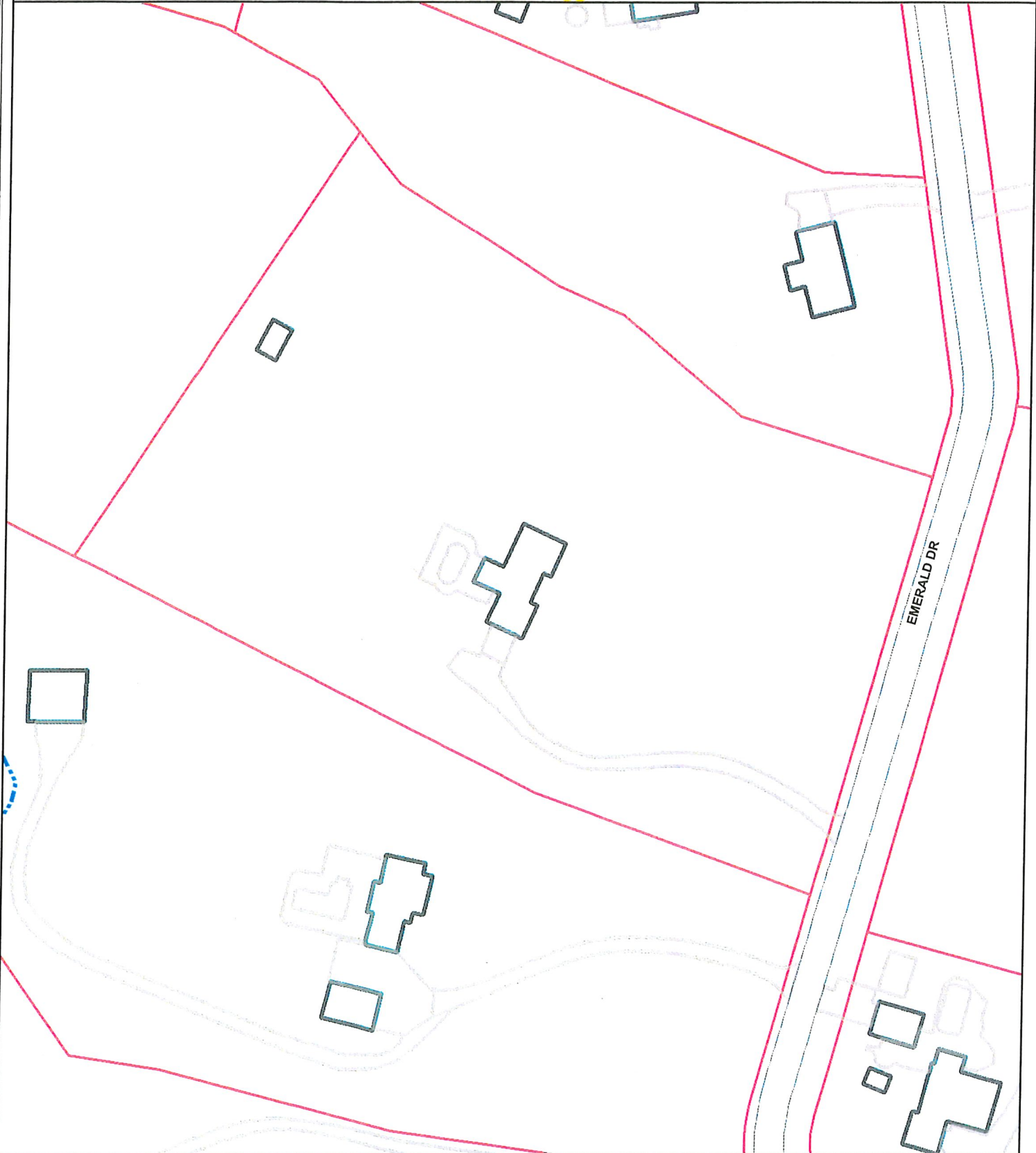
Boone



State Plane 7 datum North NAD 83 1183
ArcMap Document: *.mxd

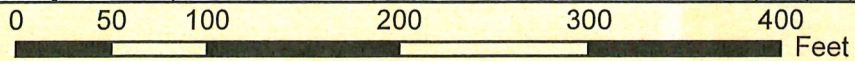
Boone County GIS Map

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1 inch = 100 feet

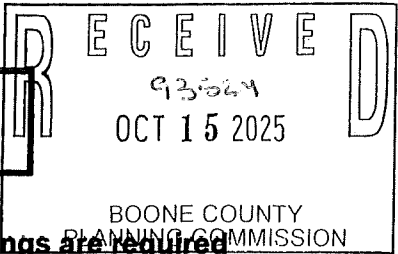


Boone County GIS - Putting Northern Kentucky on the Map



Map File: F:\Projects\2024\GIS\2024-10-10
ArcMap Document (*.mxd)

