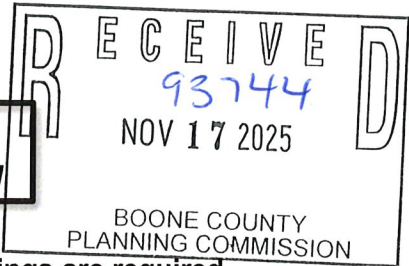


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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
 Change in Non-Conforming Use
3. Applicant: Chase Flynt
Address: 6470 Camp Ernst Rd.
Burlington KY 41005
City State Zip Code
Phone Number: 8593804963 Fax Number: _____
Email: chase@topshinedetailing.com
4. Description of Request:
I am requesting a home business permit for my auto detailing business: Top Shine Detailing.
5. Name of Development: _____
6. Location of Development: 6470 Camp Ernst Road
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 3.6 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Chase Flynt
Address: 6470 Camp Ernst Rd.
Burlington KY 41005
City State Zip Code
Phone Number: 8593804963 Fax Number: _____
Email: chase@topshinedetailing.com

10. Proposed Use(s) on Site: automotive detailing
11. Total Square Footage of Existing and/or Proposed Buildings: 2000
12. Current Zoning: residential
13. 1237 221 2031
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:

Chase Flynt

Applicant's Signature:

Chase Flynt

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

1. Date Received: 11/17/25 Fee Received: \$816⁰⁰ Receipt #: 93744

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 12/10/2025

5. Board Action: 12/10/2025

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: Chase Flynt

LOCATION: 6470 Camp Ernst Road, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: December 10, 2025

1. The home business shall only operate between the hours of 8:00 am and 9:00 pm, seven days a week.
2. There shall be no employees, other than those members of the household residing on the premises.
3. The home business shall meet all of the requirements of Section 3142.A.1 of the zoning regulations.
4. The home business shall be restricted to passenger vehicles only.
5. The only activity associated with the home business that can be conducted outside of the completely enclosed building is the washing of the passenger vehicle.
6. No more than four (4) customer vehicles can be parked outside of the completely enclosed building at any given time.

STAFF REPORT

#4

APPLICANT: Chase Flynt

LOCATION: 6470 Camp Ernst Road, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: December 10, 2025

PROPOSAL

- A. The Conditional Use Permit is to allow a Home Business (auto detailing) to be conducted in an existing detached accessory structure.

SITE HISTORY

- 1969-1974 Based on information contained in the Boone County GIS, the existing house and the easternmost accessory structure were built.
- 1992 On April 23, 1992, the Boone County Planning Commission approved a zoning permit for the westernmost accessory structure.

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.
- 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 4000 of the Boone County Zoning Regulations defines 'Home Business' and 'Home Occupation' as follows:
- 1. Home Business: A limited business activity that is incidental and secondary to the primary use of the principal dwelling unit, that is at a scale greater than a home occupation, and is conducted in conformance with the home business requirements of these regulations.
 - 2. Home Occupation: A limited business activity that is incidental and secondary to the primary use of the principal dwelling unit and that is conducted in conformance with the home occupation requirements of this order.
- E. Section 3142.A.1 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Home Businesses':
- 1. The use is conducted entirely within a dwelling or in an accessory structure.
 - 2. Other than members of the household residing on the premises, no more

- than one (1) person who is not a member of the household residing on the premises, may be engaged in the operation of the home business.
3. On site sales or services shall be limited to products and services related to the home business.
 4. There shall be no change in the exterior appearance of the building or premises, to evidence that such property is used for a home business.
 5. No home business shall result in exterior evidence of such use being conducted by reason of atmospheric pollution, light flashes, glare, odors, noise, or vibration, discernable from abutting properties.
 6. There shall be no pickup or delivery by business related commercial vehicles, except for U.S. mail and standard UPS/FedEx sized vehicles.
 7. There shall be no outdoor display or storage of goods, equipment, or services that are associated with the home business.
 8. No new entrance or separate driveway shall be permitted for the home business.
 9. No commercial vehicle associated with the home business shall be permitted on the premises, except within a completely enclosed garage.
 10. Signage shall be regulated by ARTICLE 34.

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. Camp Ernst Road is a state maintained arterial street, providing for two way traffic within five driving lanes, two lanes in each direction with a continuous center left-turn lane. There are multi-use paths along both sides of the roadway.

SITE CHARACTERISTICS

- A. The approximate 3 acre area is located along the east side of Camp Ernst Road, approximately four hundred (400) feet south of Briargate Drive.
- B. The site has approximately two hundred six (206) feet of frontage along Camp Ernst Road.
- C. Access to the site is provided by one curb cut onto Camp Ernst Road.
- D. The site is currently occupied by a detached, single-family residential structure, an approximate eight hundred seventy (870) square foot accessory structure and an approximate 1,790 square foot accessory structure.
- E. The primary driveway extends approximately seventy-five (75) feet from the front

property line and then there is an approximate one hundred fifty (150) foot long secondary driveway extending to the 1,790 square foot accessory structure.

