

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
94113
FEB 10 2026
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: QUAST REAL Estate Development 1, LLC
Address: 3114 HUDNALL Lane
Edge wood KY 41017
City State Zip Code
Phone Number: 859-912-1897 Fax Number: _____
Email: dc quast 01 @ gmail . com
4. Description of Request:
SHORT TERM RENTAL
5. Name of Development: 3397 Petersburg Road Deed Book 943
Page 776 Boone County KY
6. Location of Development: 3392 Petersburg Road PIDN #: 025.00-00-012.01
Record
Burlington KY 41005
City State Zip Code
7. Acreage Under Review: 3 ACRES
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: QUAST Real Estate Development 1, LLC
Address: 3114 Hadwall Lane
Edge wood KY 41017
City State Zip Code
Phone Number: 859-912-1897 Fax Number: _____
Email: dc quast 01 @ gmail . com

10. Proposed Use(s) on Site: SHORT TERM RENTAL

11. Total Square Footage of Existing and/or Proposed Buildings: 4100

12. Current Zoning: T3P PIDN 025.00-00-012.01

13. 943 776 2003
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: 2/10/24 Fee Received: \$1116⁰⁰ Receipt #: 94113

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

CONDITIONS OF APPROVAL

APPLICANT: Quast Real Estate Development, LLC.

LOCATION: 3392 Petersburg Road, Boone County, Kentucky

ZONING: Graves Road Business Park (GR-BP)

DATE: March 11, 2026

1. 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.
2. Occupancy shall be limited to a maximum of ten (10) guests.

STAFF REPORT

#1

APPLICANT: Quast Real Estate Development, LLC

LOCATION: 3392 Petersburg Road, Boone County, Kentucky

ZONING: Grave Road Business Park (GR-BP)

DATE: March 11, 2026

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

1936 According to the Boone County PVA, the home was built in 1936.

1972 The Boone County Planning Commission approved a Conveyance Plat, creating the lot 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 GR-BP district.

D. Section 2700.A of the Boone County Zoning Regulations states that "the new I275/Graves Road Interchange provides an opportunity to create a unique gateway to Boone County's Hebron and Bullittsville areas and should be characterized by "attractive building designs, pleasant and efficient site layouts, effective, and reserved, signage, tasteful lighting, beautiful landscaping, open space, and enhanced pedestrian accessibility that will create a place not typical of most interstate interchanges". The new Graves Road (KY 495) should become a unifying corridor through the area by connecting the communities of Bullittsville and Hebron with a mix of land uses working in support of each other as well as the existing uses in the area. It is the goal of these regulations to not only encourage and attract new businesses, employers, and residents to live and work, but also to create a special place that accommodates the various uses that rely on the interchange as a means of transportation."

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

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

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

- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
 2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
 3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
 - a. There shall be a maximum occupancy of ten (10) persons, adult or children.
 - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.
 4. Parking requirements shall be as follows:
 - a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
 - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
 - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
 5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
 6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
 7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
 8. It shall be unlawful:
 - a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to

- occur with the City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
 - b. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court. (Applies to Unincorporated Boone County Only)
 - c. To advertise or offer a short term rental without first registering the property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)
 - d. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)
 - e. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.
 - f. To operate a short term rental without paying the required hotel occupancy taxes.
 - g. To offer or allow the use of a short term rental in a manner which violates the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)
 - h. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
 - i. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
9. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as Suburban Density Residential, which is described as single family housing of up to four units per acre.
- B. Petersburg Road is a state-maintained arterial street providing for two-way traffic

within an approximate twenty (20) foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 3 acre area is located along the north side of Petersburg Road, approximately three thousand (3,000) feet west of Graves Road.
- B. The site has approximately two hundred ten (210) feet of frontage along Petersburg Road.
- C. Access to the site is provided by a single curb cut onto Petersburg Road.
- D. The site is currently occupied by a five-bedroom detached single-family residential structure, as well as several detached accessory structures.
- E. The site can accommodate parking for ten (10) cars.
- F. Topographically, the site slopes very slightly upward, from the southwest to the northeast, at an average grade of two (2) percent.

SURROUNDING LAND USES AND ZONING

North: Vacant land (GR-BP)

South: Single-family residential dwellings (RSE)

East: Vacant land and Cincinnati Logistics Park (GR-BP)

West: Vacant land (GR-BP) and single-family residential dwellings (RSE)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the five (5) bedroom house as a short-term rental.