**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

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
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3. Applicant: TonyCo Properties LLC
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City State Zip Code
Phone Number: 859-750-0089 Fax Number: _____
Email: Imholta@yahoo.com
4. Description of Request: Short Term Rental
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6. Location of Development: 6671 Emerald Drive
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City State Zip Code
7. Acreage Under Review: 4.35
8. Lot Number and Name of Subdivision (if part of a subdivision):
#10 and #11 Emerald Glen Estates
9. Current Owner: TonyCo Properties LLC
Address: 6685 Emerald Drive
Burlington NC 41005
City State Zip Code
Phone Number: 859-750-0089 Fax Number: _____
Email: Imholta@yahoo.com

10. Proposed Use(s) on Site: Short Term Rental

11. Total Square Footage of Existing and/or Proposed Buildings: 1250

12. Current Zoning: A2

13. 1233 293 2029
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: 10/15/2025 Fee Received: \$ 766.00 Receipt #: 93524
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
plancom@boonecountyky.org
www.boonecountyky.org



BOONE COUNTY
KENTUCKY

RECEIVED
OCT 14 2025
BOONE COUNTY
OCCUPATIONAL LICENSE DEPT.

Short Term Rental Unit Permit Application

Applicant Information

Applicant Name Tonyco Properties Anthony Imholt
Home Phone _____ Cell 859-750-0089
Mailing Address 6685 Emerald Dr.
City Burlington State KY Zip Code 41005
E-Mail Imholta@yahoo.com

Short Term Rental Unit Information

Short Term Rental Address 6671 Emerald Dr Burlington KY 41005
Number of Bedrooms 3 Number of off-street parking spaces 4
Maximum Number Occupants Requested 10 (Maximum of 10 occupants)

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

Name Tony Imholt
Mailing Address 6685 emerald Dr
City Burlington State KY Zip Code 41005
Cell Phone 859-750-0089 Alternate Contact Number _____
Email Address Imholta@yahoo.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. TI (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 Liability Insurance with \$1,000,000 in coverage
- 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

The following items are required to be submitted with the renewal application:

- Certificate of Liability Insurance with \$1,000,000 in coverage
- Current Boone County Occupational License
- Updates to any other documents 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:

Anthony Imholt
Name (print)

[Signature]
Signature

10-10-25
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: _____

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

AUTO-OWNERS INSURANCE COMPANY DWELLING FIRE EVIDENCE OF INSURANCE

Policy Number: **56-233463-00**
 Policy Term:
 12:01 AM to 12:01 AM
 10/10/2025 to 10/10/2026

| | |
|-------------------------------------------------------|---------------------------------------------------------------|
| Date: 10/10/2025 | Agency Code: 14-0006-00 |
| Client: TONYCO PROPERTIES LLC TONY IMHOLT | Agent: BRITNEY GOLSCH Agency: HOUCHENS INSURANCE GROUP INC |
| Address: 6685 EMERALD DR BURLINGTON, KY 41005-9665 | Address: PO BOX 1779 BOWLING GREEN, KY 42102-1779 |
| Phone: (859) 750-0089 | Phone: (270) 781-6700 |

This Evidence of Insurance verifies that the insurance coverage and limits shown below have been issued to the named insured by Auto-Owners Insurance Company. Coverage is in force as of the effective date shown above. These coverages are subject to provisions of the Dwelling Fire Policy.

This Evidence of Insurance is for informational purposes only, and does not modify or extend policy coverage stated in the Declarations.

All terms and conditions of the policy apply.

Location Information

Location 2: **6671 EMERALD DR BURLINGTON, KY 41005**

| Property/Personal Liability Coverages | Limit |
|---------------------------------------------------------------------|--------------------|
| Increased Cost Endorsement | |
| Dwelling | \$355,000 |
| Other Structures | \$35,500 |
| Personal Property | \$5,000 |
| Loss Of Rents | \$35,500 |
| Landlord Liability | \$1,000,000 |
| Medical Payments | \$5,000 |
| Property Deductible: \$1,000 AOP / \$1,500 Windstorm Or Hall | |

Premium

Total Policy Premium: **\$1,986.67**
 Premium if on Full Pay plan: **\$1,788.01**

**This is not an invoice. An invoice will be mailed separately.
 Paid in full premium does not apply to Escrow Direct Bill or Agency Bill policies.**

Compliance Certification Statement

Date: 9-25-25

To: Boone County Administration
Certification of Code Compliance for Short term rental

6671 Emerald Dr. Burlington KY 41005

This statement is to certify that the property at the above-referenced address has been completed in substantial compliance with all applicable building and fire codes, including:

The Kentucky Building Code (currently adopted edition, such as the 2018 Kentucky Building Code based on the 2015 International Building Code with Kentucky amendments).