- F. An existing tree stand, approximately two hundred (200) feet deep, is located along the rear (east) property line.
- G. Topographically, the site slopes downward, front to back, at an average grade of four percent (4%).

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (SR-1)
South: Single-family residential dwellings (SR-1)
East: Single-family residential dwellings (SR-1)
West: Single-family residential dwellings (SR-1) and Camp Ernst Middle School (PF)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the existing 1,790 square foot accessory structure for auto detailing.

STAFF COMMENTS

- A. Home Businesses were added as a Conditional Use to many of the residential zoning districts as part of the 2020 Zoning Update.
- B. The applicant has provided a project narrative indicating the following:
 - 1. Work will include interior and exterior detailing, light polishing, ceramic coating installation, paint protection film installation, basic pre-wash prior to indoor work.
 - 2. Primary activity will be performed inside the enclosed shop.
 - 3. All products and materials are bio-friendly and environmentally safe.
- 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 home business shall only operate between the hours of 8:00 am and 9:00 pm, seven days a week.
 - 2. There shall be no employees, other than those members of the household residing on the premises.
 - 3. The home business shall meet all of the requirements of Section 3142.A.1 of the zoning regulations.

4. The home business shall be restricted to passenger vehicles only.
5. The only activity associated with the home business that can be conducted outside of the completely enclosed building is the washing of the passenger vehicle.
6. No more than four (4) customer vehicles can be parked outside of the completely enclosed building at any given time.
7. A minimum of three (3) evergreen trees, having a minimum height of five (5) feet, shall be planted along the north property line, directly across from the existing building wherein the proposed home business will be located.

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,



Michael D. Schwartz
Director, Zoning Services

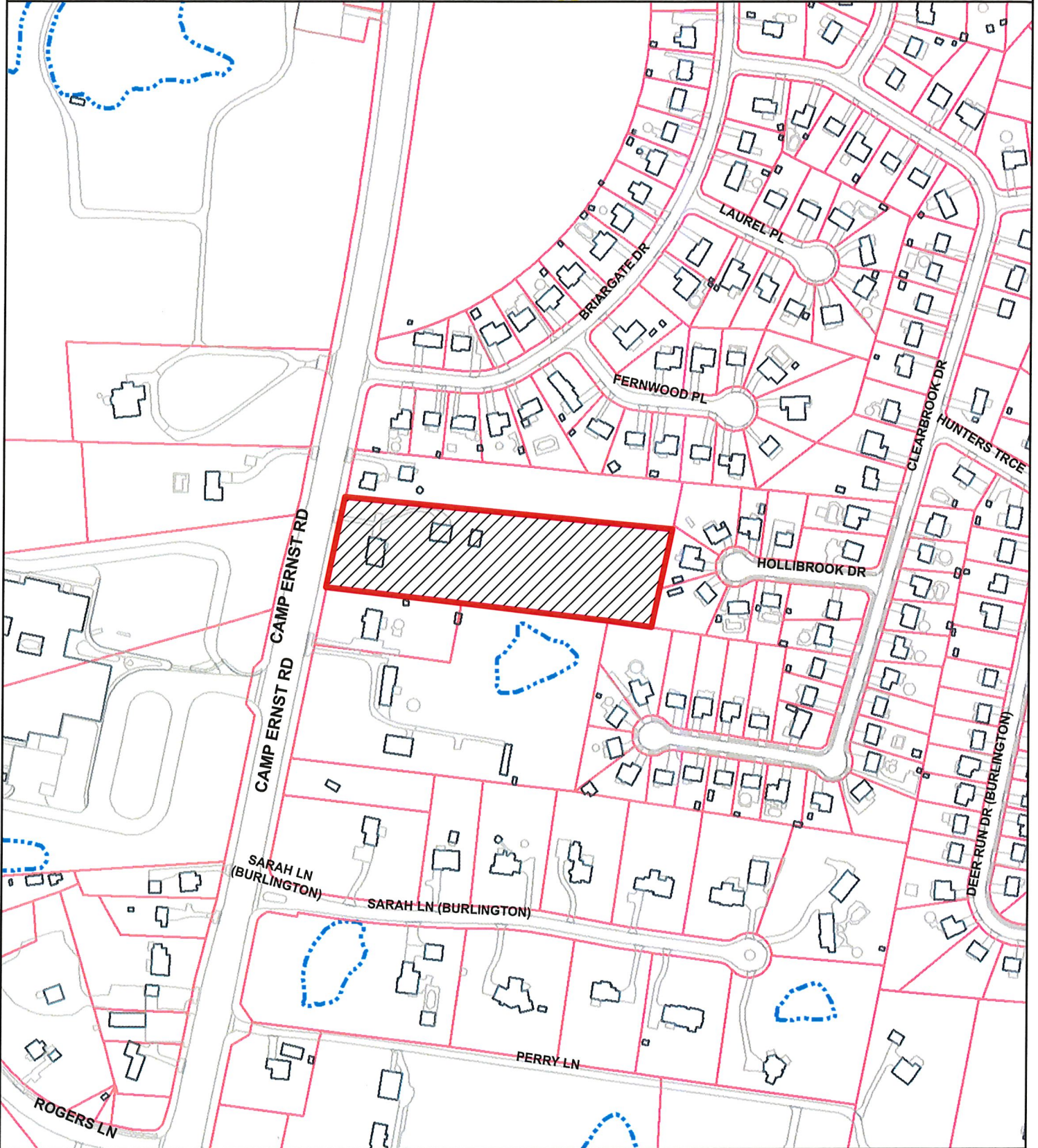
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Attachments

