

**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: Robert Adams
Address: 1771 Little Sugar Creek Rd
Warsaw KY 41095
City State Zip Code
Phone Number: 513-356-5477 Fax Number: _____
Email: docrwadams@gmail.com
4. Description of Request:
We would like to use our property for short-term rentals.
5. Name of Development: _____
6. Location of Development: 10470 Travis St
Walton KY 41094
City State Zip Code
7. Acreage Under Review: 0.47 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):
Lot # 11 Stacy Acres Subdivision
9. Current Owner: Robert and Sonia Adams
Address: 10470 Travis St
Walton KY 41094
City State Zip Code
Phone Number: 513-356-5477 Fax Number: _____
Email: docrwadams@gmail.com

10. Proposed Use(s) on Site: Short-term rental property
11. Total Square Footage of Existing and/or Proposed Buildings: 1920 sqft
12. Current Zoning: Residential
13. D1170 1170 370-372 370 3096 2058
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:

Sonia Adams is P

Applicant's Signature:

[Signature]

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

1. Date Received: 3/18/25 Fee Received: \$816.00 Receipt #: 92238

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 4/9/2025

5. Board Action: 4/9/2025

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: See Minutes

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

STAFF REPORT

#8

APPLICANT: Robert and Sonia Adams

LOCATION: 10470 Travis Street, Boone County, Kentucky

ZONING: Rural Suburban (RS)

DATE: April 9, 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

- 1988 On November 8, 1988, Boone Fiscal Court adopted Ordinance Number 920.165, changing the zoning of the site from RSE to RS (R-46-88).
- 1991 The Boone County Planning Commission approved a Final Plat for Stacy Acres, Section 2, Lot 11.
- 1993 On April 15, 1993, the Boone County Planning Commission approved a Zoning Permit to allow the construction of a single-family residence on the site in question.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or

- agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 505.2 of the Boone County Zoning Regulations identifies 'Short Term Rental' as Conditional Uses within the RSE district.
- D. Section 901.A of the Boone County Zoning Regulations states that Rural Suburban Estates should be located where there may be a limited feasibility, desire, or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use.
- E. Section 4000 of the Boone County Zoning Regulations defines 'Short Term Rental' as follows:
- The rental of a residential dwelling unit, or a portion thereof, for a period pf less than thirty (30) days. This term does not include:
- A. A unit that is used for nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
 - B. A bed and breakfast.
 - C. A hotel/residence hotel.
- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
- 1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
 - 2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
 - 3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
 - a. There shall be a maximum occupancy of ten (10) persons, adult or

- children.
 - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.
4. Parking requirements shall be as follows:
- a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
 - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
 - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
8. It shall be unlawful:
- a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
 - b. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court. (Applies to Unincorporated Boone County Only)
 - c. To advertise or offer a short term rental without first registering the property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)
 - d. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)
 - e. To operate a short term rental that does not comply with all applicable

- f. city, county, and state laws and codes.
To operate a short term rental without paying the required hotel occupancy taxes.
 - g. To offer or allow the use of a short term rental in a manner which violates the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)
 - h. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
 - i. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
9. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as Suburban Density Residential, which is described as single-family housing of up to four units per acre.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
- 1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 - 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 - 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 - 5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
 - 6. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).
 - 7. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 - 8. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).
 - 9. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

10. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).
 11. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
- C. Travis Street is a county maintained cul-de-sac street providing for two way traffic within a twenty-four (24) foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.5 acre area is located along the east side of Travis Street, approximately four hundred seventy (470) feet north of Maher Road.
- B. The site has approximately eighty (80) feet of frontage along Travis Street.
- C. Access to the site is provided by a single curb cut onto Travis Street.
- D. The site is currently occupied by four-bedroom detached single-family residential structure.
- E. The site can accommodate parking for six (6) cars, Four (4) on the driveway and two (2) in the garage.
- F. Topographically, the site slopes downward, south to north, at an average grade of fifteen (15) percent.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (RS)
South: Single-family residential dwellings (RS)
East: Single-family residential dwellings (PUD)
West: Single-family residential dwellings (RS)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the four (4) bedroom house as a short term rental.

STAFF COMMENTS

- A. The site is located along the Boone/Kenton border.
- B. The site is located approximately 13,000 feet from the nearest approved Short Term Rental.
- D. It takes two (2) turning movement to get to the site in question from the nearest arterial street, which is Dixie Highway.

- E. 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 nine (9) guests.

- F. 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 nine (9) 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