All applicable standards published by the National Fire Protection Association (NFPA), including but not limited to NFPA 1 (Fire Code) and NFPA 101 (Life Safety Code), as adopted and amended by the State of Kentucky and the local jurisdiction.

Any additional federal, state, and local ordinances, codes, and regulations.

I, the undersigned, certify that I have read and understand the applicable code provisions and regulations. By my signature below, I attest to the accuracy of this statement and that the completed work is safe and suitable for its intended occupancy.

Name: Anthony Imholt

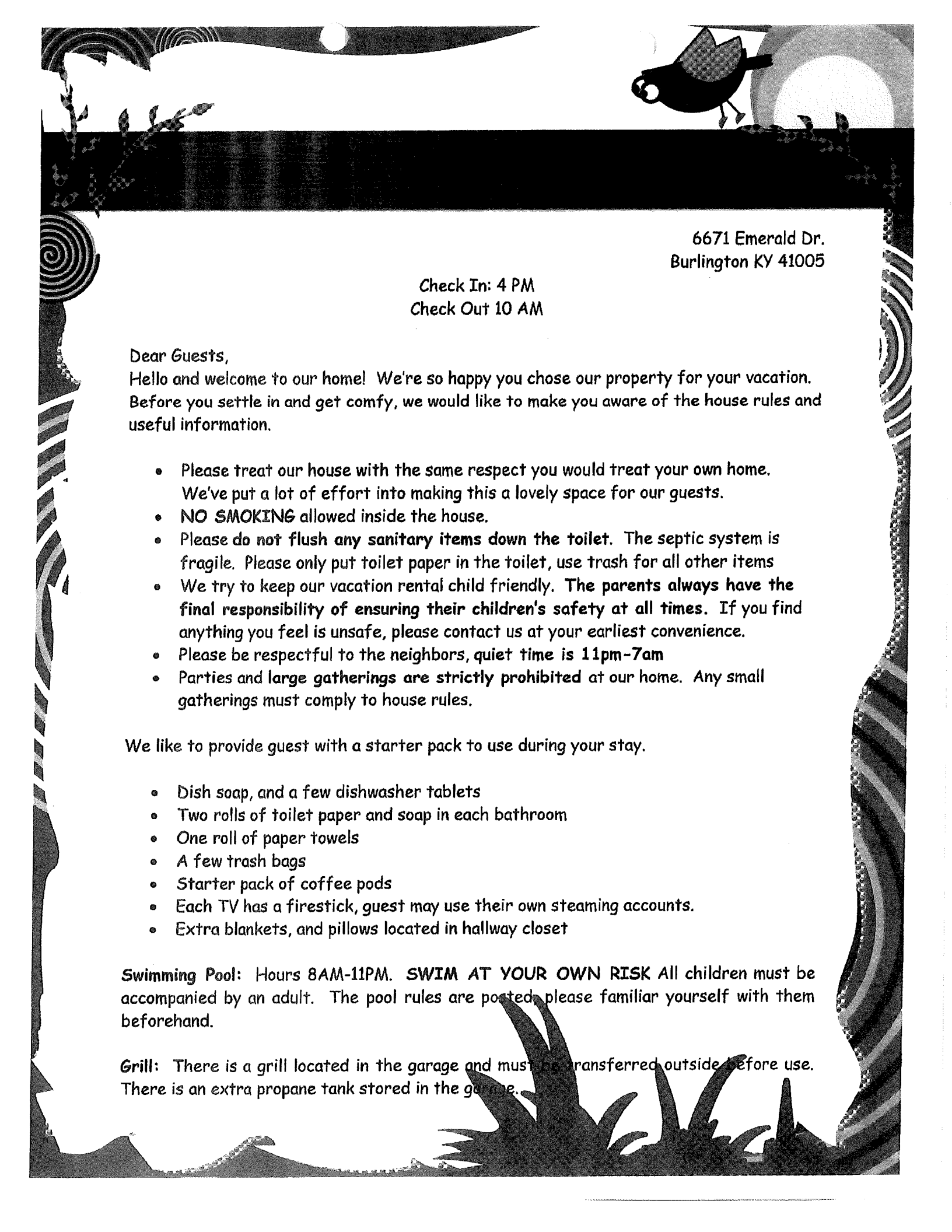
Title: Owner

Tonyco Properties 6685 Emerald Dr. Burlington KY 41005

Signature: _____


Date: _____

9-25-25



6671 Emerald Dr.
Burlington KY 41005

Check In: 4 PM
Check Out 10 AM

Dear Guests,

Hello and welcome to our home! We're so happy you chose our property for your vacation. Before you settle in and get comfy, we would like to make you aware of the house rules and useful information.

