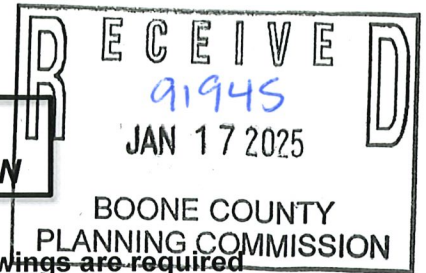


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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

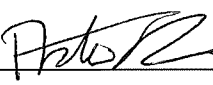
An application consists of all fees paid in full, submitted drawings, and a completed application form

**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: Natalie Beach  
Address: 7300 E. Bend Rd.  
Burlington Ivy 41005  
City State Zip Code  
Phone Number: (859) 547-7591 Fax Number: \_\_\_\_\_  
Email: Natalie.fryman@icloud.com
4. Description of Request:  
photography studio in detached structure
5. Name of Development: 7300 E. Bend Rd.
6. Location of Development: 7300 E. Bend Rd.  
Burlington Ivy 41005  
City State Zip Code
7. Acreage Under Review: 1 acre
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Natalie Beach  
Address: 7300 E. Bend Rd.  
Burlington Ivy 41005  
City State Zip Code  
Phone Number: (859) 547-7591 Fax Number: \_\_\_\_\_  
Email: Natalie.fryman@icloud.com

10. Proposed Use(s) on Site: Small photography studio
11. Total Square Footage of Existing and/or Proposed Buildings: 480 sqft
12. Current Zoning: A-2
13. MC1316 / 81 / 2036  
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: 1/17/25 Fee Received: \$766 Receipt #: 91945

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

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 2/12/2025

5. Board Action: 2/12/2025

\_\_\_\_\_ 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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#3

APPLICANT: Natalie Beach

LOCATION: 7300 East Bend Road, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: February 12, 2025

### PROPOSAL

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

### SITE HISTORY

- Pre 1949 Based on information contained in the Boone County GIS, the existing house was built.
- 1969-1974 Based on information contained in the Boone County GIS, the existing garage was built.
- 1976 On May 5, 1976, the Boone County planning Commission approved a Conveyance Plat, creating the lot in question.
- 2021 On September 28, 2021, the Boone County planning Commission approved a zoning permit for a pole barn.

### 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 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.

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 "Rural Density Residential" uses which is described as low density residential uses of up to one dwelling unit per acre.
- B. East Bend Road is a state maintained arterial street, providing for two way traffic within two driving lanes, having a pavement width of approximately eighteen (18) feet. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 0.5 acre area is located along the southeast side of East Bend Road, approximately 1,100 feet northeast of Green Road.
- B. The site has approximately one hundred ninety (190) feet of frontage along East Bend Road.
- C. Access to the site is provided by one curb cut onto East Bend Road.
- D. The site is currently occupied by a detached, single-family residential structure, a

detached garage, and a pole barn.

- E. A twenty (20) foot wide easement extends along the northeast property line, providing access to the adjacent property to the southeast of the site in question.
- F. The existing driveway extends approximately one hundred eighty (180) feet from East Bend Road and has a 20' x 45' pad in front of the garage, accommodating four (4) cars. Additionally, there is a separate sixty (60) foot long driveway lane that can accommodate an additional three (3) cars.

#### SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (SR-1)  
Northeast: Single-family residential dwellings and agricultural land (A-2)  
Southeast: Single-family residential dwellings and agricultural land (A-2)  
Southwest: Single-family residential dwellings and agricultural land (A-2)  
Northwest: Single-family residential dwellings and agricultural land (A-2)

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the existing detached garage as a photo studio.

#### 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. A twenty (20) foot wide easement extends along the northeast property line, providing access to the adjacent property to the southeast of the site in question. To allow for uninterrupted access to the adjacent property, parking should be prohibited within the limits of the easement.
- 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. Parking shall be prohibited within the limits of the existing (20) foot wide easement.