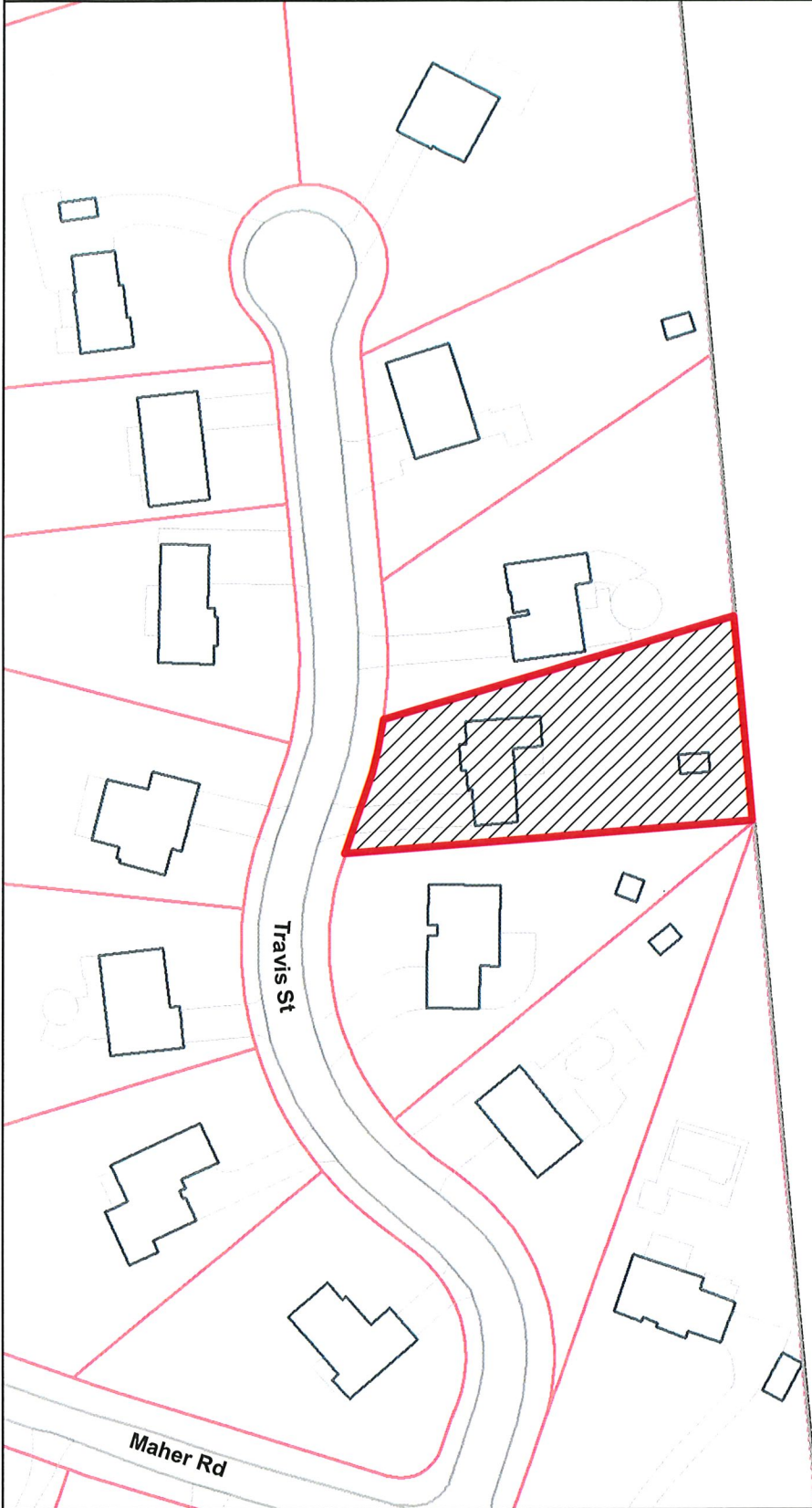
MDS/ss

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

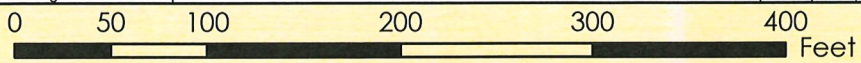
Vicinity Map

www.boonecountygis.com



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1 inch = 100 feet



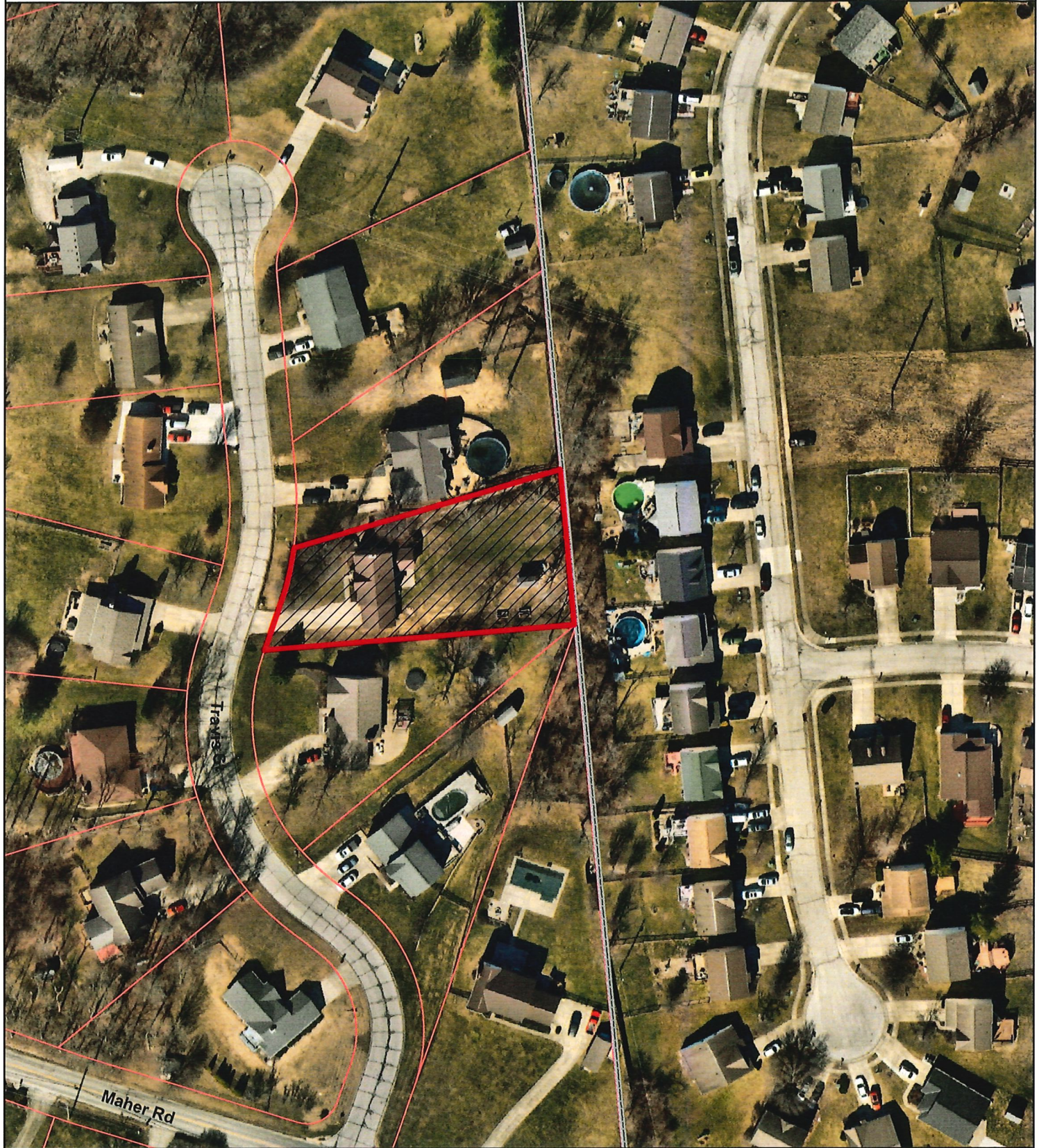
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

