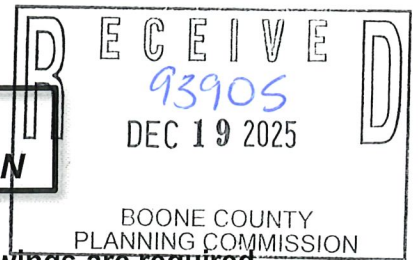


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: Peyton King
Address: 6988 Gordon Blvd
Burlington KY 41005
City State Zip Code
Phone Number: 859-609-6719 Fax Number: N/A
Email: peytondkahnt@hotmail.com
4. Description of Request:
Home business to do hair
5. Name of Development: Home suite Salon
6. Location of Development: 6988 Gordon Blvd
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 0.19 acres lot size
8. Lot Number and Name of Subdivision (if part of a subdivision):
156 Gunpowder Trails
9. Current Owner: William Kahnt
Address: 120 Masters ct.
Lima OH 45805
City State Zip Code
Phone Number: 859-512-9686 Fax Number: N/A
Email: bkahnt14@gmail.com

10. Proposed Use(s) on Site: Hair Salon in basement for myself
11. Total Square Footage of Existing and/or Proposed Buildings: 1,472 sqft
12. Current Zoning: SR-1/CD
13. 1174 511 2038A
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:

Wilm Katt

Applicant's Signature:

Peyton King

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

1. Date Received: 12/19/25 Fee Received: \$810 Receipt #: 93905

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 1/14/2026

5. Board Action: 1/14/2026

_____ 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: Peyton King on behalf of William Kaht

LOCATION: 6988 Gordon Boulevard, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: January 14, 2026

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.

STAFF REPORT

#4

APPLICANT: Peyton King on behalf of William Kaht

LOCATION: 6988 Gordon Boulevard, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: January 14, 2026

PROPOSAL

- A. The Conditional Use Permit is to allow a Home Business (hair salon) to be conducted out of the existing single-family residential dwelling.

SITE HISTORY

- 2001 On June 19, 2001, Boone Fiscal Court adopted Ordinance Number 01-10, changing the zoning of the site in question, and the surrounding area, from A-2 to SR-1 (R-01-009-A).
- 2002-2004 Based on information contained in the Boone County GIS, the existing house was built.
- 2025 On June 26, 2025, the Boone County Planning Commission approved a zoning permit for a shed.

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. Gordon Boulevard is a county maintained subcollector street, providing for two way traffic within two driving lanes. There are sidewalks along both sides of the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.19 acre area is located along the east side of Gordon Boulevard, approximately two hundred sixty (260) feet north of Urlage Drive.
- B. The site has sixty-five (65) feet of frontage along Gordon Boulevard.
- C. Access to the site is provided by one curb cut onto Gordon Boulevard.
- D. The site is currently occupied by a detached, single-family residential structure.
- E. The driveway can accommodate parking for two (2) cars and on-street parking is allowed along the west side of the street.
- F. Topographically, the site is relatively flat.

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)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the basement of the existing house for a hair salon.

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. 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.