STAFF COMMENTS

- A. The site is located approximately 2,400 feet from the nearest approved Short-Term Rental.
- B. The site is located along Petersburg Road, an arterial street.
- C. Section 3191.C of the zoning regulations states that 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:

1. There shall be a maximum occupancy of ten (10) persons, adult or children.

Since the existing house contains five (5) bedrooms, the maximum occupancy for the proposed short term rental is ten (10) guests.

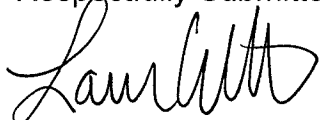
E. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:

1. 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.
2. Occupancy shall be limited to a maximum of ten (10) guests

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,



Lauren M. Elliott
Planner, Zoning Services

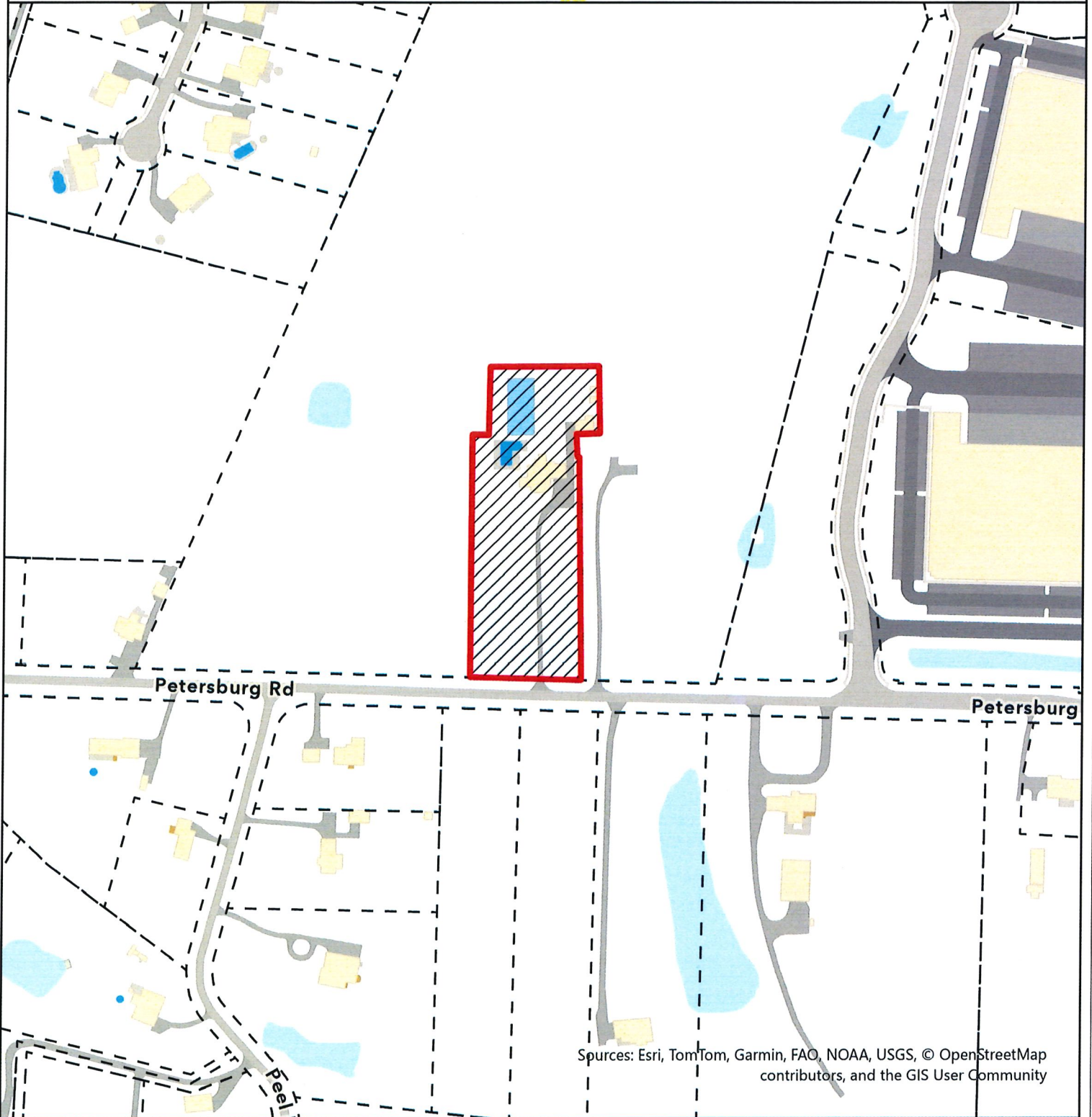
LME/ss

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

Boone County GIS Map

www.boonecountygis.com



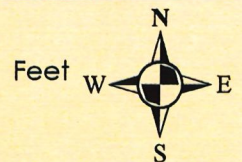
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Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS Map