Boone County GIS
ArcMap Document: *.mxd

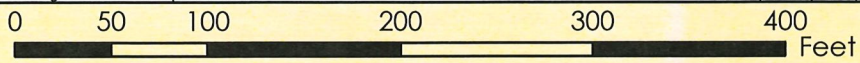
Aerial Map

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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

State Plane 8 datum by North NAD 83
ArcMap Document: *.mxd

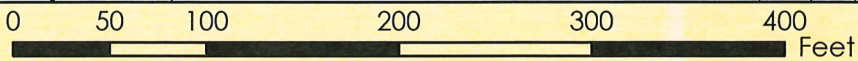
Topographic Map

www.boonecountygis.com



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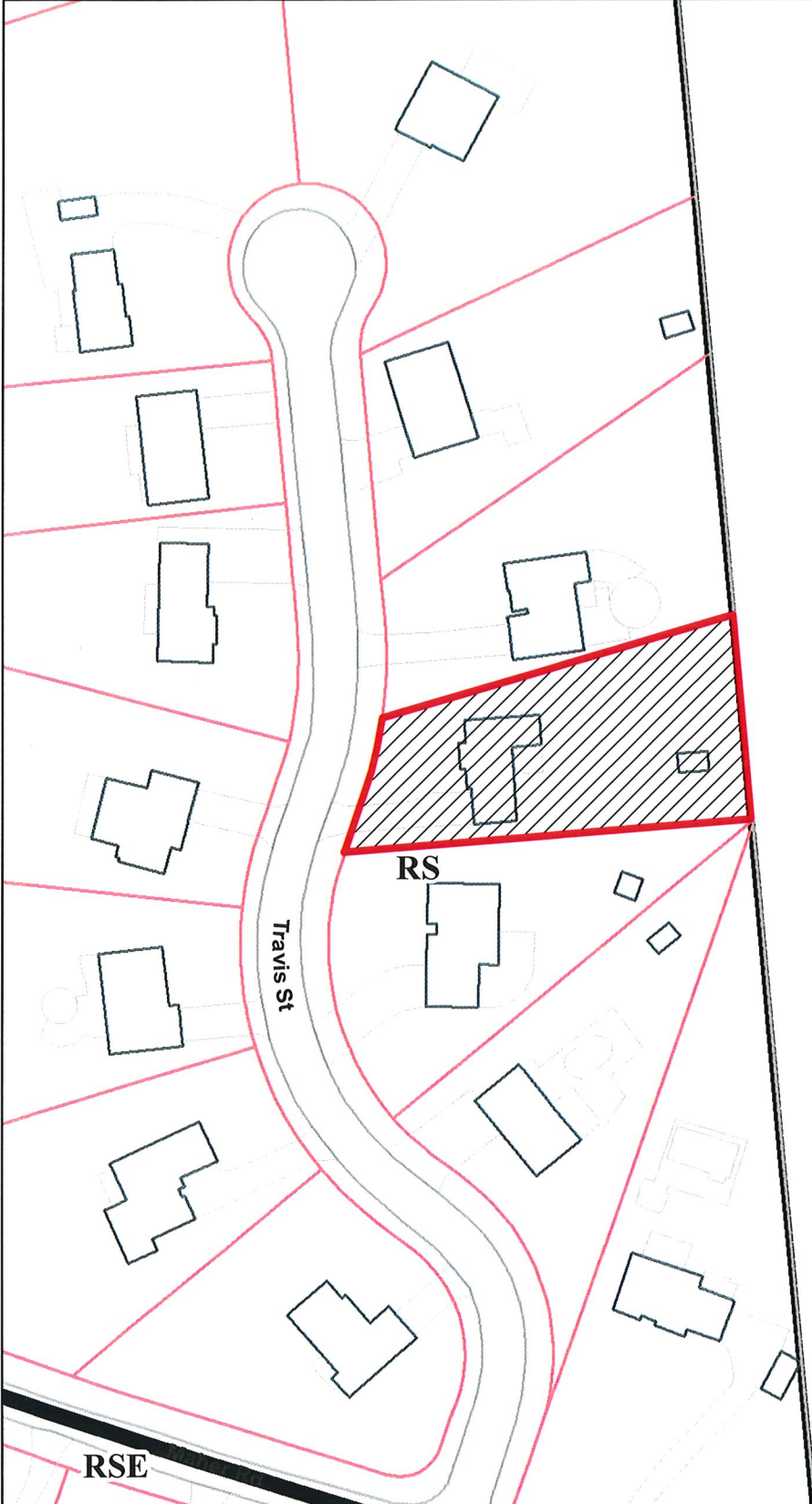
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