4. The Conditional Use Permit is only for lash extension services and personal training and any other home business activity shall be approved by the Board of Adjustment.
  5. The home business shall meet all of the requirements of Section 3142.A.1 of the zoning regulations.
- D. The following emails have been received:
1. Graham and Karen Paxton – We received the notice of a request by our neighbor, Natalie Beach, for a Conditional Use Permit. We will be out of town and unable to attend the hearing on February 12, 2025. We have no objections to Natalie receiving a Conditional Use Permit. She and her husband, Mark, are excellent neighbors. They are kind, industrious and have always been willing to help us when needed. We wish them success in starting up their photography studio.

#### 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

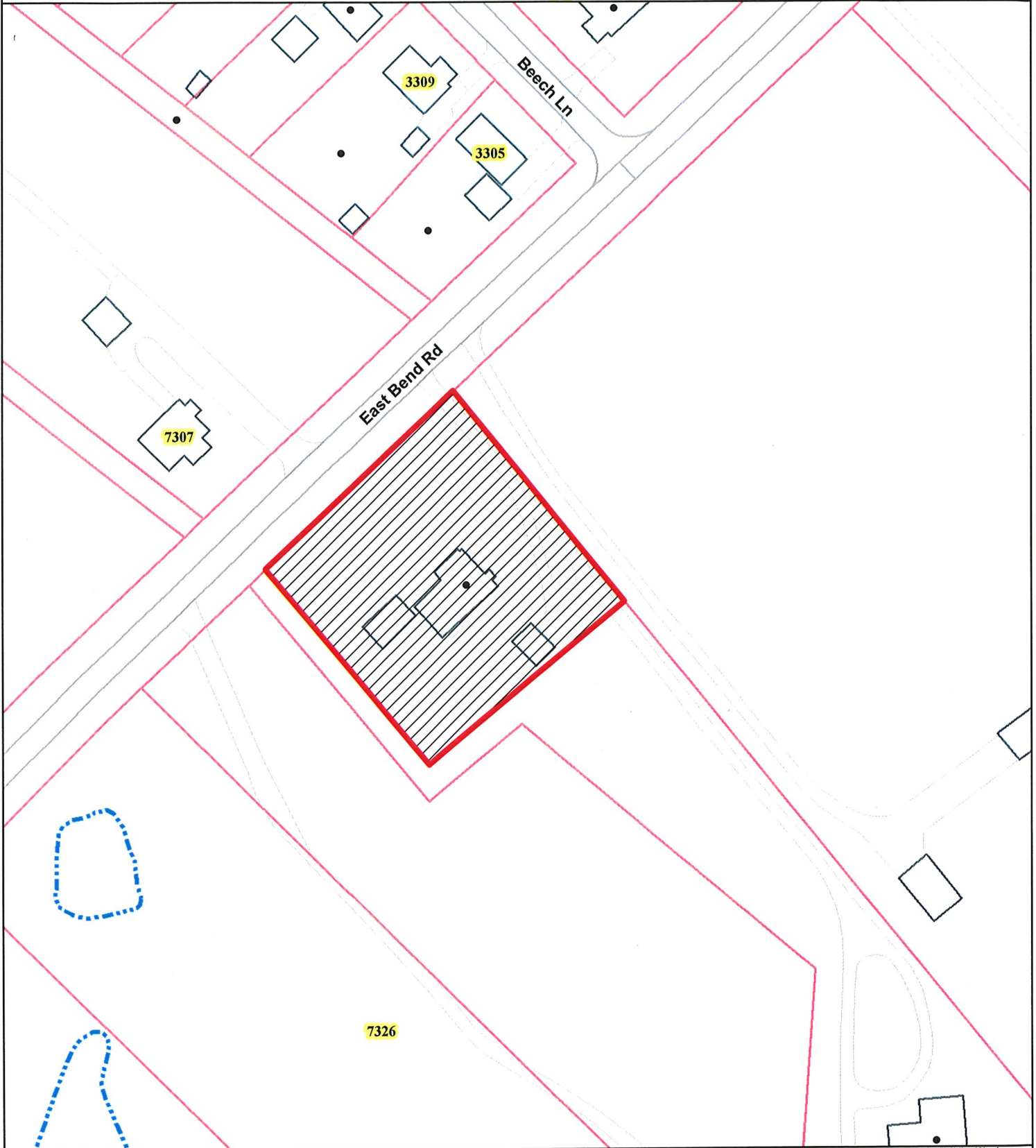
MDS/ss

#### Attachments

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