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

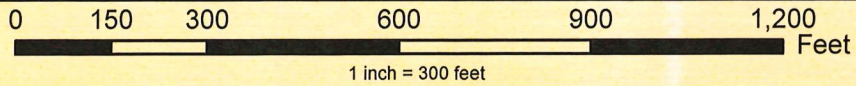
Vicinity Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

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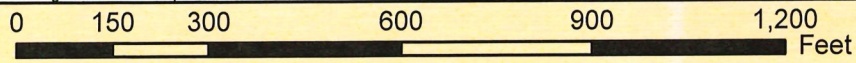
Aerial Map

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1 inch = 300 feet

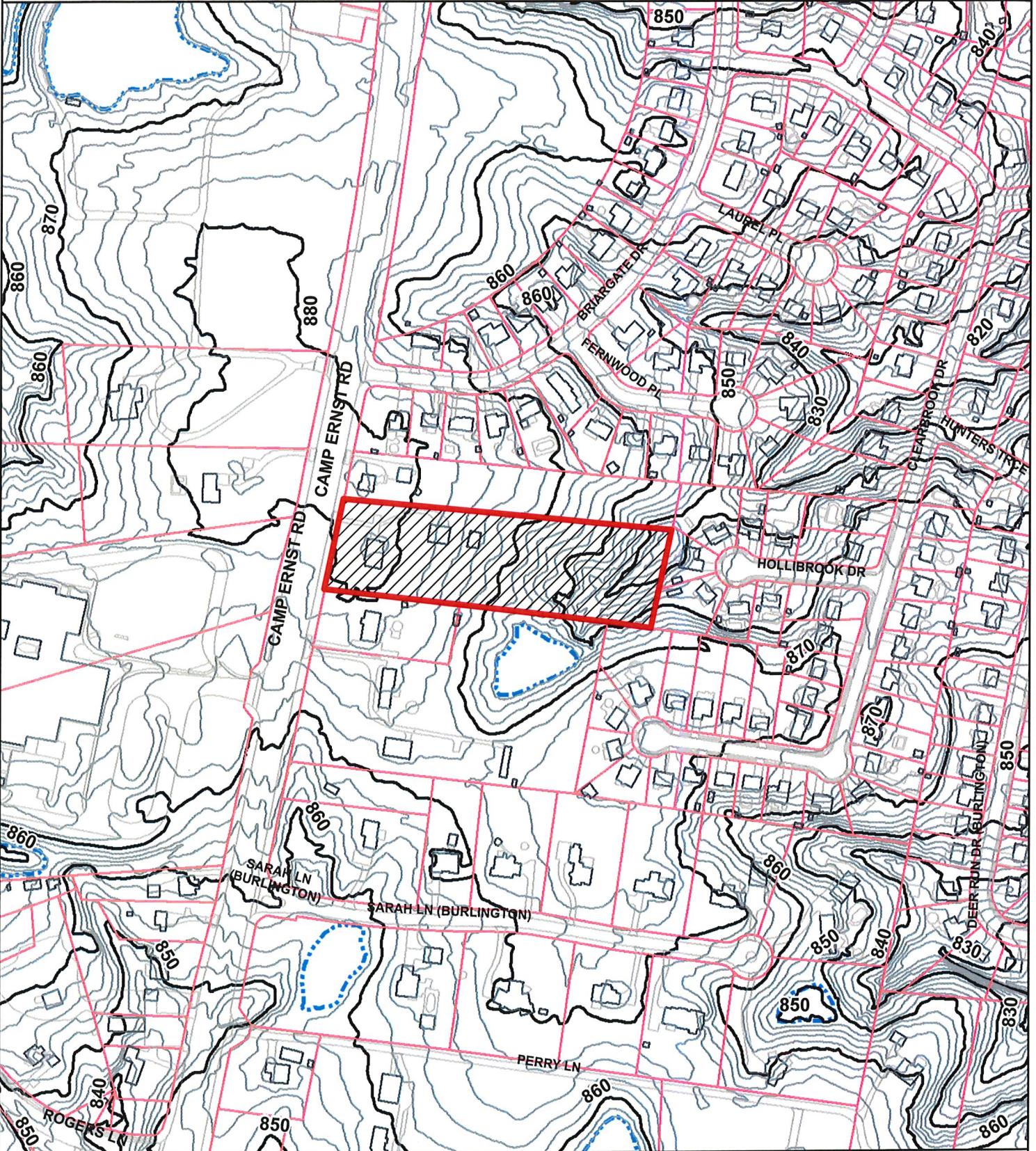


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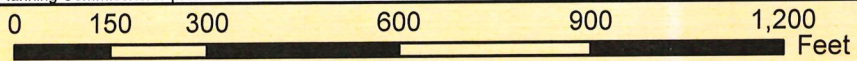
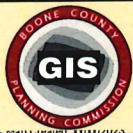
Topographic Map