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

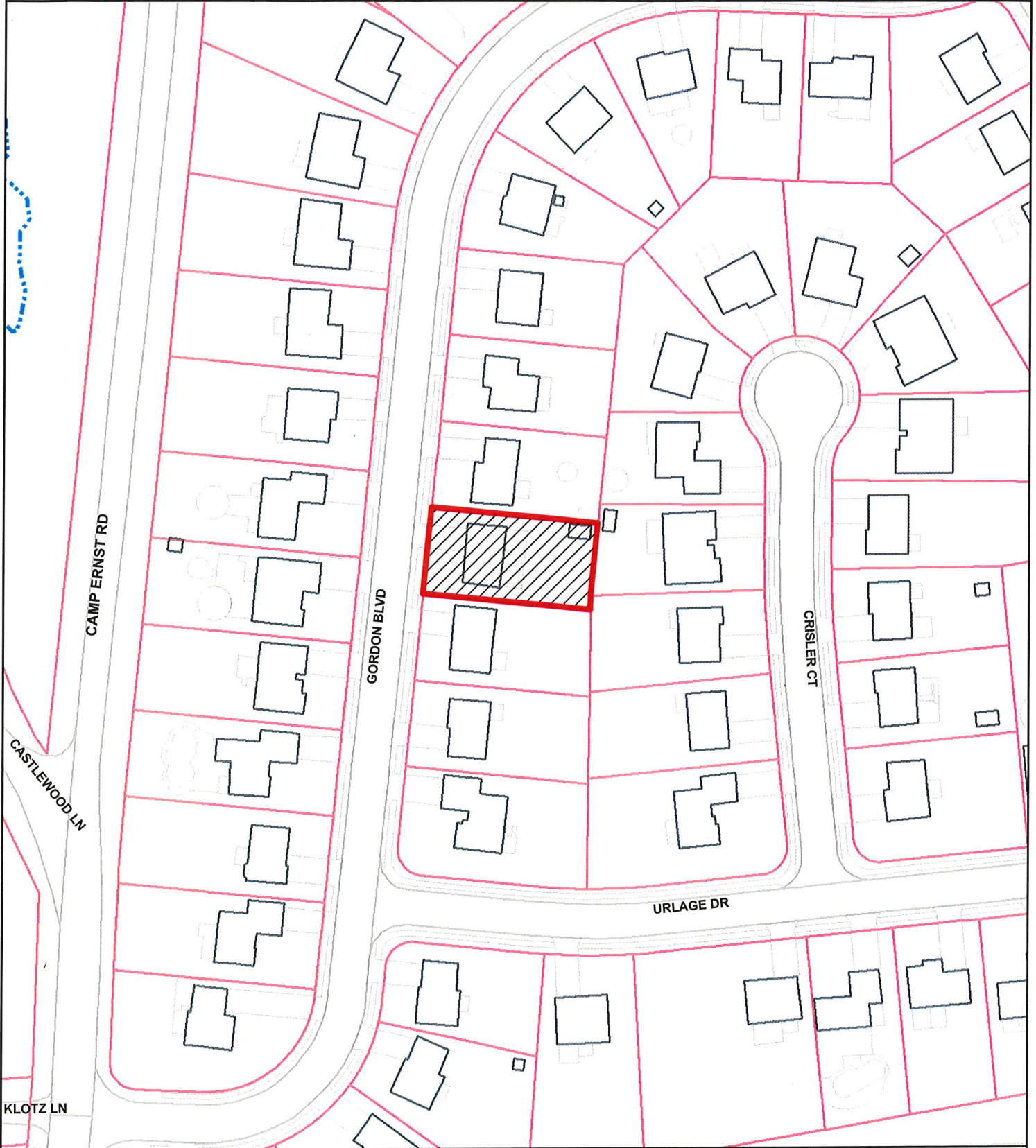
MDS/ss

Attachments

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

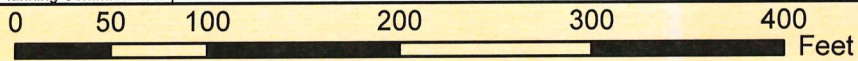
Vicinity Map

www.boonecountygis.com