State Plane 2 of which by 2010 500 1000
ArcMap Document: *.mxd

Zoning Map

www.boonecountygis.com



PUD

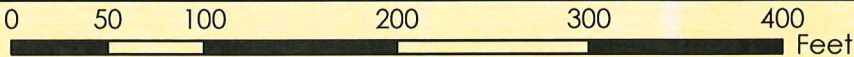
RS

Travis St

RSE

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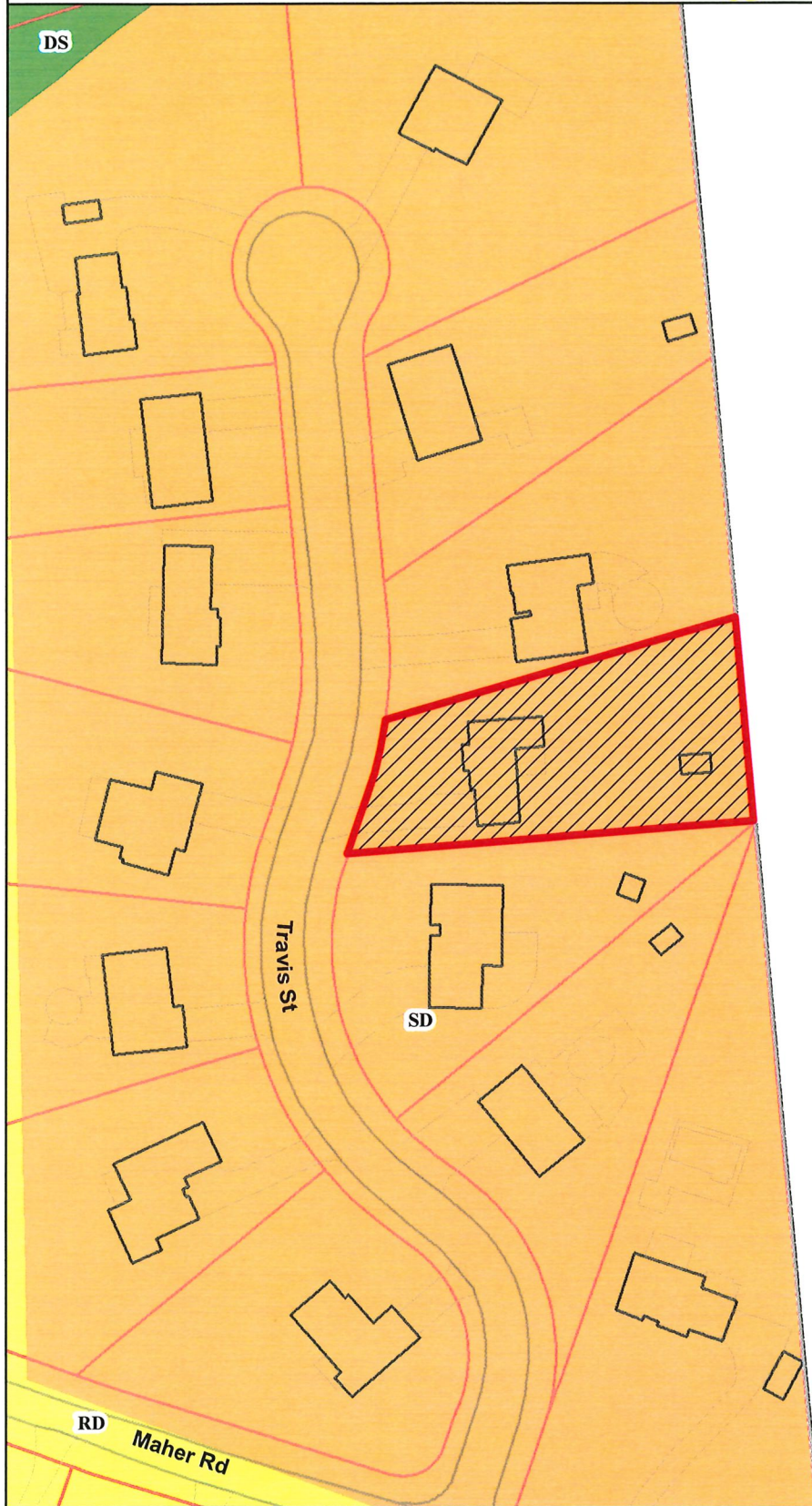
Boone County GIS - Putting Northern Kentucky on the Map

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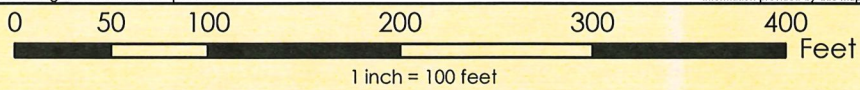
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
92238
MAR 18 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

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


SECTION A: (To be completed by applicant)

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2. Check One Conditional Use Permit Variance Appeal
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Address: _____ 1771 Little Sugar Creek Rd
_____ Warsaw _____ KY _____ 41095
City State Zip Code
Phone Number: _____ 513-356-5477 Fax Number: _____
Email: _____ docrwadams@gmail.com
4. Description of Request: _____
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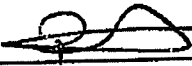
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City State Zip Code
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Lot # 11 Stacy Acres Subdivision
9. Current Owner: _____ Robert and Sonia Adams
Address: _____ 10470 Travis St
_____ Walton _____ KY _____ 41094
City State Zip Code
Phone Number: _____ 513-356-5477 Fax Number: _____
Email: _____ docrwadams@gmail.com

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11. Total Square Footage of Existing and/or Proposed Buildings: 1920 sqft
12. Current Zoning: Residential
13. D1170 1170 370-372 370 3096 2058
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:

Sonia Adams 

Applicant's Signature:



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

1. Date Received: 3/18/25 Fee Received: \$816.00 Receipt #: 92238

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

Short Term Rental Unit Permit Application

Applicant Information

Applicant Name Robert Adams
Home Phone 513-356-5477 Cell 513-236-6346
Mailing Address 1771 Little Sugar Creek Rd
City Warsaw State KY Zip Code 41095
E-Mail docrwadams@gmail.com