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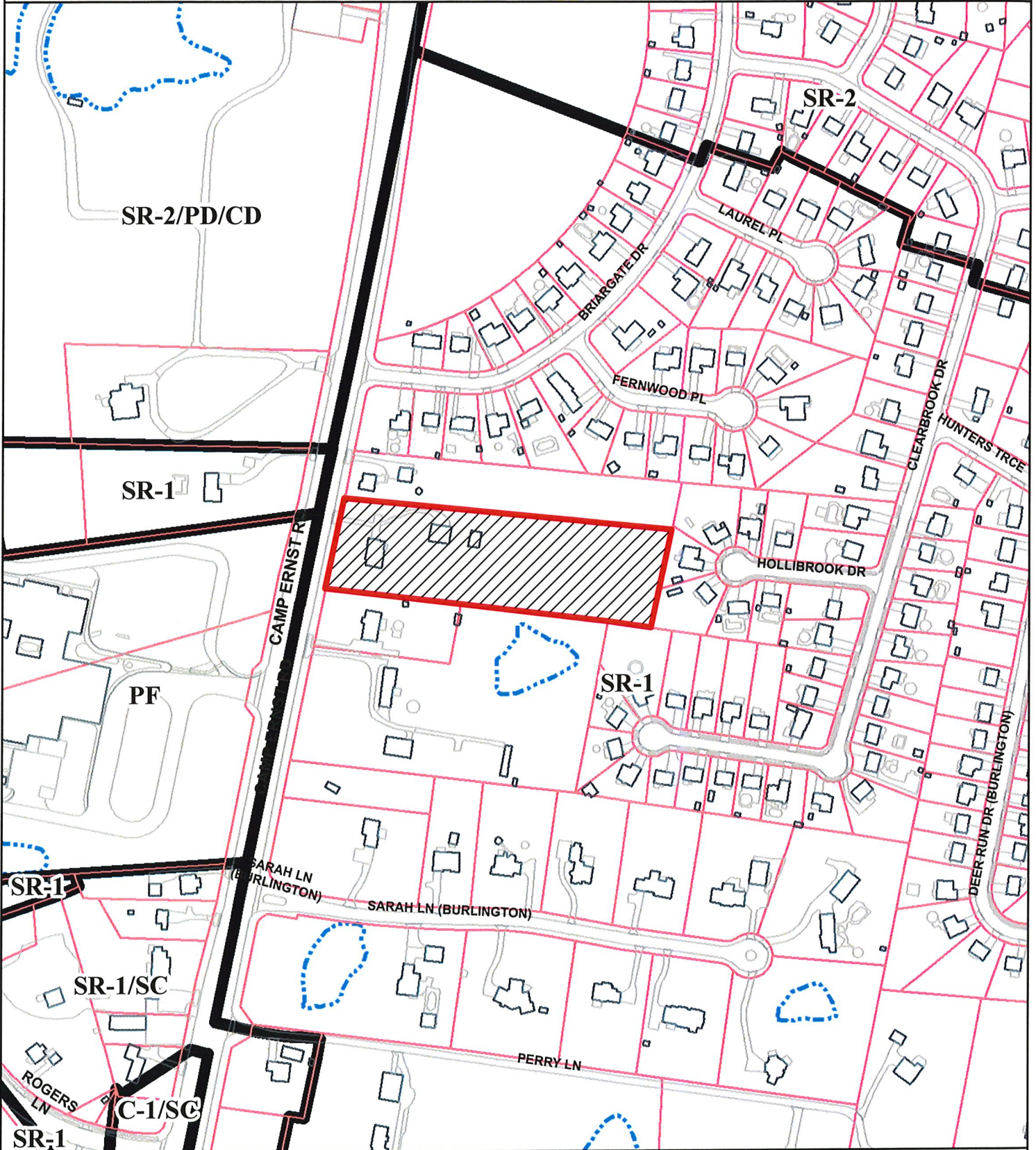


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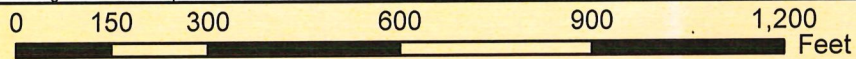
Zoning Map