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1 inch = 100 feet



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Aerial Map

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0 50 100 200 300 400 Feet

1 inch = 100 feet

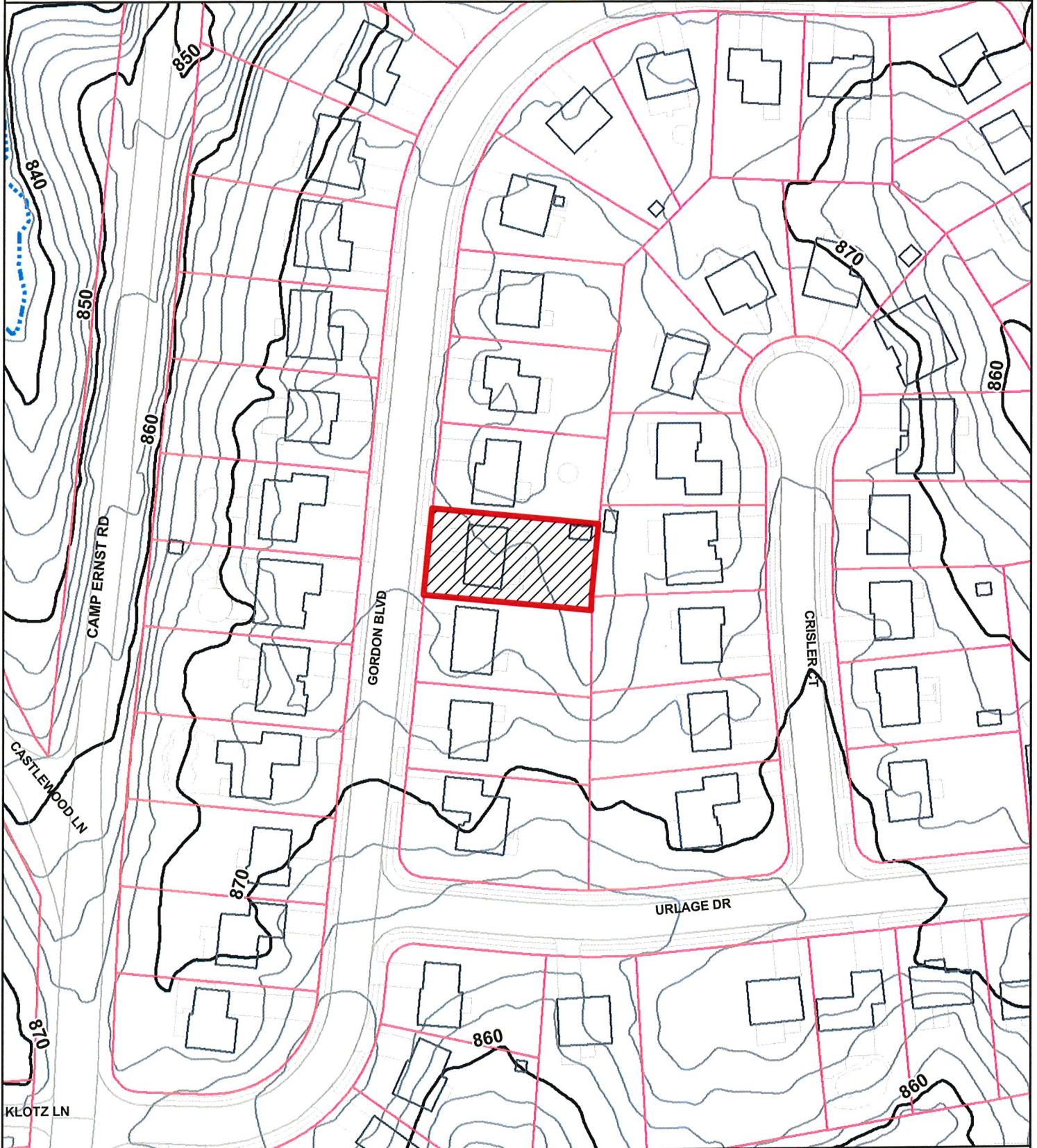


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ArcMap Document: *.mxd

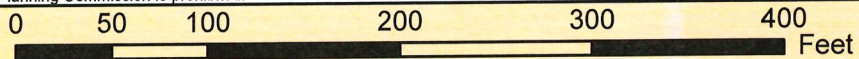
Topographic Map

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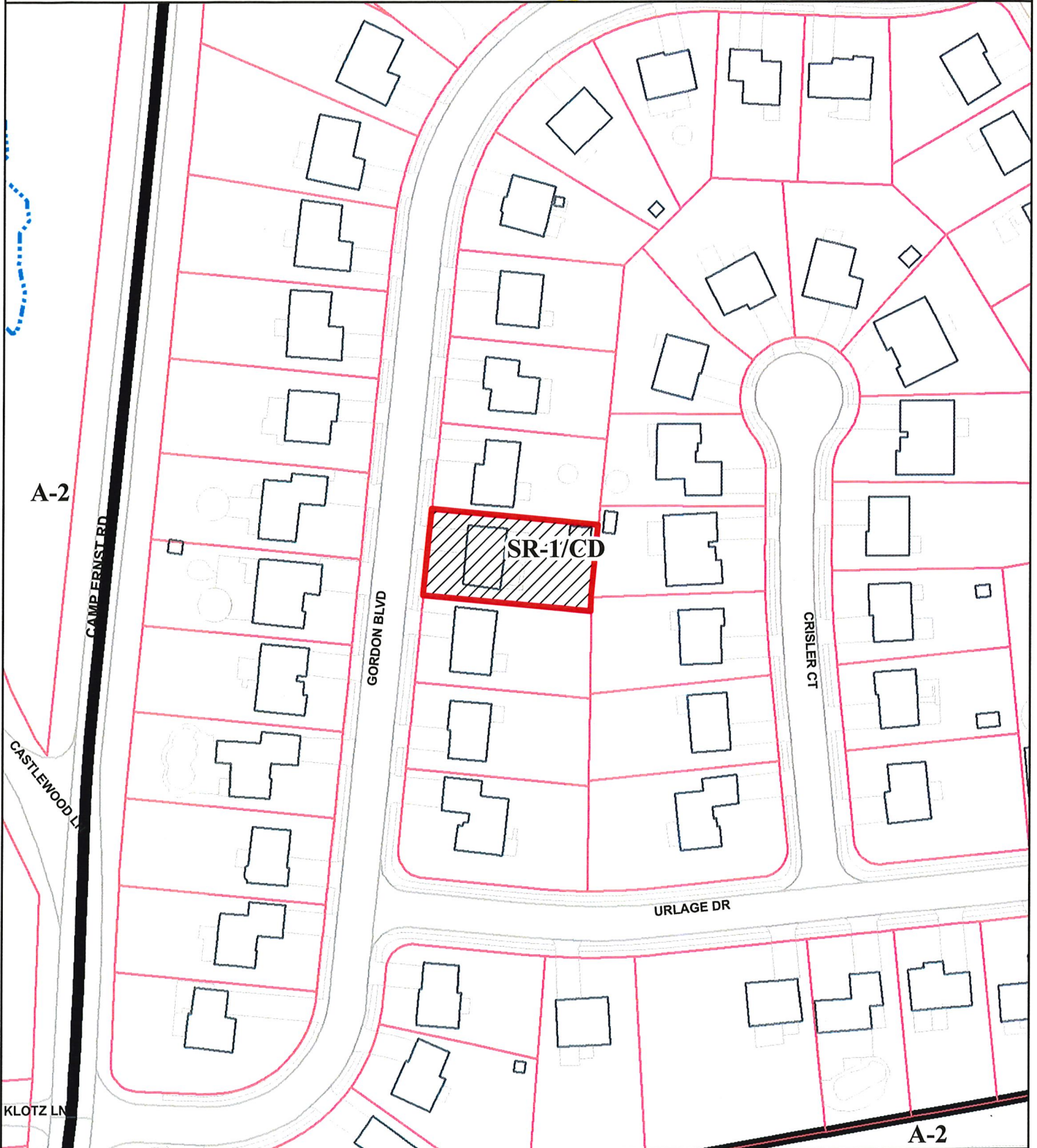