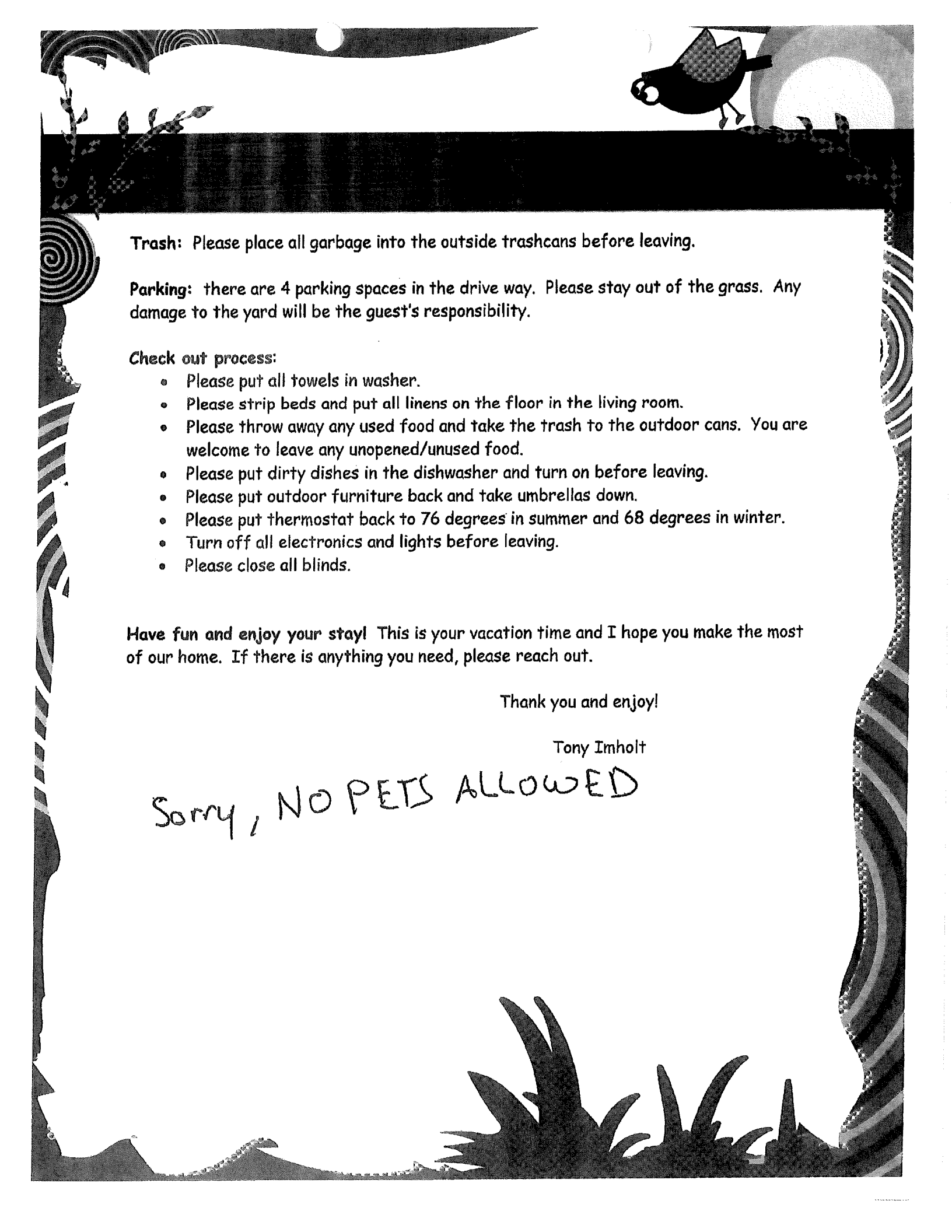
- Please treat our house with the same respect you would treat your own home. We've put a lot of effort into making this a lovely space for our guests.
- **NO SMOKING** allowed inside the house.
- Please do not flush any sanitary items down the toilet. The septic system is fragile. Please only put toilet paper in the toilet, use trash for all other items
- We try to keep our vacation rental child friendly. The parents always have the final responsibility of ensuring their children's safety at all times. If you find anything you feel is unsafe, please contact us at your earliest convenience.
- Please be respectful to the neighbors, quiet time is 11pm-7am
- Parties and large gatherings are strictly prohibited at our home. Any small gatherings must comply to house rules.

We like to provide guest with a starter pack to use during your stay.

- Dish soap, and a few dishwasher tablets
- Two rolls of toilet paper and soap in each bathroom
- One roll of paper towels
- A few trash bags
- Starter pack of coffee pods
- Each TV has a firestick, guest may use their own steaming accounts.
- Extra blankets, and pillows located in hallway closet

Swimming Pool: Hours 8AM-11PM. **SWIM AT YOUR OWN RISK** All children must be accompanied by an adult. The pool rules are posted, please familiar yourself with them beforehand.