Short Term Rental Unit Information

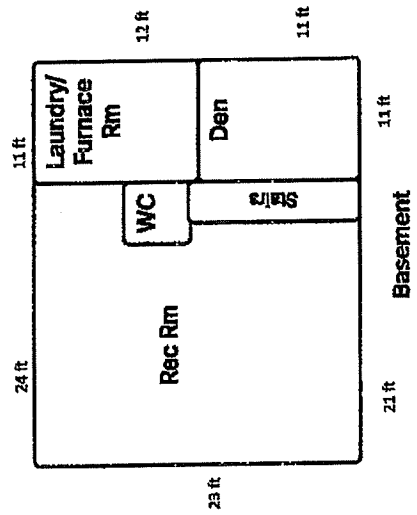
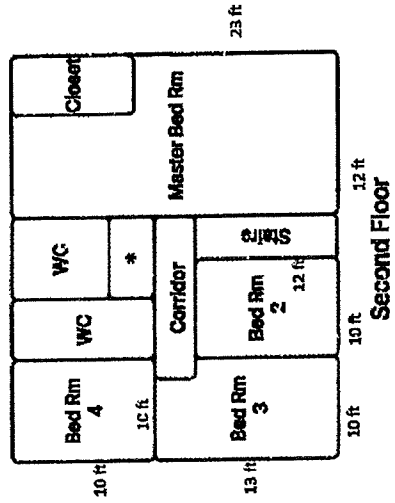
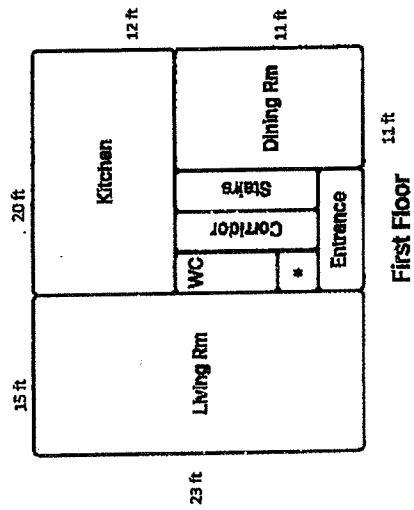
Short Term Rental Address 10470 Travis St, Walton, KY, 41094
Number of Bedrooms 4 Number of off-street parking spaces 4
Maximum Number Occupants Requested 10 (Maximum of 10 occupants)

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

Name Sonia Adams
Mailing Address 1771 Little Sugar Creek Rd
City Warsaw State KY Zip Code 41095
Cell Phone 513-236-6346 Alternate Contact Number 513-356-5477
Email Address S.m.nason@hotmail.com

I acknowledge that I understand that a Short Term Rental is defined as the rental of residential dwelling unit, or a portion thereof, for a period of less than 30 days and must comply with all zoning regulations, conditional use permit conditions and the County Short Term Rental Ordinance requirements. RA (initial)

Floor Plan For 10470 Travis St, Walton, KY





BOONE COUNTY
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Robert Adams

Address: 1771 Little Sugar Creek Rd, Warsaw, KY, 41095

Phone number: 513-356-5477

Email: dec.rwadams@gmail.com

Address of STRU: 10470 Travis St, Walton, KY, 41094

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: Robert Adams Date: March 14, 2025

Signature: 



PO Box 2358
Bloomington IL 61702-2358

AT1 000347.0001... H-11- 39C6-FA9B R F

ADAMS, ROBERT & SONIA
1771 LITTLE SUGAR CREEK RD
WARSAW KY 41095-9579



Current insurance

Location: 10470 TRAVIS ST
WALTON KY
41094-9726

Mortgagee: RBC BANK (GEORGIA) NA
ITS SUCCESSORS AND/OR ASSIGNS

Loan No: 0155469307

Forms, Options, and Endorsements

Special Form 3	FP-8103.3
Debris Removal Endorsement	FE-7540
Fungus (Including Mold) Excl	FE-5722
Mandatory Reporting Endorsement	FE-5801
Rental Dwelling Endorsement	FE-5610
Amendatory Endorsement	FE-1217
Actual Cash Value Endorsement	FE-3650
Earthquake Endorsement	FE-8301.1
Terrorism Insurance Cov Notice	* FE-6999.3

*Effective: JUN 21 2024

RENEWAL CERTIFICATE

POLICY NUMBER	97-KP-0276-1
Rental Dwelling Pol - Special Form JUN 21 2024 to JUN 21 2025	
DATE DUE	SEE BALANCE DUE NOTICE
JUN 21 2024	\$993.57

Coverages and Limits

Section I

A Dwelling	\$354,000
Dwelling Extension	35,400
B Personal Property	17,700
C Loss of Rents	Actual Loss

Deductibles - Section I

Basic	1.00%	3,540
5% of Earthquake Endorsement		

Section II

L Business Liab (per occurrence)	\$300,000
(annual aggregate)	600,000
M Medical Payments to Others	1,000
(each person)	

Annual Premium

Annual Premium	\$976.00
KY Revenue Surcharge	17.57
Amount Due	\$993.57

Inflation Coverage Index: 335.3

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

Please help us update the data used to determine your premium. Contact your agent with the year each of your home's utilities (heating/cooling, plumbing, or electrical) and roof were last updated.

Thanks for letting us serve you...

Agent SCOTT SUTTON INSURANCE AGY IN
Telephone (859) 341-8700

Moving? See your State Farm agent.
See reverse for important information.

Prepared APR 02 2024

We will update to this plan if approved.



State Farm Fire and Casualty Company

Homeowners Rate Quote

Monthly premium
\$159.06

Annual premium
\$1,908.75

Prepared date: March 14, 2025

Prepared for

ADAMS, ROBERT & SONIA
1771 LITTLE SUGAR CREEK RD
WARSAW, KY 41095-9579

State Farm agent

Scott Sutton

Scott Sutton Insurance Agency Inc
3139 Dixie Hwy Ste C
Erlanger, KY 41018-1881

Phone: (859)341-8700

Property location

10470 TRAVIS ST
WALTON, KY 41094-9726

Property details

Quote effective date: 03/11/2025
Year built: 1993
Subzone: 06
Territory Zone: 01
Construction: Frame
Num Families: 1