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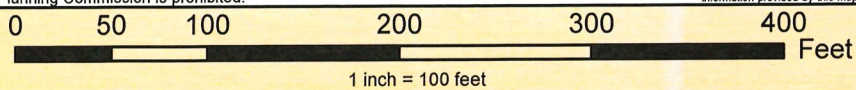
Zoning Map

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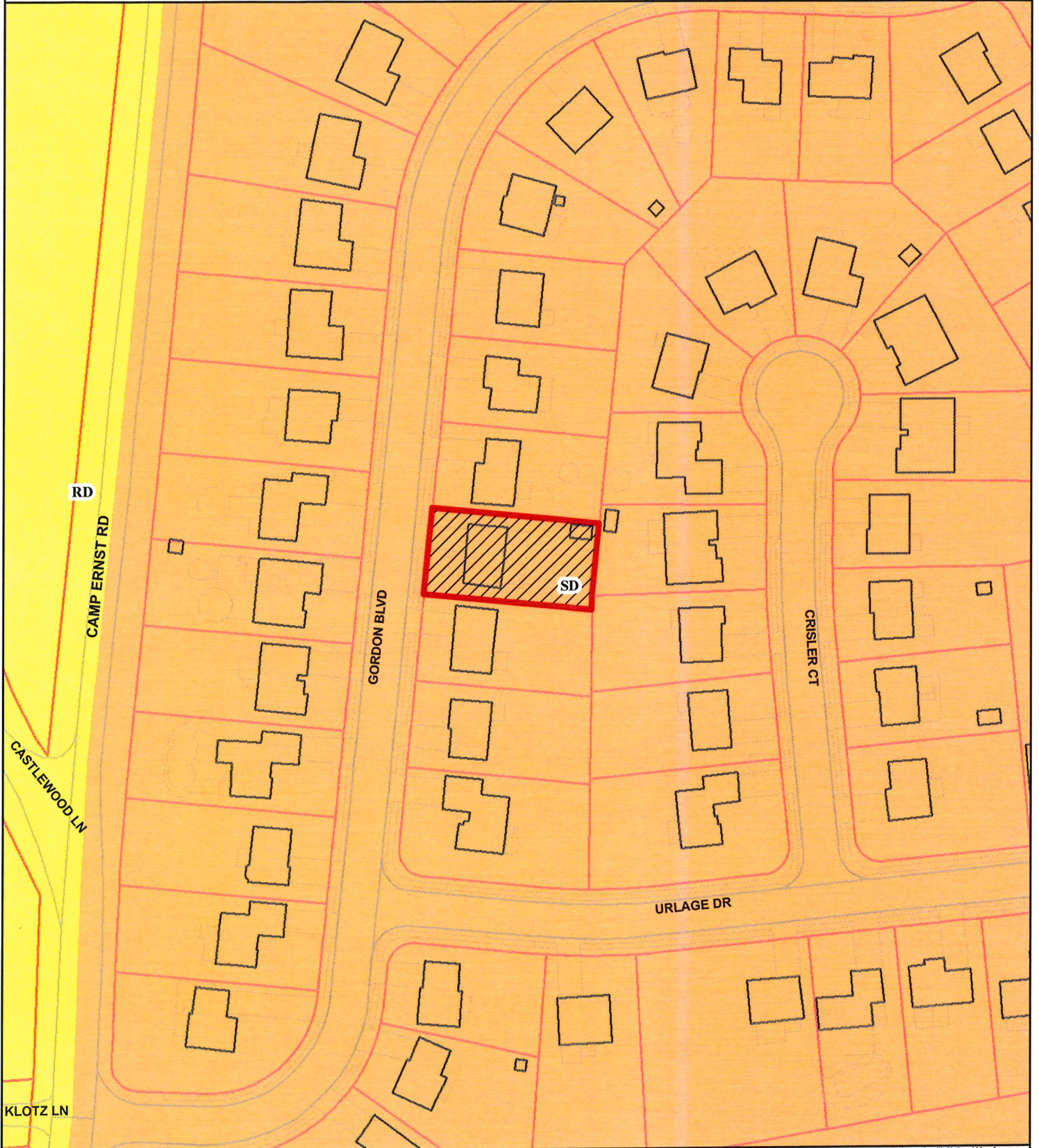