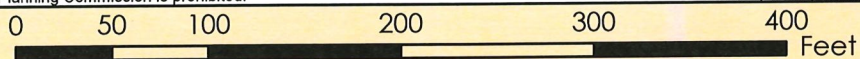
# Vicinity Map

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



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1 inch = 100 feet

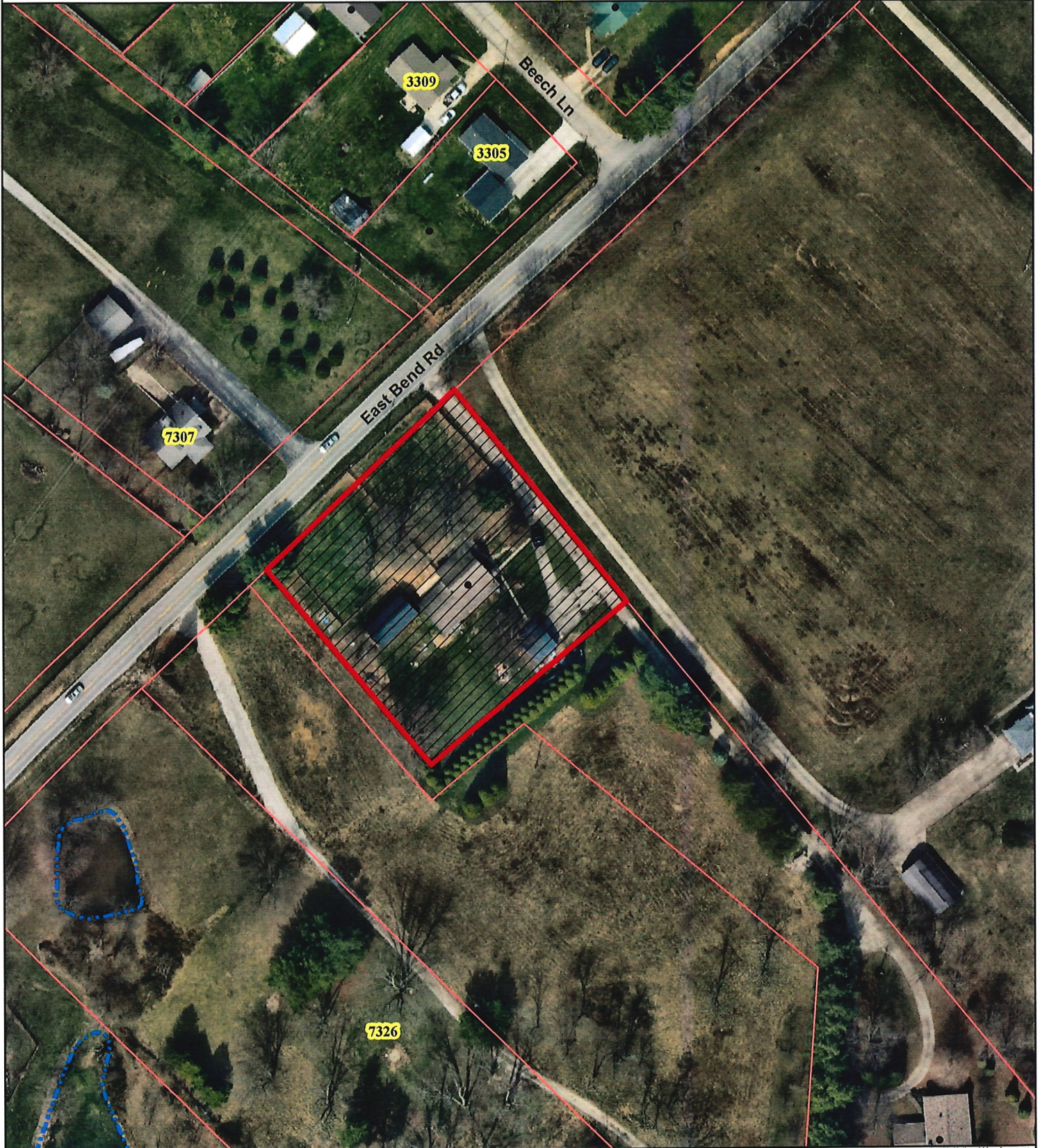


**Boone County GIS - Putting Northern Kentucky on the Map**



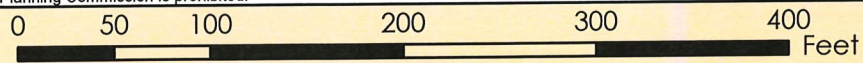
# Aerial Map

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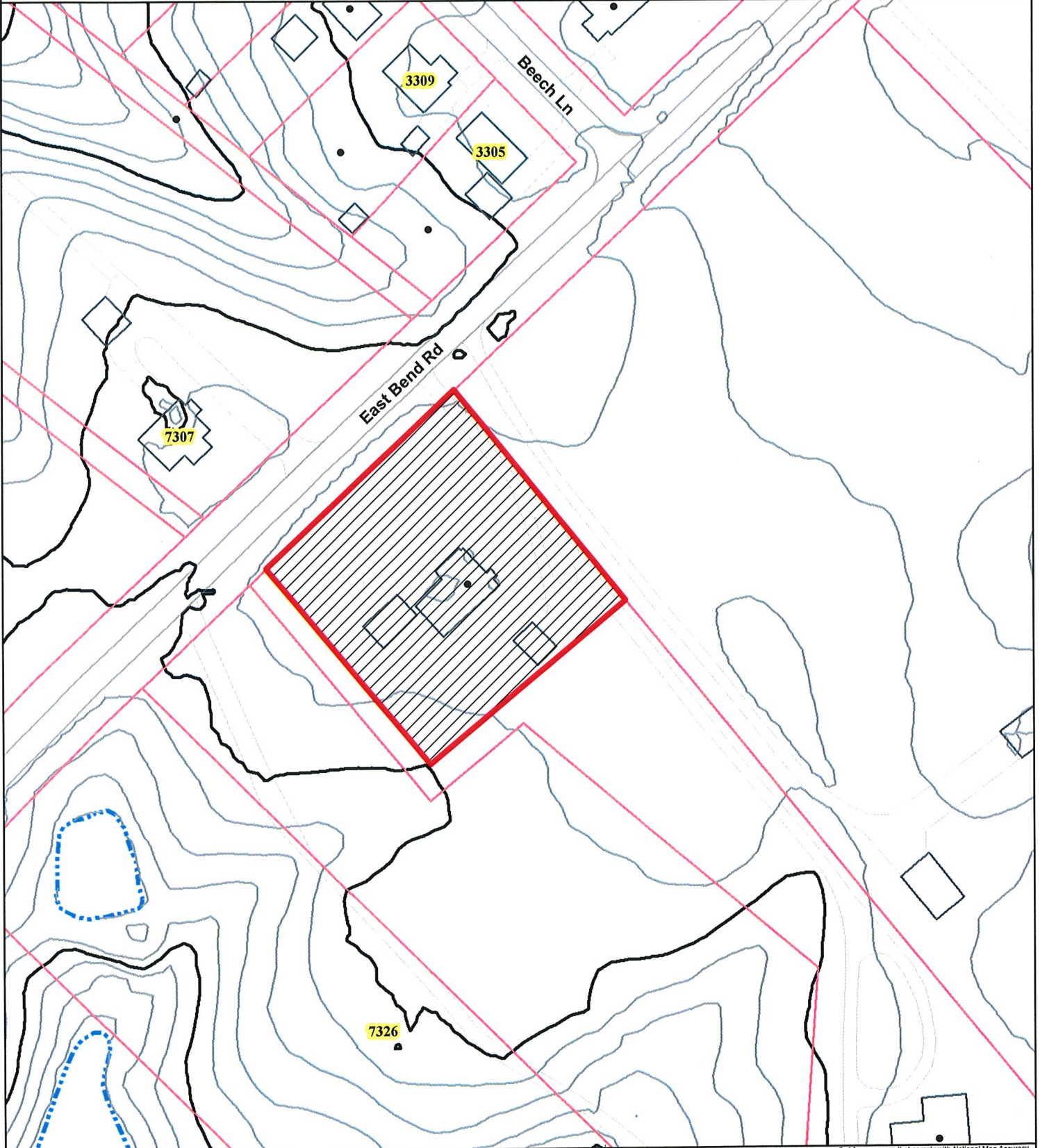