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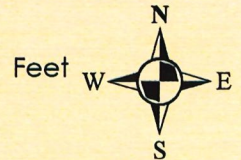


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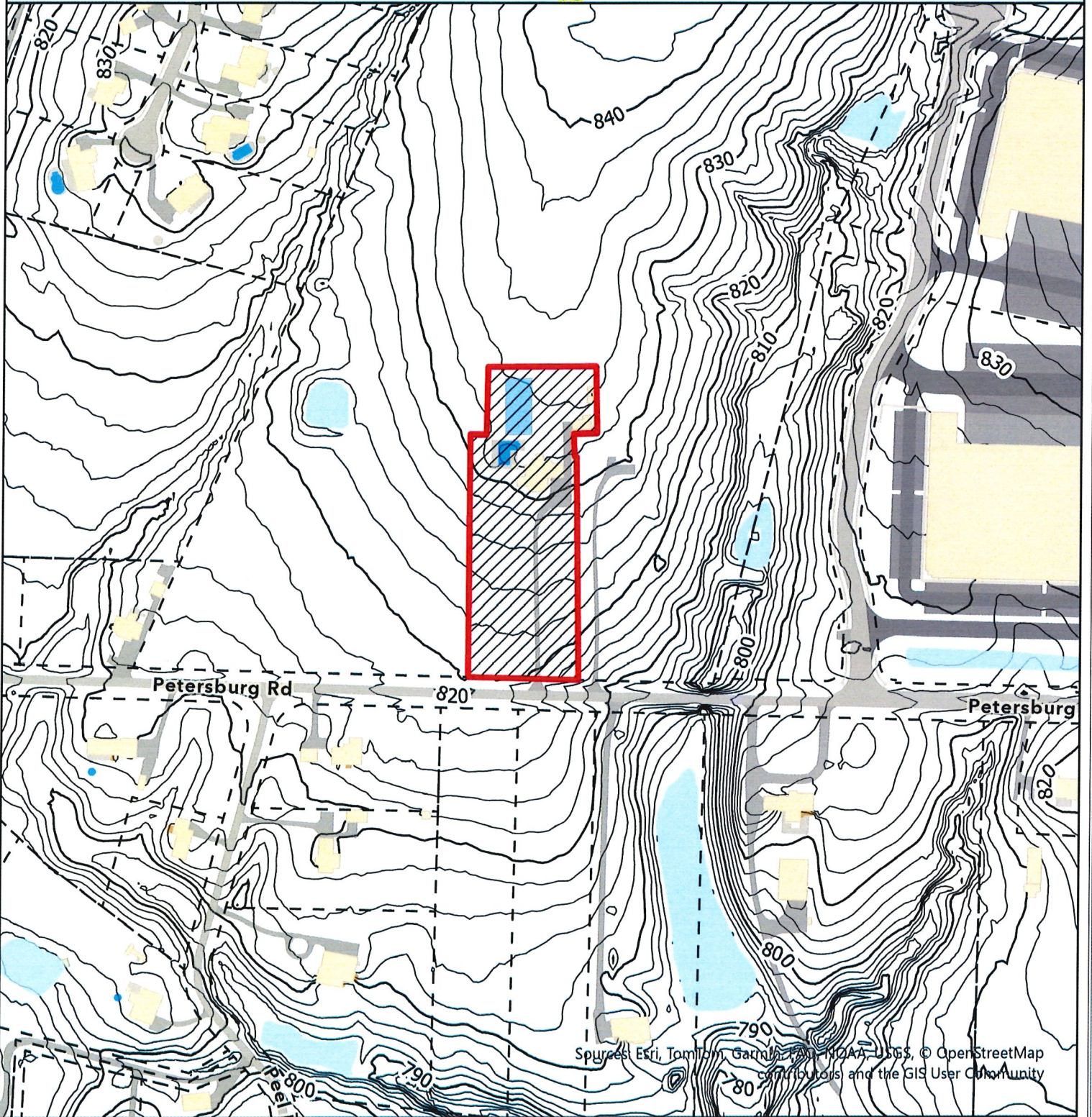