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State Plane - Kentucky North NAD 83 UTM
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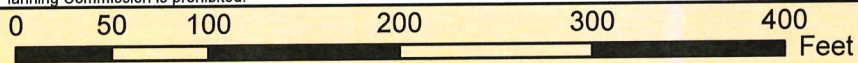
2040 Future Land Use Map

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State Plane 2 - Kentucky North 8303 1183
ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
93905
DEC 19 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)

1. Check One Boone Florence Walton Union

2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant: Peyton King

Address: 6988 Gordon Blvd

Burlington KY 41005
City State Zip Code

Phone Number: 859-609-6719 Fax Number: N/A

Email: PeytonDKaht@hotmail.com

4. Description of Request: Home business to do hair

5. Name of Development: Home suite Salon

6. Location of Development: 6988 Gordon Blvd

Burlington KY 41005
City State Zip Code

7. Acreage Under Review: 0.19 acres lot size

8. Lot Number and Name of Subdivision (if part of a subdivision):
156 Gunpowder Trails

9. Current Owner: William Kaht

Address: 120 Masters Ct.

Lima OH 45805
City State Zip Code

Phone Number: 859-512-9686 Fax Number: N/A

Email: bKaht14@gmail.com

10. Proposed Use(s) on Site: Hair Salon in basement for myself

11. Total Square Footage of Existing and/or Proposed Buildings: 1,472 sqft

12. Current Zoning: SR-1/CD

13. ✓ 1174 ✓ 511 ✓ 2038A
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: Wilm Katt