Rate IV: 100%

Quote description: Quote 2

Quote results	Limit	Premium
Coverages		
Dwelling (Coverage A)	389,000	2,714.00
Increased Dwelling - Option ID	77,800	
Dwelling Extension	38,900	
Personal Property (Coverage B)	291,750	
Personal Liability (Coverage L) each occurrence	1,000,000	30.00
Medical Payments (Coverage M) each occurrence	10,000	15.00
Credit Card / Bank Card and Forgery	1,000	
Damage to Property of Others (Each Occurrence)	1,000	
Loss of Use	116,700	
Loss Settlement Provision		
Loss Settlement Option - Dwelling	A1 - Replacement Cost - Similar Construction	
Loss Settlement Option - Personal Property	B1 - Limited Replacement Cost	
Deductibles		
Policy deductible	1%	3,890
Charges / Credits		
Claim Record		(217.00)
Home / Auto discount		(874.00)

Quote results	Limit	Premium
KY surcharge		33.75
Policy Options and Endorsements		
Jewelry and Furs	1,500 / 2,500 Option JF included	
Silver / Goldware Theft - Option SG	2,500 included	
Business Property - Option BP	1,500 included	
Building Ordinance or Law - Option OL (% of Coverage A)	10% 38,900	
Firearms - Option FA	2,500 included	
Back-Up Sewer/Drain - Dwelling/Contents, 5% of Dwelling	5% 19,450	82.00
Fire Department Service Charge Increased Limits	500 included	
Home Rental		125.00
Total annual premium		1,908.75
Monthly premium		159.08

This example of available coverages and limits is not a contract, binder, or recommendation of coverage. This quote assumes you insure for 100% of the estimated replacement cost of your home. Higher limits are available at a higher premium. Coverage is available in a lesser amount, subject to restrictions and limitations. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. All coverages are subject to the terms and conditions contained in the policy and endorsements. You must choose your limits and coverages.

Welcome to 10470 Travis St Walton, Kentucky



10 guests; 4 Bedrooms; 6 Beds; 2 full plus 2 half Bathrooms

Description:

10470 Travis St is a lovely two-story brick home with a finished basement located on a quiet cul-de-sac street. Enjoy the Tranquille setting of the large backyard while either sitting under the shade of the covered patio or in the sun on the open deck.

Bedroom 1:

King bed

Bedroom 2:

Queen bed

Bedroom 3:

Two double beds

Bedroom 4:

Two double beds

Outdoor Features:

Enclosed and open outdoor patio areas

Large back yard

BBQ

4 Parking spaces

Indoor Features:

Bathrooms:

Hair dryer

Soap/Shampoo

Towels

Toilet paper

Bedrooms and laundry

Washer

Dryer

Bed linens

Extra pillows and blankets

Entertainment

TVs

Books

Games

Heating and cooling

Air conditioning

Central heating

Internet and office

Wifi

Writing/computer desk

Kitchen and dining

Refrigerator

Microwave

Cooking essentials

Dishes and silverware

Freezer

Dishwasher

Stove

Oven
Kettle
Coffee maker

Fire safety

Smoke detectors
Carbon monoxide detectors
Portable fire extinguishers

Check-in Services

Self check-in
Lock box

Policy on Pets: Service animals are permitted, however, other pets are generally not permitted. Some exemptions may be made with explicit permission from the owners.

Owner's Contact Information:

Robert and Sonia Adams: 513-236-6346 or 513-356-5477

Important Numbers and Information:

Emergency – For all emergencies call 911

Non-Emergency

Boone County Public Safety Communications Center (dispatch non-emergency):
859-371-1234

Boone County Sheriff's Department: (859) 334-2175

Walton Fire Protection District: (859) 485-7439

Poison Control Center: 1 (800) 222-1222

Severe Weather, Natural or Man-made Disasters Alert and Updates:

For severe weather or disaster alerts visit:

https://www.boonecountyky.org/departments/emergency_management/warning_systems.php

To enroll for CodeRED Alerts by phone call: 859-334-2279

Emergency Contact for the Property: Call Sonia Adams: 513-236-6346

Neighborhood Information:

Parking info: Four parking spaces are provided on the driveway of this property. Street parking is permitted during the day on one side of the street as indicated by the signage.

Restrictions on noise and amplified sound: This is a quiet neighborhood. We kindly ask our guests to be respectful of the neighbors and to keep all noise to a minimum. Specifically, to be mindful of the use of horns, radios and the like, loudspeakers and yelling. All noise should not encroach on others or disturb the peace and quiet of the neighbors. Please see Appendix 1 for a complete list of Disturbing and Unnecessary Noises as published by the City of Walton, KY.

Trash collection: Bins are provided in the garage for the disposal of trash. Any bins to be emptied should be brought to the end of the driveway Wednesday night for Thursday AM removal.

Appendix 1 (https://codelibrary.amlegal.com/codes/walton/latest/walton_ky/0-0-0-16893#JD_92.13):

§ 92.13 DISTURBING AND UNNECESSARY NOISES.

The following acts are declared to be loud, disturbing and unnecessary noises in violation of this chapter, but said enumerations shall not be deemed to be exclusive, namely:

(A) *Horns, signaling devices and the like.* The sounding of any horn on any automobile, motorcycle, or other motor vehicle on any street or public place of the city, except as a danger warning signal; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time.

(B) *Radios, phonographs, and the like.* The using, operating, or permitting to be played, used or operated any radio, stereo, television, musical instrument, phonograph, or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle, or chamber in which such machine or device is operated and who are voluntary listeners thereto. The operation of any such set, instrument, phonograph, machine or device in such a manner as to be plainly audible at a distance of fifty (50) feet from the location thereof shall be prima facie evidence of a violation of this section.

(C) *Loud speakers, amplifiers for advertising.* The using, operating or permitting to be played, used or operated or any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound which is upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building or structure, unless the permit for such amplification has been obtained from the Mayor or City Clerk.

(D) *Yelling, shouting, and the like.* Yelling, shouting, hooting, whistling or singing at any time or place so as to annoy or disturb the quiet, comfort, or repose of any persons in the vicinity.

(E) *Animals, birds, and the like.* The keeping of any animal or bird which by causing frequent. or long continued noise shall disturb the comfort or repose of any persons in the vicinity.