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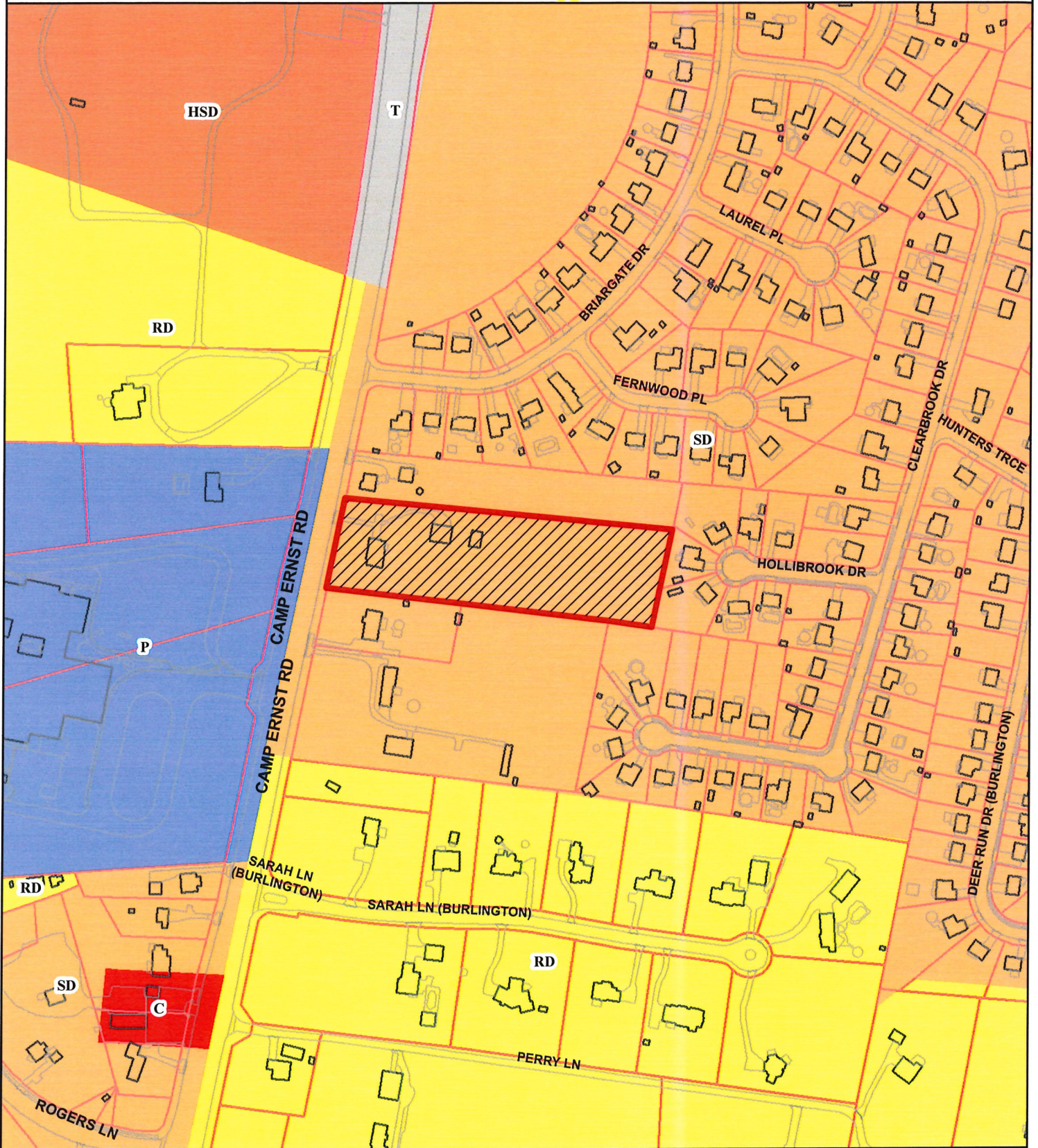


Boone County GIS - Putting Northern Kentucky on the Map

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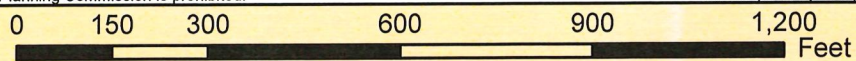
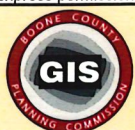
2040 Future Land Use Map

www.boonecountygis.com



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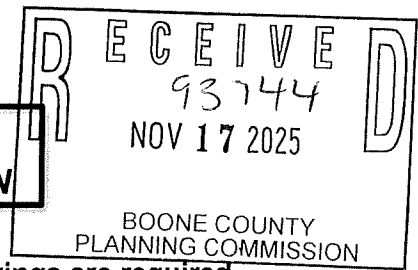
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Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
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

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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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Address: 6470 Camp Ernst Rd.
Burlington KY 41005
City State Zip Code
Phone Number: 8593804963 Fax Number: _____
Email: chase@topshinedetailing.com
4. Description of Request:
I am requesting a home business permit for my auto detailing business: Top Shine Detailing.
5. Name of Development: _____
6. Location of Development: 6470 Camp Ernst Road
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 3.6 acres
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9. Current Owner: Chase Flynt
Address: 6470 Camp Ernst Rd.
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City State Zip Code
Phone Number: 8593804963 Fax Number: _____
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10. Proposed Use(s) on Site: automotive detailing
11. Total Square Footage of Existing and/or Proposed Buildings: 2000
12. Current Zoning: residential
13. 1237 221 2031
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: Chase Flynt

Applicant's Signature: Chase Flynt

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

1. Date Received: 11/17/25 Fee Received: \$ 816⁰⁰ Receipt #: 93744

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

PROJECT NARRATIVE

Top Shine Detailing – Home-Based Business Permit Request

Owner: Chase Flynt

Location: 6470 Camp Ernst Rd, Burlington, KY

Introduction

My name is Chase Flynt, owner of Top Shine Detailing, and a lifelong resident of Boone County. I was born and raised right here, attended New Haven Elementary, Gray Middle School, and graduated from Cooper High School. Boone County shaped who I am—both personally and professionally—and I'm deeply proud of where I come from. I've never had the desire to be anywhere else or to serve any community other than the one that raised me.