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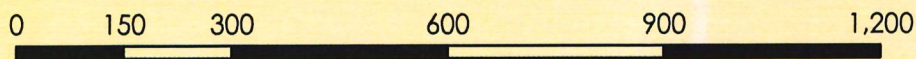
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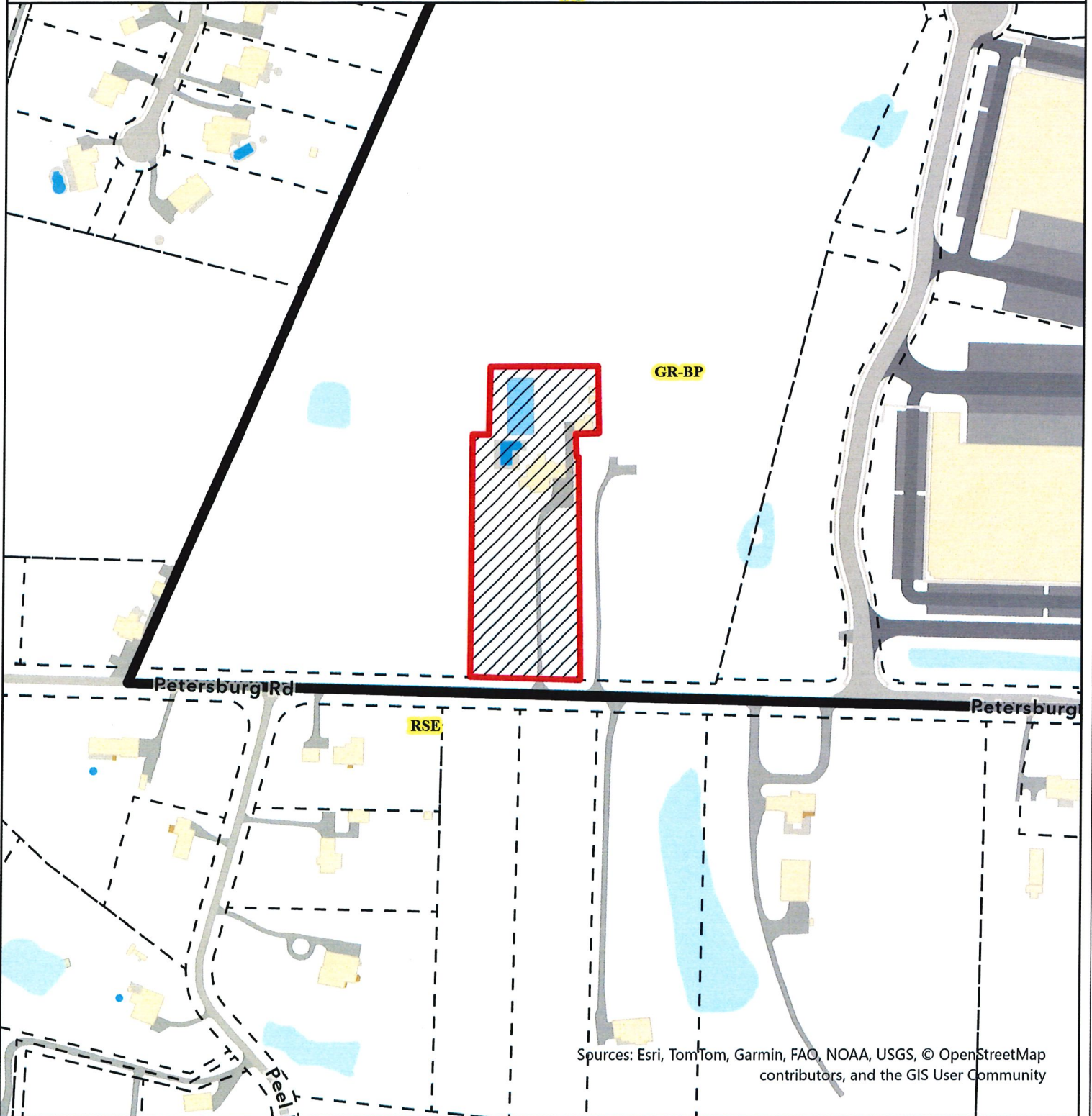
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Feet