Grill: There is a grill located in the garage and must be transferred outside before use. There is an extra propane tank stored in the garage.



Trash: Please place all garbage into the outside trashcans before leaving.

Parking: there are 4 parking spaces in the drive way. Please stay out of the grass. Any damage to the yard will be the guest's responsibility.

Check out process:

- Please put all towels in washer.
- Please strip beds and put all linens on the floor in the living room.
- Please throw away any used food and take the trash to the outdoor cans. You are welcome to leave any unopened/unused food.
- Please put dirty dishes in the dishwasher and turn on before leaving.
- Please put outdoor furniture back and take umbrellas down.
- Please put thermostat back to 76 degrees in summer and 68 degrees in winter.
- Turn off all electronics and lights before leaving.
- Please close all blinds.

Have fun and enjoy your stay! This is your vacation time and I hope you make the most of our home. If there is anything you need, please reach out.

Thank you and enjoy!

Tony Imholt

Sorry, NO PETS ALLOWED





BOONE COUNTY
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Anthony Imholt Tonyco Properties
Address: 6685 Emerald Dr Burlington KY 41005
Phone number: 859-750-0089
Email: Imholt@a@yahoo.com
Address of STRU: 6671 Emerald Dr. Burlington KY 41005

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

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

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

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

Printed name: Tony Imhoff Date: 9-25-25

Signature: 