My passion for entrepreneurship started very early. I spent my childhood in Triple Crown, walking through the ponds and woods collecting stray golf balls, cleaning them, and selling them to golfers passing through. That simple childhood hustle laid the foundation for my work ethic and my love for creating something of value. I credit Boone County's strong school system, supportive teachers, and safe community for giving me the environment to grow into the business owner I am today.

My love for cars began just as early—I vividly remember washing my grandfather's vehicle at the age of eight in exchange for a new video game. What started as fun turned into a passion, then a craft, and ultimately into a business built around quality, trust, and community connection.

Project Description

I am requesting approval to utilize the existing garage structure behind my residence at 6470 Camp Ernst Road as a quiet, low-impact workspace for automotive appearance services. These include:

- Interior and exterior detailing
- Light polishing

- Ceramic coating installation
- Paint protection film (PPF) installation
- Basic pre-wash prior to indoor work

Every primary activity is performed inside the enclosed shop, ensuring minimal noise, zero disruption to neighbors, and full containment of work.

All products and materials used are bio-friendly, environmentally safe, and selected specifically because they do not harm the surrounding environment. My processes follow best practices to protect both the property and the natural surroundings.

A Boutique Experience — Why This Location Matters

Top Shine Detailing is intentionally small and quality-driven. My goal is to provide a boutique, one-on-one experience that is simply not possible in a large commercial setting.

Commercial units often bring:

- Heavy and constant foot traffic
- Noise from neighboring businesses
- A lack of privacy for client vehicles
- High-volume expectations
- Reduced control over environment and workflow

In contrast, this home-based shop allows me to:

- Give each client undivided attention
- Maintain a quiet, controlled, predictable environment
- Keep vehicles in a secure, monitored space 24/7
- Avoid the distractions and volume pressure of commercial districts

- Preserve the “boutique feel” that clients appreciate and expect

This location is what allows Top Shine Detailing to remain personalized, discreet, and craftsmanship-focused — attributes that define the brand and the experience.

Operational Characteristics

Low Traffic

Top Shine operates on a very small, respectful scale. On a typical day, the property sees one customer vehicle, usually only for a drop-off and pick-up. There is no stacking of vehicles, no waiting area, and no back-to-back traffic.

Noise & Environmental Impact

- All work is performed inside the garage, keeping noise levels extremely low.
- The equipment used is no louder than tools found in standard residential garages.
- All chemicals, soaps, and coatings are environmentally safe and biodegradable when applicable.
- No hazardous materials or loud machinery are used.
- Water usage and disposal are handled responsibly and within accepted guidelines.

Professional and Responsible Operation

This business is operated solely by myself. I maintain strict control over hours, traffic, cleanliness, and noise to ensure the property remains quiet, safe, and respectful of neighboring homes.

Community Considerations

I proactively spoke with both of my direct neighbors about my intentions, and both shared that they had no concerns or objections.

The nature of my work aligns with what many homeowners already do on their property—cleaning, caring for, or polishing their vehicles—just done professionally and entirely indoors.

Mobile Services

In addition to the minimal work performed on-site, I also offer mobile detailing, traveling to customers' homes or workplaces. This further reduces traffic to my property and keeps the overall activity level extremely low, similar to how many home-based service businesses operate.

Conclusion

Top Shine Detailing is a clean, quiet, responsible home-based business built on community pride, craftsmanship, and personal service. My roots are in Boone County, and my commitment is to operate in a way that honors the community that raised me.

This permit will allow me to continue delivering environmentally safe, low-impact, boutique-quality vehicle care while maintaining the safety, character, and tranquility of our neighborhood.

I am committed to being a respectful neighbor, a responsible business owner, and a positive part of Boone County. My wish is that those reading this application receive it well and will continue to support my growth both personally and professionally as they have so well up to this point. Thank you for your consideration.

Testimonials

Top Shine has almost 500 5 star reviews on Google. The 2nd most out of any detailing shop in the entire tristate. I've showcased just a few below.

Brandon Lang: I had been looking for a place to get my new truck ceramic coated when I contacted a friend at a local dealership. He recommended Chase at Top Shine Detailing. The online reviews for Top Shine are off the charts with 5 star reviews. (I now know why!) Chase explained the services and products he offers. The System X ceramic coating I chose came with a 10 year warranty and will protect my paint, wheels, glass and trim from harmful UV rays and environmental contaminants while giving it a beautiful long lasting shine.

The delivery date of my truck fluctuated along with my work schedule. Chase went above and beyond to accommodate my unique situation and get the job done. His knowledge, incredible work ethic and passion for his craft is reflected in the final product. My truck looks AMAZING! Plus the System X coating is reported to Carfax, potentially increasing the value of my truck.