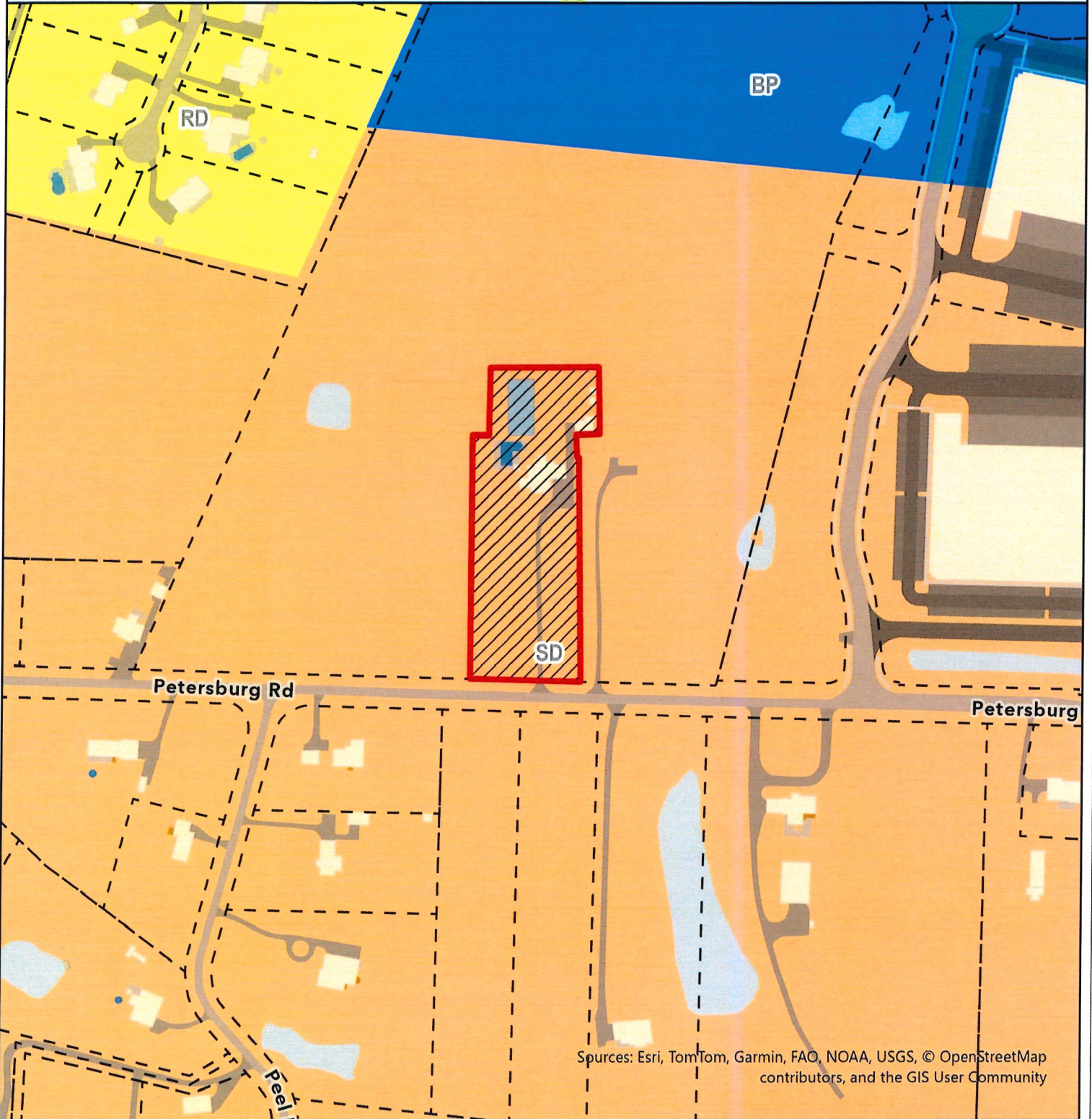
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Map Created: 3/2/2026

ArcGIS Pro Document: *.aprx

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Boone County GIS - Putting Northern Kentucky on the Map

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
94113
FEB 10 2026
BOONE COUNTY
PLANNING COMMISSION