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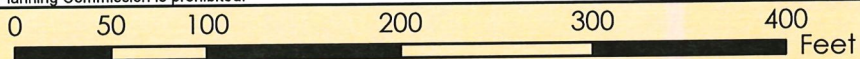
# Topographic Map

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



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1 inch = 100 feet



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

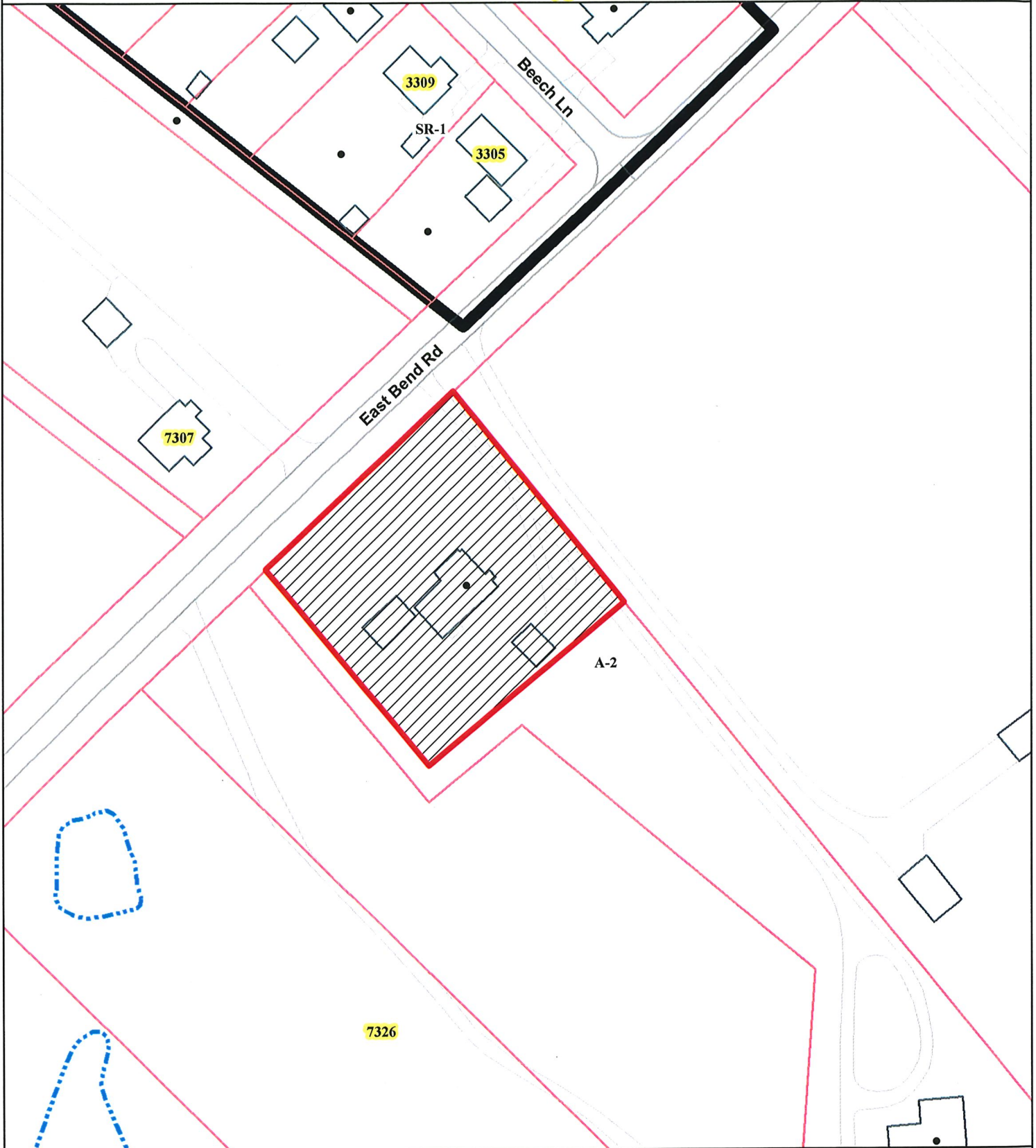


Map Created: xx/xx/2022

State Plane 7 datum by North NAD 1983  
ArcMap Document: \*.mxd

# Zoning Map

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



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0 50 100 200 300 400 Feet

1 inch = 100 feet



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

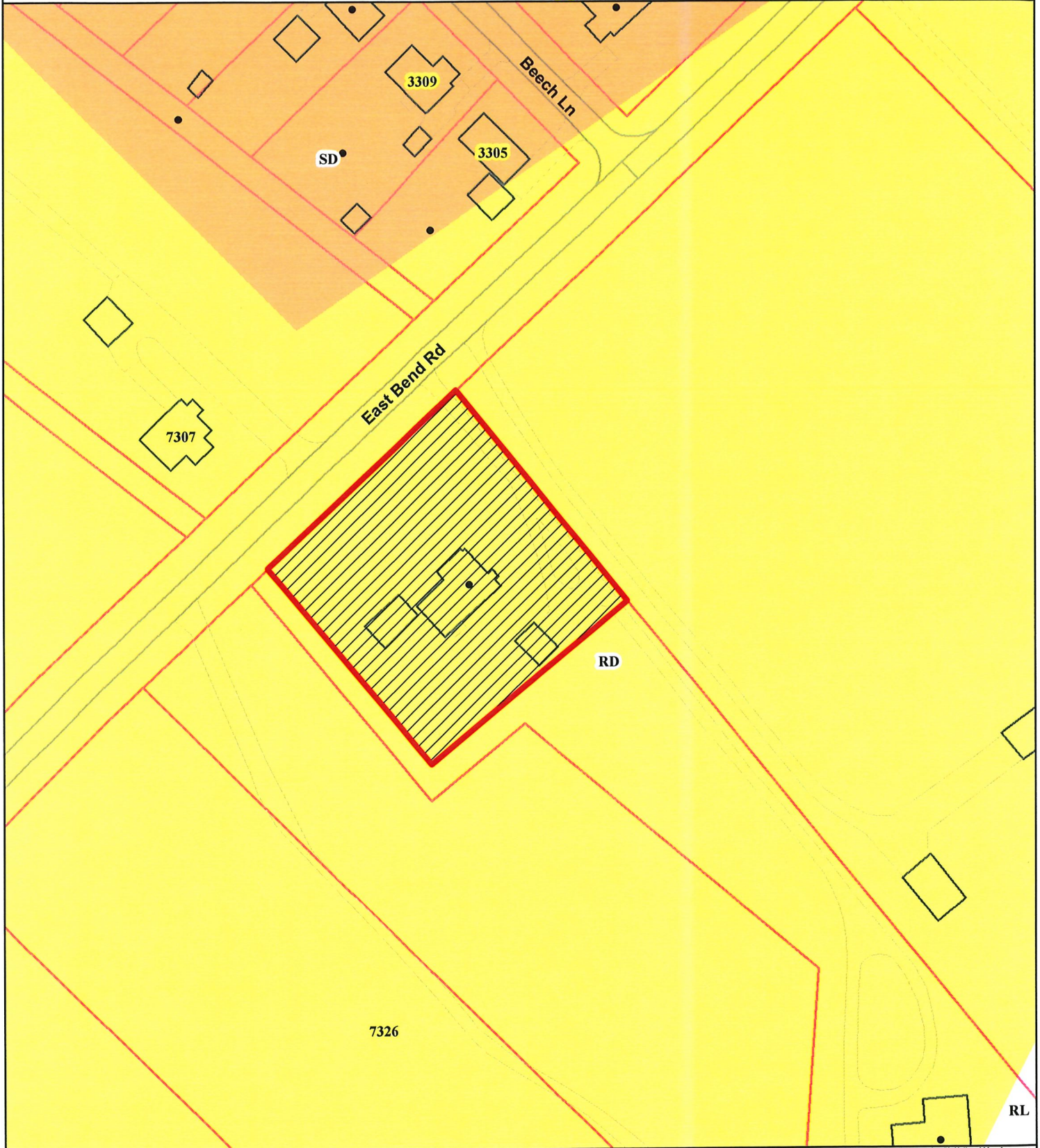