(F) *Operation of equipment.* The operating of any equipment or the performing of any outside construction or repair work on buildings, structures, roads, or projects within the city between the hours of 10:00 p.m. and 7:00 a. m. unless a permit for such construction or repair work between such hours has been obtained from the Mayor or City Clerk.

(G) *Exhausts.* The discharging into the open air of the exhaust of internal combustion engine, motorboat, or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom. Exhaust noise which is plainly audible at a distance of one hundred (100) feet from the location thereof shall be prima facie evidence of a violation of this section.

(H) *Repairing, rebuilding, or testing of motor vehicles.* The repairing, rebuilding, or testing of any motor vehicle between the hours of 10:00 p.m. and 7:00 a.m. within any residential area in such a manner as to disturb the peace, quiet and comfort of the residents in the area.

(I) *Construction and repair on real estate/structures.* The construction, repair or any other work on any real estate and/or structures located within the city limits between the hours of 10:00 p.m. and 7:00 a.m. within any residential area in such a manner as to disturb the peace, quiet, and comfort of the residents of the area.

(J) *Defect in vehicle or load.* The use of any automobile, motorcycle, or vehicle so out of repair, or so loaded or in any such manner as to emit grinding, rattling, or other noise.

(K) *Schools, courts, churches, hospitals.* The creating of any excessive noise on any street adjacent to any school, institution of learning, church or court while the same are in use, or adjacent to any hospital, which unreasonably interferes with the workings of such institution, or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed on such streets indicating that same is a school, hospital, court, or church street.

(L) The use of any mechanical devices operated by containing the engine's compression and used for purposes of assisting braking on any semi-tractor or other large truck, commonly known as "jake brakes", except in emergency circumstances. The City Council shall cause notices to be posted and/or erect signs indicating such prohibition.

(M) (1) It shall be a violation of this section if any noise generated by or emanating from a factory, industrial or

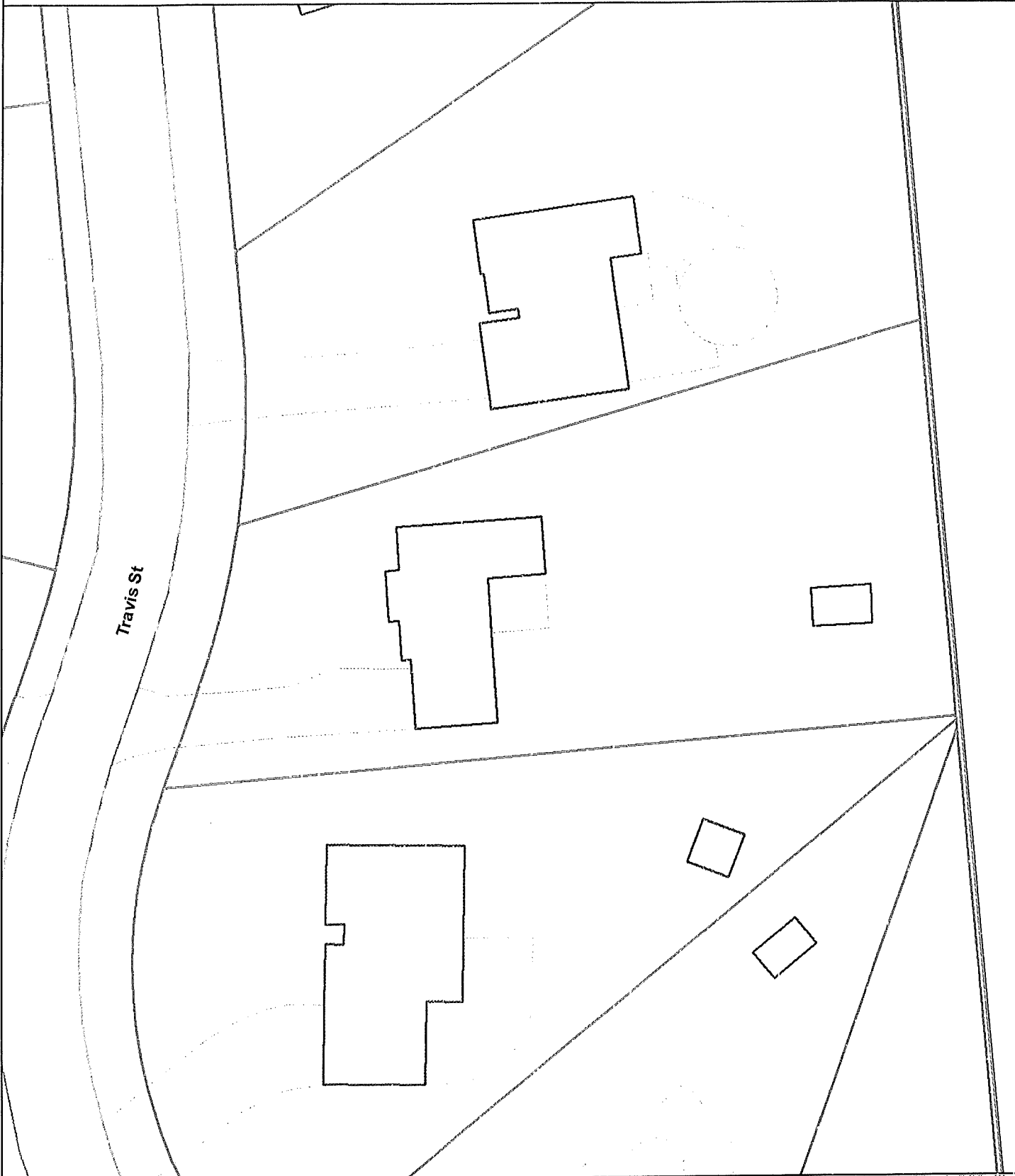
(2) Provided however, it shall be a violation of this section if any noise generated by or emanating from a factory, industrial or manufacturing facility is detectable for any length of time outside the real property limits of that facility in excess of 120 decibels between the hours of 7:00 a.m. and 10:00 p.m., or in excess of 115 decibels between the hours of 10:00 p.m. and 7:00 a.m. Further, any noise generated by or emanating from a factory, industrial or manufacturing facility in the nature of a mechanical, shrill, screech, explosion or blast noise, that either annoys, disturbs, frightens, alarms, injures, or endangers the comfort, repose, health, peace or safety of others of normal sensitivities beyond the limits of the real estate

where the noise originated, or wakes or disturbs the peace, quiet, and good order of two or more of the inhabitants of two or more homes in a residential area is a violation of this section. It is also a violation of this section if the noise is of such a character, intensity, pitch or volume so as to result in hearing loss, speech interference, either indoors or outdoors, and annoyance, so as to constitute a menace to the public health, welfare and quality of life, or is physically harmful and otherwise detrimental to individuals and the community in the enjoyment of life, property and conduct of life or business.