EMERGENCY EVACUATION PLAN

IN CASE OF
EMERGENCY:
CALL 911

NON-EMERGENCY
CALL 859-371-1234

ADDRESS:
6671 EMERALD DR.
BURLINGTON KY 41005

—— PRIMARY EVACUATION ROUTE

➔ PRIMARY EXIT

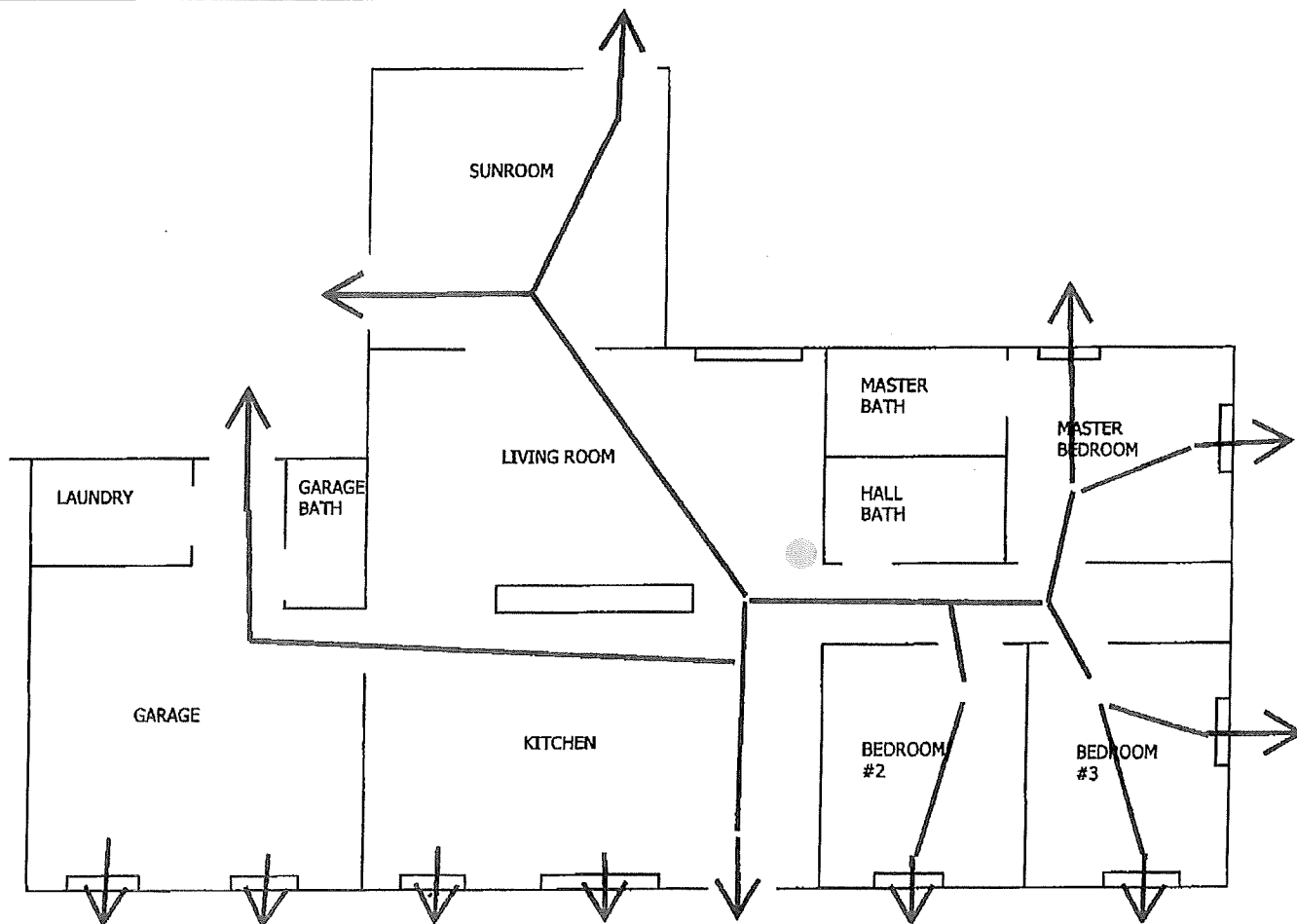
—— SECONDARY EVACUATION ROUTE

➔ SECONDARY EXIT

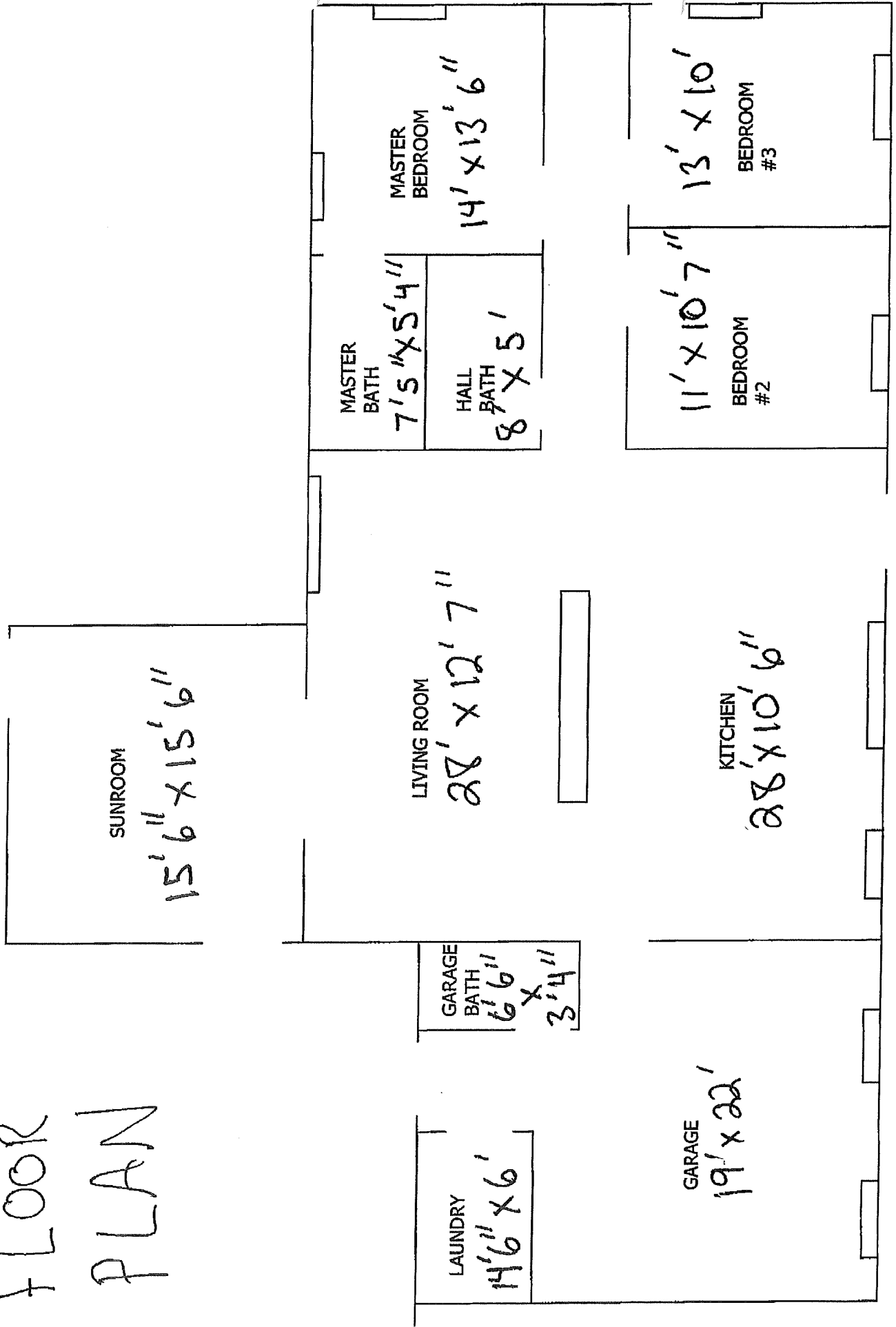
● FIRE EXTINGUISHER

● YOU ARE HERE

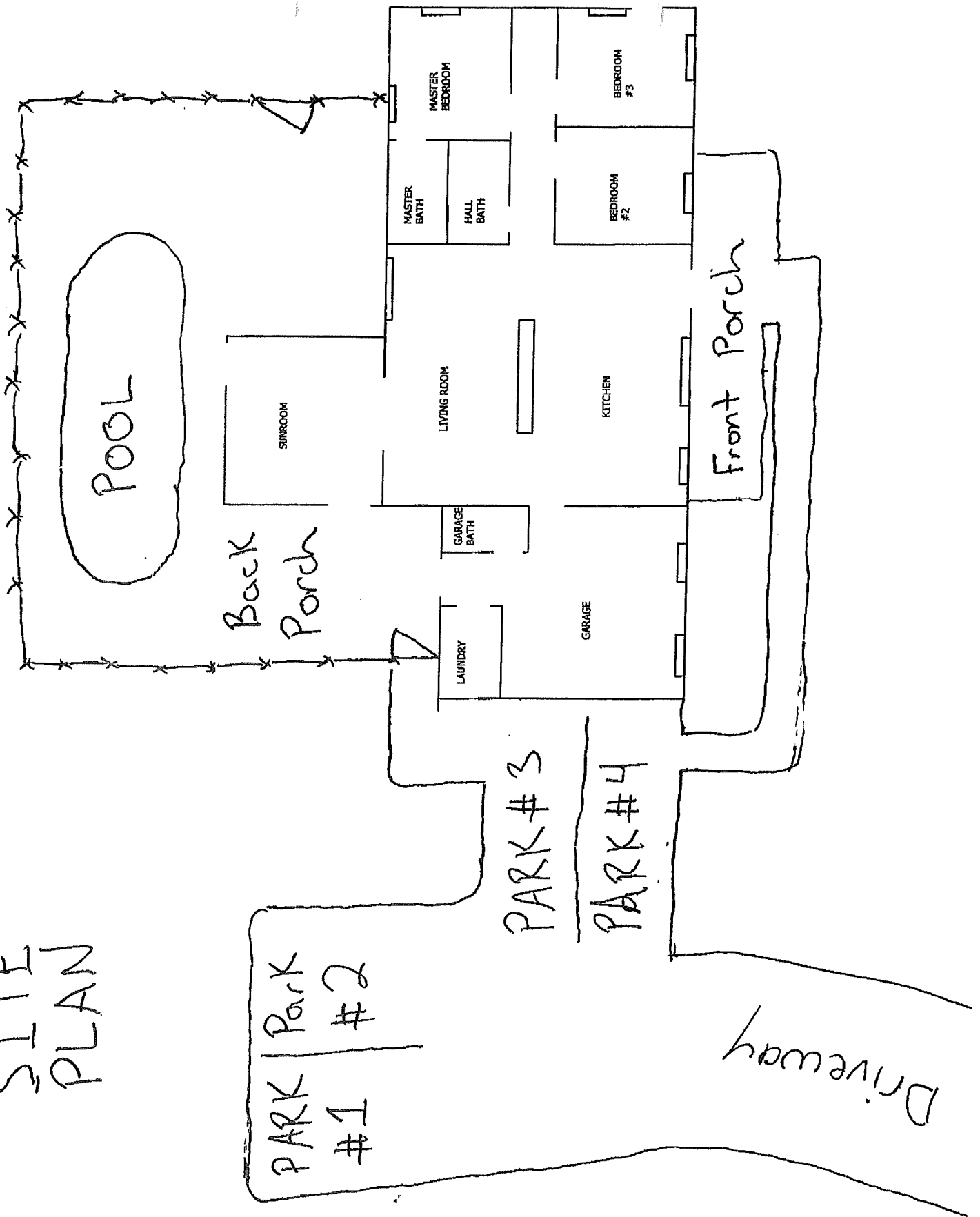
HOME OWNER: Tony Imholt 859-750-0089



FLOOR PLAN

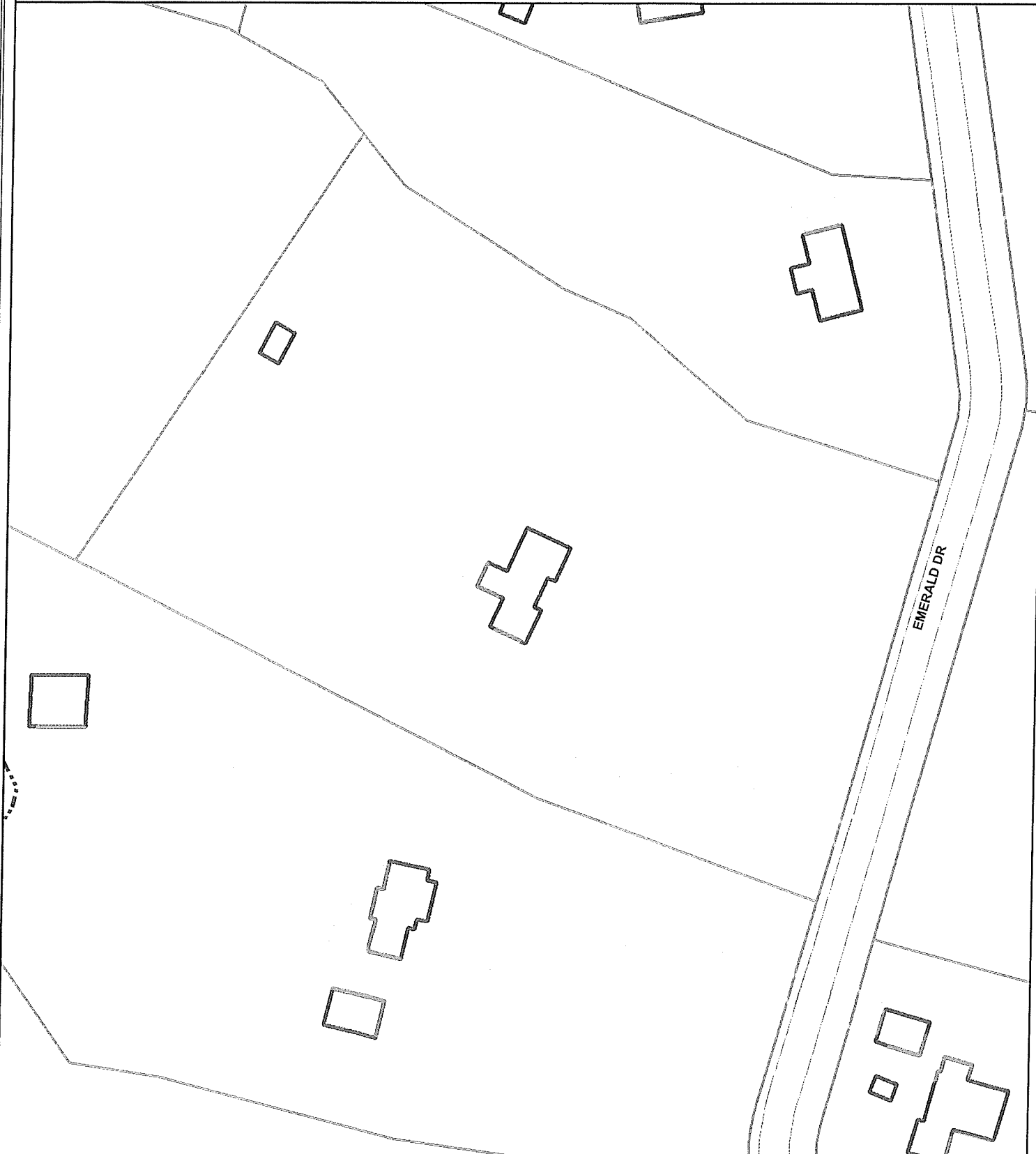


SITE PLAN



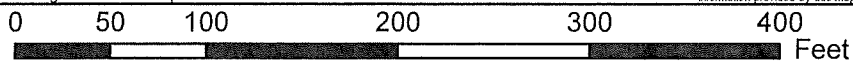
Boone County GIS Map

www.boonecountygis.com



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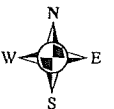
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
TonyCo Properties LLC
6685 Emerald Dr
Burlington, KY 41005

- 2. ADDRESS OF PROPERTY
6671 Emerald Dr
Burlington, KY 41005
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
TonyCo Short Term Rental

- 4. DEED BOOK 1233 PAGE NO. 293 GROUP NO. 2029

- 5. TYPE OF RESTRICTION(S) (Check all that apply)
 Zoning Map Amendment:
 From _____ To _____ Conditional Use Permit
 Development Plan Conditional Zoning
 Subdivision Plat Other:
 (Not Recorded)
 Variance

- 6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT,
LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL
RECORDS CONTAINING THE RESTRICTION

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

SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE


Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone

County Planning Commission this 14th day of November, 2025.

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

My commission Expires:
November 12, 2029

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 November 12, 2025, Certificate of Land Use Restriction (#25-BCBOA-023-A), for TonyCo Properties LLC, Property Owner(s).

The following conditions will apply:

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 of a short-term rental.
3. The use of the pool shall be restricted to the hours of 8:00 am to 10:00 pm.
4. Gatherings at the site shall be limited to a maximum of twelve (12) people, including those staying on the property.

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

DEED BOOK 1233

PAGE NO. 293

GROUP NO. 2029