Chase/Top Shine Detailing provided me the best customer service experience of my entire adult life! He is the embodiment of why I try to support small business and I look forward to working with him for years to come!

Thanks Chase!

Mike Lay: Chase runs a really nice business. He was super friendly and easy to deal with. He was prompt on returning calls and getting service set up for my wife's vehicle. They did an amazing job on the ceramic coating. I would highly recommend Top Shine. They were top notch!

Justin Montel: I first met Chase at a car show and was immediately impressed by how passionate and committed he was to his work. I decided to give him a shot with my brand-new 2025 Ram 2500, and he absolutely delivered—every detail was perfect, and he made sure I was happy every step of the way.

Since then, I've trusted him with my wife's vehicle, which he also took exceptional care of. At that point, I knew there was only one person I could trust with my pride and joy—my Camaro. That car is my baby, and I don't let just anyone touch it. Chase earned that trust, and he handled it with the same care and attention to detail that I would myself. He went above and beyond, making sure every single aspect was flawless and following up with me throughout the entire process.

If you're looking for someone meticulous, dependable, and passionate about what they do, you won't find anyone better than Chase at Top Shine. He works tirelessly to make sure his customers are beyond satisfied. This man is the real deal, and he's the only one I'll ever trust with my vehicles!

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Owner: Chase Flynt

Location: 6470 Camp Ernst Rd, Burlington, KY

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- No hazardous materials or loud machinery are used.
- Water usage and disposal are handled responsibly and within accepted guidelines.

Professional and Responsible Operation

This business is operated solely by myself. I maintain strict control over hours, traffic, cleanliness, and noise to ensure the property remains quiet, safe, and respectful of neighboring homes.

Community Considerations

I proactively spoke with both of my direct neighbors about my intentions, and both shared that they had no concerns or objections.

The nature of my work aligns with what many homeowners already do on their property—cleaning, caring for, or polishing their vehicles—just done professionally and entirely indoors.

Mobile Services

In addition to the minimal work performed on-site, I also offer mobile detailing, traveling to customers' homes or workplaces. This further reduces traffic to my property and keeps the overall activity level extremely low, similar to how many home-based service businesses operate.

Conclusion

Top Shine Detailing is a clean, quiet, responsible home-based business built on community pride, craftsmanship, and personal service. My roots are in Boone County, and my commitment is to operate in a way that honors the community that raised me.

This permit will allow me to continue delivering environmentally safe, low-impact, boutique-quality vehicle care while maintaining the safety, character, and tranquility of our neighborhood.

I am committed to being a respectful neighbor, a responsible business owner, and a positive part of Boone County. My wish is that those reading this application receive it well and will continue to support my growth both personally and professionally as they have so well up to this point. Thank you for your consideration.

Testimonials

Top Shine has almost 500 5 star reviews on Google. The 2nd most out of any detailing shop in the entire tristate. I've showcased just a few below.

Brandon Lang: I had been looking for a place to get my new truck ceramic coated when I contacted a friend at a local dealership. He recommended Chase at Top Shine Detailing. The online reviews for Top Shine are off the charts with 5 star reviews. (I now know why!) Chase explained the services and products he offers. The System X ceramic coating I chose came with a 10 year warranty and will protect my paint, wheels, glass and trim from harmful UV rays and environmental contaminants while giving it a beautiful long lasting shine.

The delivery date of my truck fluctuated along with my work schedule. Chase went above and beyond to accommodate my unique situation and get the job done. His knowledge, incredible work ethic and passion for his craft is reflected in the final product. My truck looks AMAZING! Plus the System X coating is reported to Carfax, potentially increasing the value of my truck.

Chase/Top Shine Detailing provided me the best customer service experience of my entire adult life! He is the embodiment of why I try to support small business and I look forward to working with him for years to come!

Thanks Chase!

Mike Lay: Chase runs a really nice business. He was super friendly and easy to deal with. He was prompt on returning calls and getting service set up for my wife's vehicle. They did an amazing job on the ceramic coating. I would highly recommend Top Shine. They were top notch!