Applicant's Signature: Peyton King

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

1. Date Received: 12/19/25 Fee Received: \$810 Receipt #: 93905

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

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

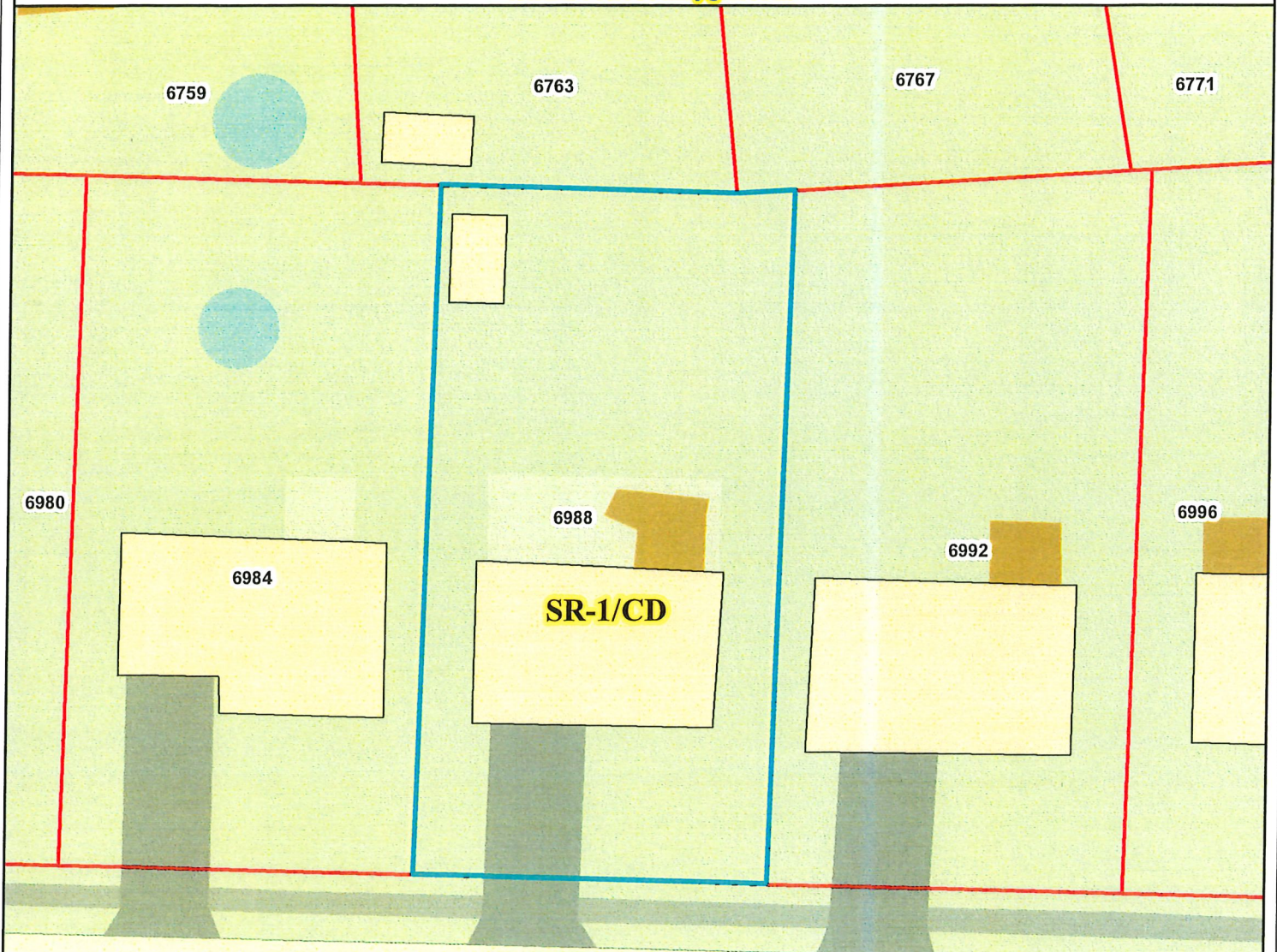
6. Conditions of Approval: _____

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 GIS Map

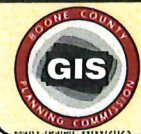
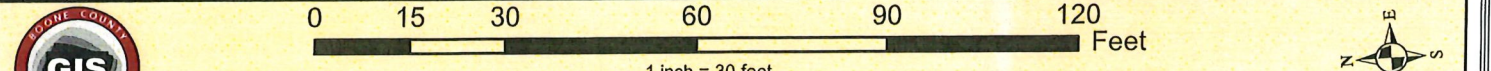
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GORDON BLVD