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

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

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
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3. Applicant: QUAST REAL Estate Development 1, LLC
Address: 3114 HADNALL Lane
Edge wood KY 41017
City State Zip Code
Phone Number: 859-912-1897 Fax Number: _____
Email: dcquast01@gmail.com
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SHORT TERM RENTAL
5. Name of Development: 3397 Petersburg Road Deed Book 943
Page 776 Boone County KY
6. Location of Development: 3392 Petersburg Road PDN #: 025.00-00-012.01
Burlington KY 41005
City State Zip Code
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11. Total Square Footage of Existing and/or Proposed Buildings: 4100
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13. 943 776 2003
Deed Book Page Group Number
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If yes, date of approval: _____
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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:

David
Quast

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

1. Date Received: 2/10/24 Fee Received: \$1116⁰⁰ Receipt #: 94113

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 Quast Real Estate Development I, LLC
Home Phone 859-331-8478 Cell 859-912-1897
Mailing Address 3114 Hudhall Lane
City Edgewood State KY Zip Code 41017
E-Mail dcquast01@gmail.com

Short Term Rental Unit Information

Short Term Rental Address 3392 Petersburg Road
Number of Bedrooms 5 Number of off-street parking spaces 10
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 David C. Quast
Mailing Address _____
City _____ State _____ Zip Code _____
Cell Phone 859-912-1897 Alternate Contact Number 859-912-2276
Email Address dcquast01@gmail.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. DCQ (initial)



BOONE COUNTY
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: QUAST REAL ESTATE DEVELOPMENT 1, LLC

Address: 3114 Hudson Lane Edge wood, KY 41017

Phone number: 859-912-1897

Email: dcquast01@gmail.com

Address of STRU: 3392 Petersburg Road, Burlington KY 41005

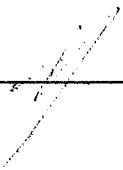
Please Check the Box for EACH Item Attesting that the Required Safety Item is Present on the Premises

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

- 9. Extension cords shall not be used for permanent wiring. Ensure that extension cord usage within the home is only for temporary use.
- 10. Holes in walls, ceilings and doors must be repaired.
- 11. A portable fire extinguisher must be present on every level of the home. A minimum size of 2A10BC is required.
- 12. Smoke Alarms are required to be installed in the following locations:
 - a. In every bedroom
 - b. outside of every bedroom
 - c. On every level of the home
 - d. Smoke detectors more than 10 years old shall be replaced.
- 13. Carbon Monoxide alarms shall be installed in the following locations:
 - a. Outside every bedroom
 - b. On every level of the home
- 14. Every bedroom shall have two means of exit. Either two exit doors or an exit door and window. If a bedroom does not have two means of exit then it may not be used for short term rental. The window must be at least 24 inches high and 20 inches wide. The window may not be more than 44 inches from the floor. A bedroom exit door may not be less than 28 inches in width and 81 inches in height.
- 15. All windows and doors must operate and able to be opened. *OR ALL ROOMS MEETS ALL BOWEN COUNTY AND KENTUCKY SAFETY CODES BY HAVING 2 OR MORE DOORS FOR EXITS.*
- 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: DAVID C. QUAST Date: 11-13-25

Signature: 