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Boone County GIS  
ArcMap Document: \*.mxd

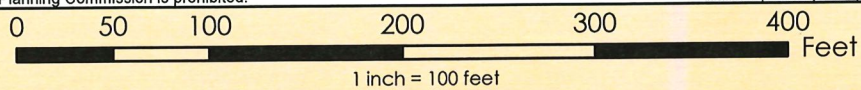
# 2040 Future Land Use Map

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



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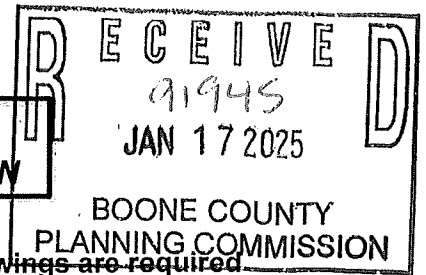
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**Boone County GIS - Putting Northern Kentucky on the Map**



**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: Natalie Beach  
Address: 7300 E. Bend Rd.  
Burlington Vy 41005  
City State Zip Code  
Phone Number: (859) 547-7891 Fax Number: \_\_\_\_\_  
Email: Natalie.fryman@icloud.com
4. Description of Request:  
photography studio in detached structure
5. Name of Development: 7300 E. Bend Rd.
6. Location of Development: 7300 E. Bend Rd.  
Burlington Vy 41005  
City State Zip Code
7. Acreage Under Review: 1 acre
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Natalie Beach  
Address: 7300 E. Bend Rd.  
Burlington Vy 41005  
City State Zip Code  
Phone Number: (859) 547-7891 Fax Number: \_\_\_\_\_  
Email: Natalie.fryman@icloud.com

10. Proposed Use(s) on Site: Small photography studio
11. Total Square Footage of Existing and/or Proposed Buildings: 480 sqft
12. Current Zoning: A-2
13. MC1316 / 81 / 2036  
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: 1/17/25 Fee Received: \$766 Receipt #: 91945