(Ord. 2017-01, passed 3-13-17; Am. Ord. 2021-14, passed 10-12-21)

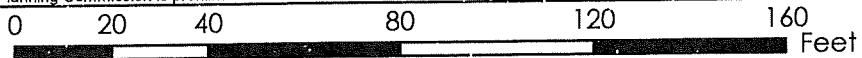
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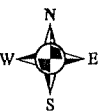
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1 inch = 40 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2022

Boone County GIS
ArcMap Document: *.mxd

Michael Schwartz

From: Sara Smith
Sent: Monday, April 7, 2025 9:31 AM
To: Michael Schwartz
Subject: FW: Travis street request
Attachments: Boone county planning commission.docx

From: mark price <destindreams@msn.com>
Sent: Monday, April 07, 2025 9:22 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Travis street request

EXTERNAL MESSAGE

Michael Schwartz, I am sending you a response to the request for a short-term rental request for the address of 10470

Travis street. Please read the enclosed attachment and share with your colleges. No one on Travis street wants an Airbnb.

I'm sure that all of you have heard the problems with these rentals, living in this area is a blessing and we have been fortunate to have fiscal conservative leadership.

During the public hearing can you explain the voting process that the board takes and what recourse the public has to take if they disagree with the outcome.

Thank so much , mark

Boone county planning commission

Boone county administration building

2950 Washington street room 317

PO box 958

Burlington, Ky. 41005

Phone (859)-334-2196; fax (859)-334-2264

www.bcpcky.org

APRIL 9TH 2025

Chairmen Rolfsen, board members and board of adjustment members, my name is mark price and I have lived on Travis Street for nearly 28 years. My intent is to give you a little background on Travis Street and recent history of the past year or so and reasons for rejecting any short-term rentals on this street. Over fifty percent of the residents on Travis have been residing here for nearly twenty-five years to over thirty years. No one on this street wants a short-term rental. For over a year and half this particular property was rented out to illegals, four out of seven days there were up to ten cars in the driveway not counting the cars in the yard. We have put up with loud music well into the night, 4am and even later on several occasions. We have seen cars doing burnouts, heavy alcohol consumption, and of course driving while intoxicated and driving around the trees in the front yard. All of this while owned by the applicant who now wants to short term rental his property. I can honestly say and I know my neighbors would agree the property is not nearly maintained as in the past with prior owners.

Public safety is always a concern for everyone and it's the governments first duty no matter what entity you work for. This is a no outlet street and a huge concern to consider is if a renter or multiple renters get out of hand and a police cruiser dispatch and doesn't know the landscape and gets cornered there is only one way out. This is putting our police at very high risk. It is putting fire and Ems at risk as well. Please think about those who protect us while we sleep at night. There are children who play and pass through the front yard of 10470 from time to time. I would also note there are young children who live on adjoining property on each side of 10470 and across the street. No one on Travis Street or nearby Maher Road wants a hotel/motel short term rental anywhere near there house. I would also note the kids love to skate board, bicycle, and whatever else they can ride on down Travis Street. Remember, it isn't a through street so I think the kids feel safe. Let's keep the traffic to a minimum.

Let's talk about taxes for a little bit, in 2022 the 4th quadrant area which includes Travis Street had their home values re -assessed resulting in doubling their taxes, you can see for yourself in public records. Again, this year same thing two years later the assessed values increased, the tax rates we won't know until oct. My thoughts are they will use the same rates resulting in another increase. I mention taxes because anyone who owns property is sick of paying them and my wish is that you consider the good, decent residents who live here full time. The applicant won't be here so the rest of us have to potentially put up with constant transient renters. Everyone would rather have a long-term tenant. For all the reasons I stated I request that the board reject this application for short term rental and vote no on this matter. Thank you so much, mark

Michael Schwartz

From: Sara Smith
Sent: Tuesday, April 8, 2025 1:20 PM
To: Michael Schwartz
Subject: FW: Conditional Use Permit- 10470 Travis Street, Walton

From: Nancy Mullins <nambonancy@gmail.com>
Sent: Tuesday, April 08, 2025 1:18 PM
To: Planning Commission General Account <plancom@boonecountyky.org>; Nancy Mullins <nambonancy@gmail.com>
Subject: Conditional Use Permit- 10470 Travis Street, Walton

EXTERNAL MESSAGE

We're new residents to the community and one of the attractions for us was the peacefulness and tranquility of the area. In the short time we've lived here, we have had the occasion to experience some noise disturbances from this particular property which eventually led to a visit from the police. It's basically a rural community and we don't see the need for a short-term rental property to be located in a rural subdivision and with the potential of a "revolving door" residence, we foresee few positive results.

We would be against the issuing of a Conditional Use Permit for this, or any, single family residential dwelling located in a rural suburban area to be used as a short-term rental and would encourage the Boone County Planning Commission to deny this request.

Thank you,
Bill & Nancy Mullins
536 Maher Rd, Walton, KY 41094
859-816-0587

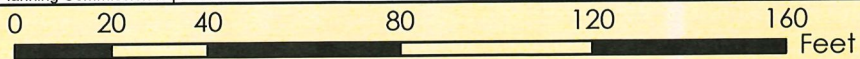
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