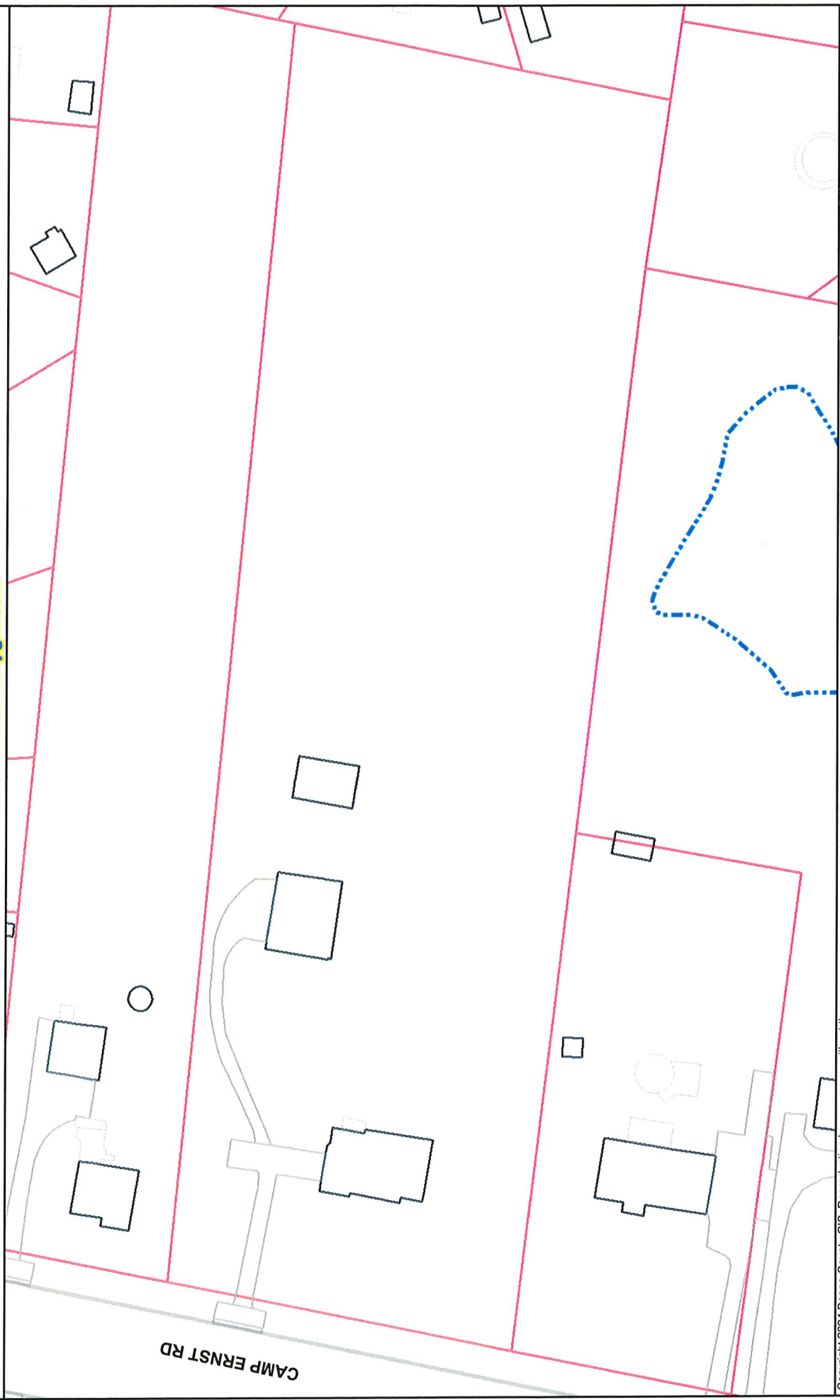
Justin Montel: I first met Chase at a car show and was immediately impressed by how passionate and committed he was to his work. I decided to give him a shot with my brand-new 2025 Ram 2500, and he absolutely delivered—every detail was perfect, and he made sure I was happy every step of the way.

Since then, I've trusted him with my wife's vehicle, which he also took exceptional care of. At that point, I knew there was only one person I could trust with my pride and joy—my Camaro. That car is my baby, and I don't let just anyone touch it. Chase earned that trust, and he handled it with the same care and attention to detail that I would myself. He went above and beyond, making sure every single aspect was flawless and following up with me throughout the entire process.

If you're looking for someone meticulous, dependable, and passionate about what they do, you won't find anyone better than Chase at Top Shine. He works tirelessly to make sure his customers are beyond satisfied. This man is the real deal, and he's the only one I'll ever trust with my vehicles!

Boone County GIS Map

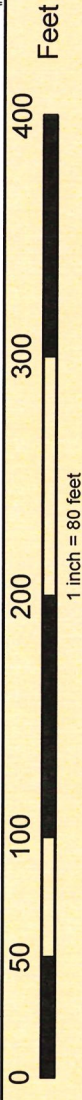
www.boonecountygis.com



CAMP ERNST RD

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Boone County GIS - Putting Northern Kentucky on the Map

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Chase Flynt
6470 Camp Ernst Rd
Burlington, KY 41005

2. ADDRESS OF PROPERTY
6470 Camp Ernst Rd
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Top Shine Detailing

4. DEED BOOK 1237 PAGE NO. 221 GROUP NO. 2031

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 11th day of December, 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 December 10, 2025, Certificate of Land Use Restriction (#25-BCBOA-029-A), for Chase Flynt, Property Owner(s).

The following conditions will apply:

1. The home business shall only operate between the hours of 8:00 am and 9:00 pm, seven days a week.
2. There shall be no employees, other than those members of the household residing on the premises.
3. The home business shall meet all the requirements of Section 3142.A.1 of the zoning regulations.
4. The home business shall be restricted to passenger vehicles only.
5. The only activity associated with the home business that can be conducted outside of the completely enclosed building is the washing of the passenger vehicle.
6. No more than four (4) customer vehicles can be parked outside of the completely enclosed building at any given time.

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

DEED BOOK 1237

PAGE NO. 221

GROUP NO. 2031