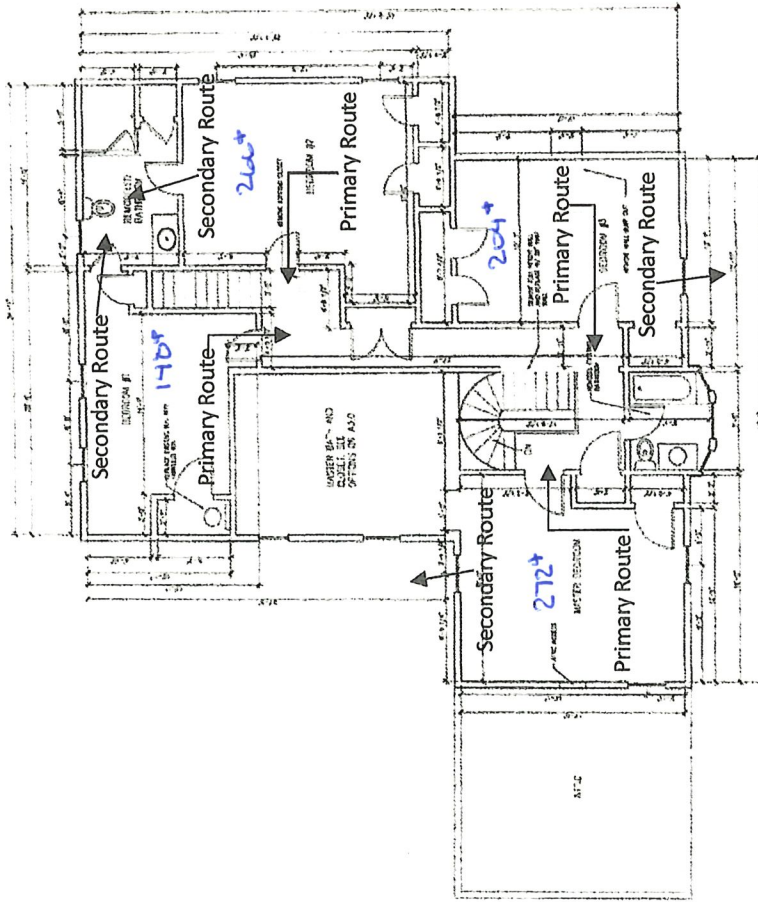
TILSLEY ARCHITECTS
3392 PETERSBURG RD
BURLINGTON, KY 41005

WHITE HOUSE
3392 PETERSBURG RD
BURLINGTON KENTUCKY, 41005

PRELIMINARY
FOR REVIEW

5/7/24

A3.1

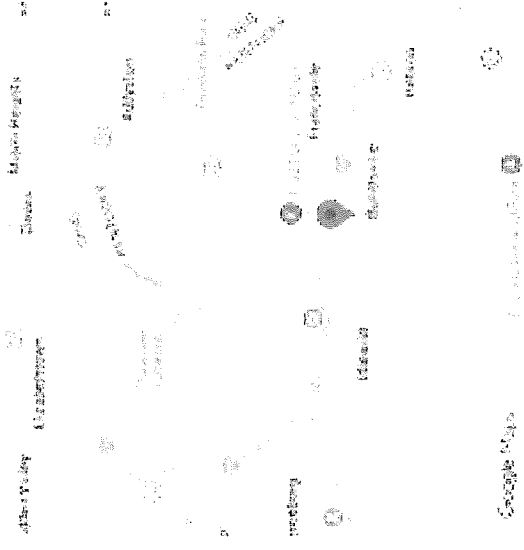


SECOND FLOOR PLAN
1/8" = 1'-0"

Address:
3392 Petersburg Rd.
Burlington, KY 41005

Emergency Contact:
David Quast - #859-912-1897
Patricia Quast - #859-912-2276
Chris Quast - #859-250-0045

Emergency Contact:
Emergency #911
Non-Emergency #859-371-1234



THE SKYFIELD



NEARBY ATTRACTIONS

- Creation Museum - 4 minutes
- CVG Airport - 15 minutes
- Ark Encounter - 35 minutes
- Cincinnati Zoo - 30 minutes
- Newport Aquarium - 25 minutes
- Kings Island - 45 minutes

A warm place for families to gather, rest, and make memories.

15 minutes from CVG Airport |
4 minutes from the Creation Museum

THE SKYFIELD
3392 Petersburg Road Burlington, Ky 41005
(859) 912-1897

dcquest01@gmail.com
DAVID C. QUAY
(24) HOUR CONTACT INFO AVAILABLE
Boone County Police: 859-371-1234
Boone County Sheriff: 859-371-1111



THE SKYFIELD

We would love for you to be our guests!

ACCOMMODATIONS

- Sleeps 10 guests
- 5 Bedrooms
- 4 Bathrooms

HOUSE HIGHLIGHTS

- Fully equipped kitchen
- Comfortable beds with fresh linens
- Smart TV & high-speed Wi-Fi
- Washer & dryer
- Free parking
- Self check-in
- *No Pets*