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

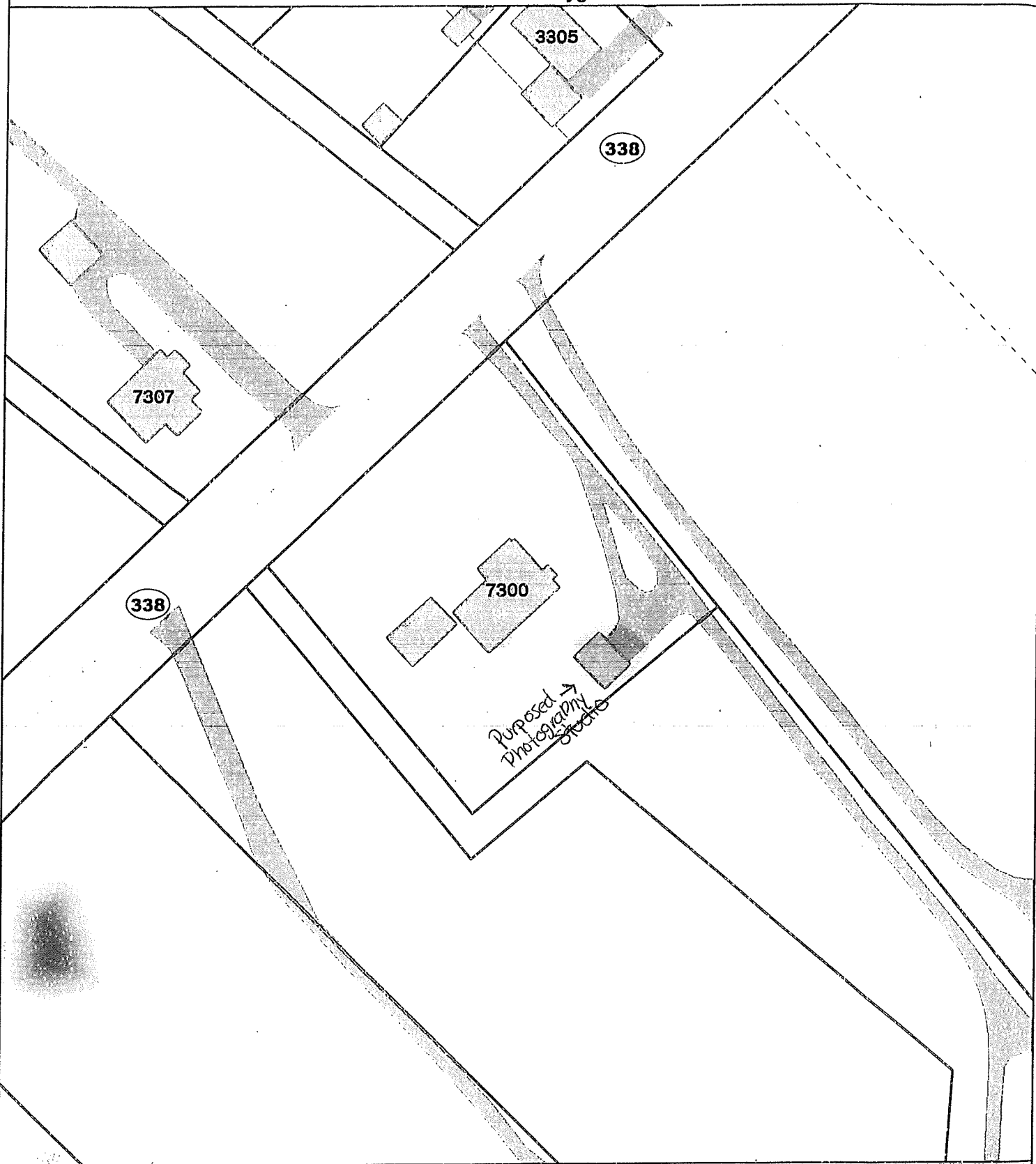
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\_\_\_\_\_

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)

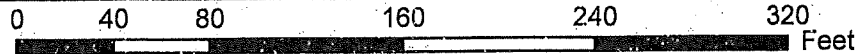
# Boone County GIS Map

www.boonecountygis.com

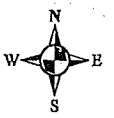


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1 Inch = 80 feet



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

Map Created: 11/21/2024

ArcMap Document: BMLT\_Boone\_p.mxd