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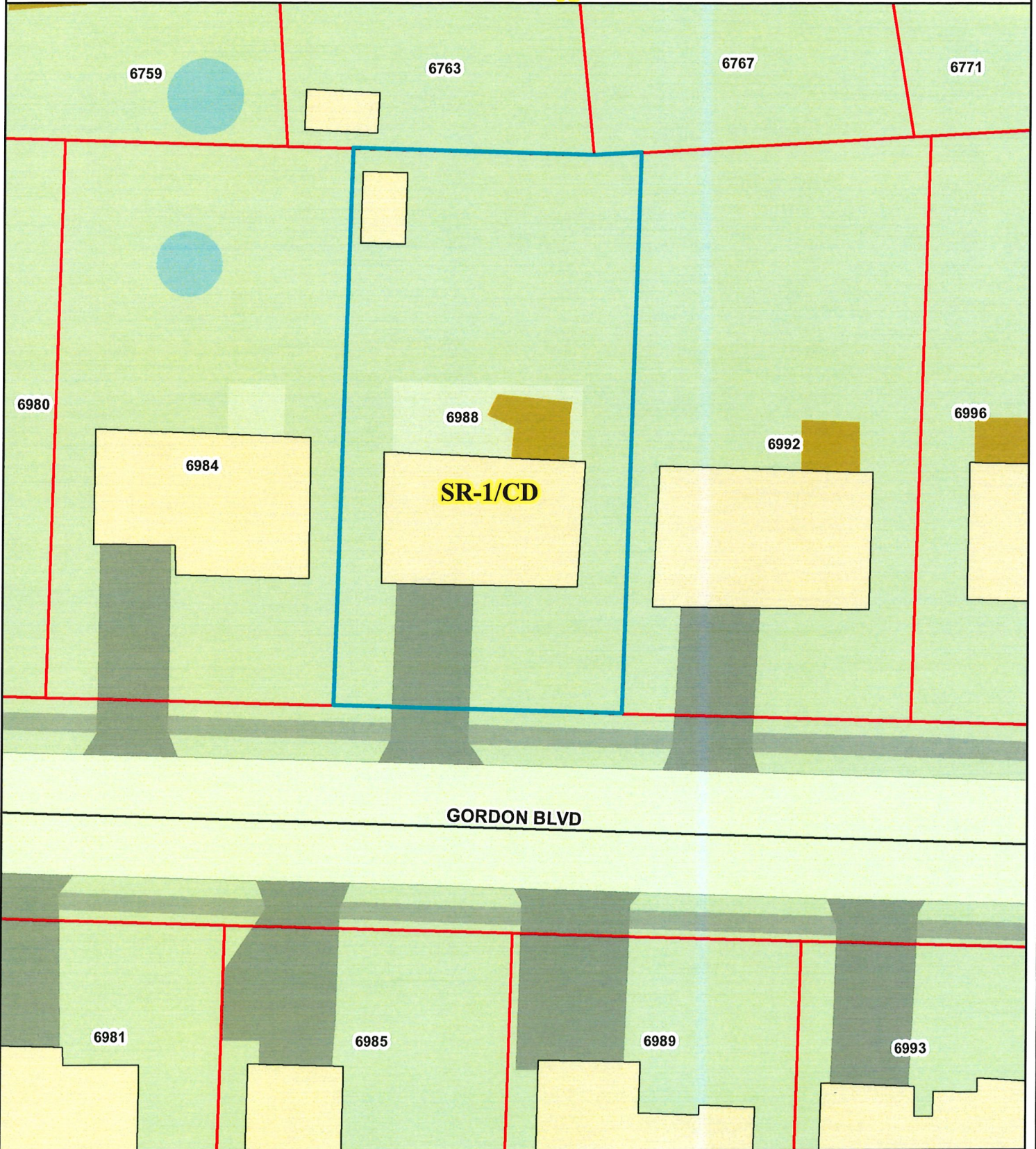


Boone County GIS - Putting Northern Kentucky on the Map

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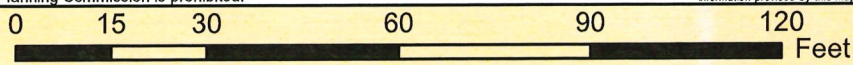
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1 inch = 30 feet



Boone County GIS - Putting Northern Kentucky on the Map

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ArcMap Document: *.mxd

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
William Kaht
120 Masters Ct
Lima, OH 45805

2. ADDRESS OF PROPERTY
6988 Gordon Blvd
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
King Home Suite Salon

4. DEED BOOK 1174 PAGE NO. 511 GROUP NO. 2038A

5. TYPE OF RESTRICTION(S) (Check all that apply)
 Zoning Map Amendment:
 From _____ To _____ Conditional Use Permit

 Development Plan Conditional Zoning

 Subdivision Plat
 (Not Recorded) Other:

 Variance

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

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



SIGNATURE OF COMPLETING OFFICIAL

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 15th day of January, 2026.

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

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 January 14, 2026, Certificate of Land Use Restriction (#26-BCBOA-004-A), for William Kaht, 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 of the requirements of Section 3142.A.1 of the zoning regulations.

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

DEED BOOK 1174

PAGE NO. 511

GROUP NO. 2038A