WHY GUESTS LOVE STAYING HERE

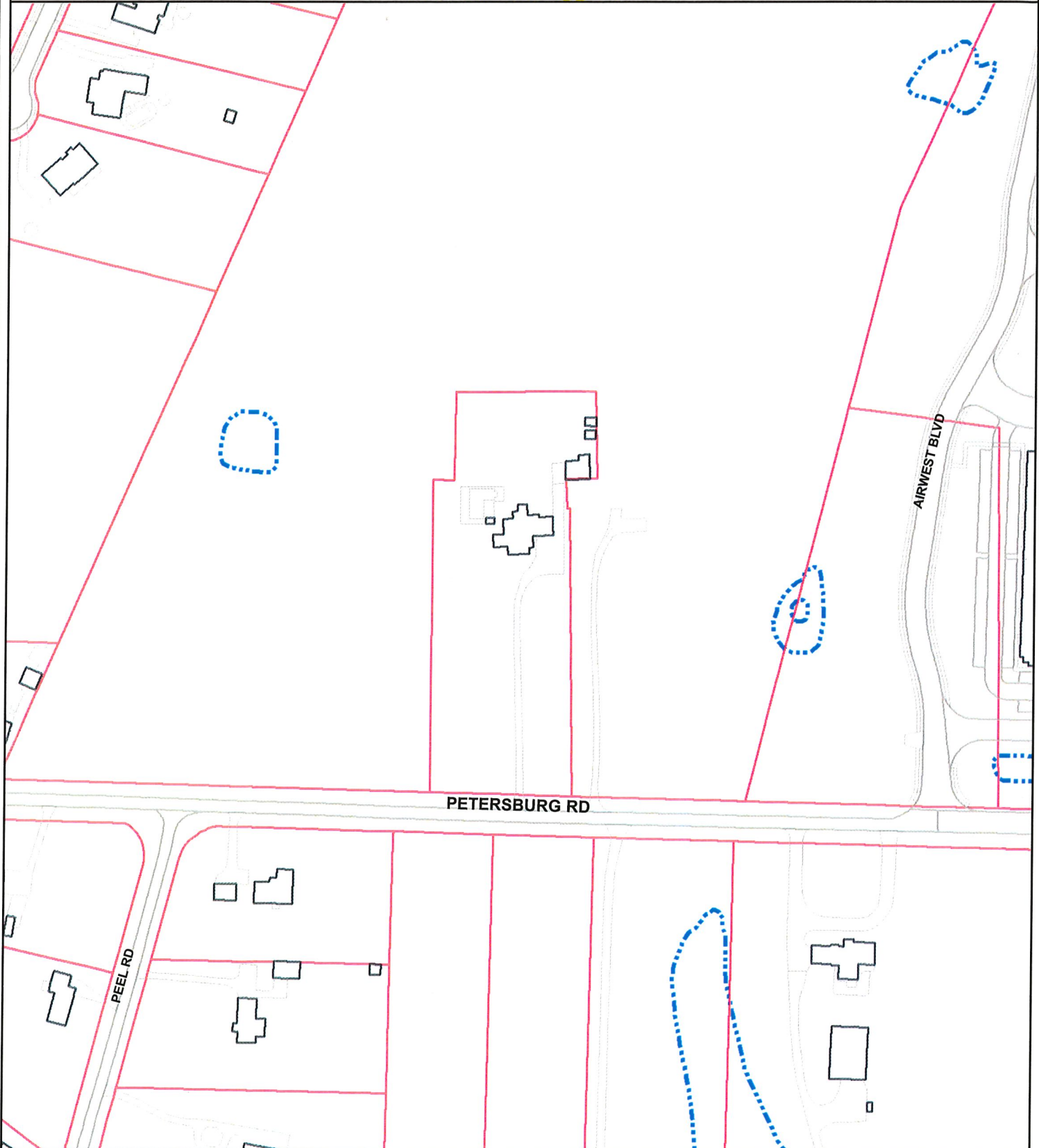
- Clean, family-friendly
- Large, historic house built in 1933
- Large property for outdoor activities
- Perfect for families, couples, or business travelers.
- Thoughtful extras to make your stay easy and enjoyable.

PRICING

To Be Determined

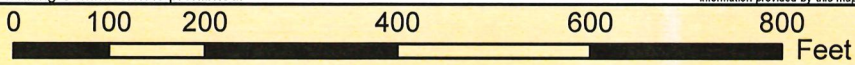
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Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Quast Real Estate Development I LLC
3114 Hudnall Ln
Edgewood, KY 41017

- 2. ADDRESS OF PROPERTY
3392 Petersburg Rd
Burlington, KY 41005
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Quast Short Term Rental

- 4. DEED BOOK 943 PAGE NO. 776 GROUP NO. 2003

- 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

Lauren Elliott, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Lauren Elliott on behalf of the Boone County Planning Commission this 12th day of March, 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 March 11, 2026, Certificate of Land Use Restriction (#26-BCBOA-007-A), for Quast Real Estate Development I LLC, Property Owner(s).

The following conditions will apply:

1. 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.
2. Occupancy shall be limited to a maximum of ten (10) guests.

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

DEED BOOK 943

PAGE NO. 776

GROUP NO. 2003