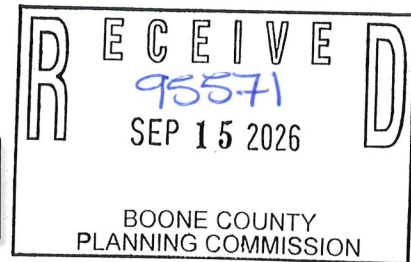


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: Jocelyn Santiago
Address: 2929 Parker Ln
Union KY 41091
City State Zip Code
Phone Number: 8598665534 Fax Number: _____
Email: struckej2@gmail.com
4. Description of Request: Home based business (see operational narrative)
5. Name of Development: Parkview Estates
6. Location of Development: BooneCo
Union KY 41091
City State Zip Code
7. Acreage Under Review: 1.05 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):
Lot #31
9. Current Owner: William Santiago and Jocelyn Santiago
Address: 2929 Parker Ln
Union KY 41091
City State Zip Code
Phone Number: 8598665534 Fax Number: _____
Email: struckej2@gmail.com

10. Proposed Use(s) on Site: Home Based Business
11. Total Square Footage of Existing and/or Proposed Buildings: 2,800
12. Current Zoning: RSE/CD
13. 1234 715 2046
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: 9/15/26 Fee Received: \$816⁰⁰ Receipt #: 95571
2. Is application complete: yes
3. Staff Reviewer: L Elliott
4. Scheduled Board Action Date: 10/14/26
5. Board Action: _____
- _____ Approved
- ☒ Approved with Conditions (see #6)
- _____ Denial (See #7)
6. Conditions of Approval: see attached
- _____
- _____
- _____
- _____
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: Jocelyn Santiago

LOCATION: 2929 Parker Lane, Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: October 14, 2026

1. No more than two customers shall be on the premises at any given time.
2. There shall be no employees other than those members of the household residing on the premises.
3. The home business shall meet all the requirements of Section 3142.A.1 of the zoning regulations.

STAFF REPORT

#5

APPLICANT: Jocelyn Santiago

LOCATION: 2929 Parker Lane, Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: October 14, 2026

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a Home Business (aesthetics services) to be conducted in a portion of the existing detached single-family residence.

SITE HISTORY

- 2021 On March 23, 2021, the Boone County Fiscal Court adopted a Zoning Map Amendment, rezoning a 45-acre area including the subject site from Agriculture (A-1) to Rural Suburban Estates (RSE).
- 2022 On December 16, 2022, the Boone County Planning Commission approved a Final Plat for Park View Estates, Section 1, creating the lot in question.
- 2025 On July 22, 2025, the Boone County Planning Commission approved a zoning permit for a detached single-family dwelling.

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.
- 2. Criteria listed in Section 901.2 of the Boone County Zoning Regulations (RSE District):
 - a. The activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use;
 - b. The activity will not contradict the semi-suburban, open space character of the district;
 - c. The activity will not require or contribute to infrastructure need above that common of the district's permitted uses;
 - d. The activity is of direct relation to and in support of the purpose of the district; and
 - e. The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district. The activity is an integral and subordinate function of a permitted use;
- C. Section 901.A of the Boone County Zoning Regulations states that 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.
- D. Section 505.2 of the Boone County Zoning Regulations lists Home Business as a Conditional Use in the Rural Suburban Estates (RSE) zoning district.
- E. Section 3142.A.1 of the Boone County Zoning Regulations states that where allowed, home businesses shall meet the following requirements, in addition to any other conditions imposed by the Board of Adjustment:

- a. The use is conducted entirely within a dwelling or in an accessory structure.
 - b. 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.
 - c. On site sales or services shall be limited to products and services related to the home business.
 - d. 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.
 - e. 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.
 - f. There shall be no pickup or delivery by business related commercial vehicles, except for U.S. mail and standard UPS/FedEx sized vehicles.
 - g. There shall be no outdoor display or storage of goods, equipment, or services that are associated with the home business.
 - h. No new entrance or separate driveway shall be permitted for the home business.
 - i. No commercial vehicle associated with the home business shall be permitted on the premises, except within a completely enclosed garage.
 - j. Signage shall be regulated by ARTICLE 34.
- F. Section 4000 of the Boone County Zoning Regulations defines a Home Business as 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.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2045 - 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. Parker Lane is identified as a county-maintained local street, providing for two-way traffic within an approximate 25 foot pavement width. There are sidewalks along the south side of the roadway.

SITE CHARACTERISTICS

- A. The approximate 1-acre area is located along the south side of Parker Lane, approximately 800 feet east of Camp Ernst Road.
- B. The site has one hundred and fifty (150) feet of frontage along Parker Lane.
- C. Access to the site is provided by two curb cuts onto Parker Lane.
- D. The site is currently occupied by a detached single family residential structure with an attached garage.
- E. The site has both a traditional driveway along the western property line and a rounded driveway that connects the two curb cuts onto Parker Lane. This provides parking for approximately 10 vehicles to serve both the residence and the home business.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (RSE)
South: Agricultural land (A-1)
East: Single-family residential dwellings (RSE)
West: Single-family residential dwellings (RSE)

PROPOSED DEVELOPMENT

- A. The applicant is proposing an appointment-only aesthetics practice to operate within a portion of the existing house, primarily Monday through Friday, 9:30 am to 3:00 pm.
- B. The applicant has provided an operational narrative addressing the findings necessary for granting a Conditional Use Permit.

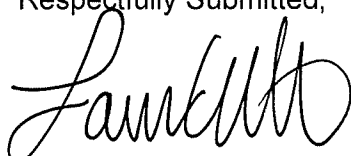
STAFF COMMENTS

- 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. No more than two customers shall be on the premises at any given time.
 - 2. There shall be no employees other than those members of the household residing on the premises.
 - 3. The home business shall meet all the requirements of Section 3142.A.1 of the zoning regulations.

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,

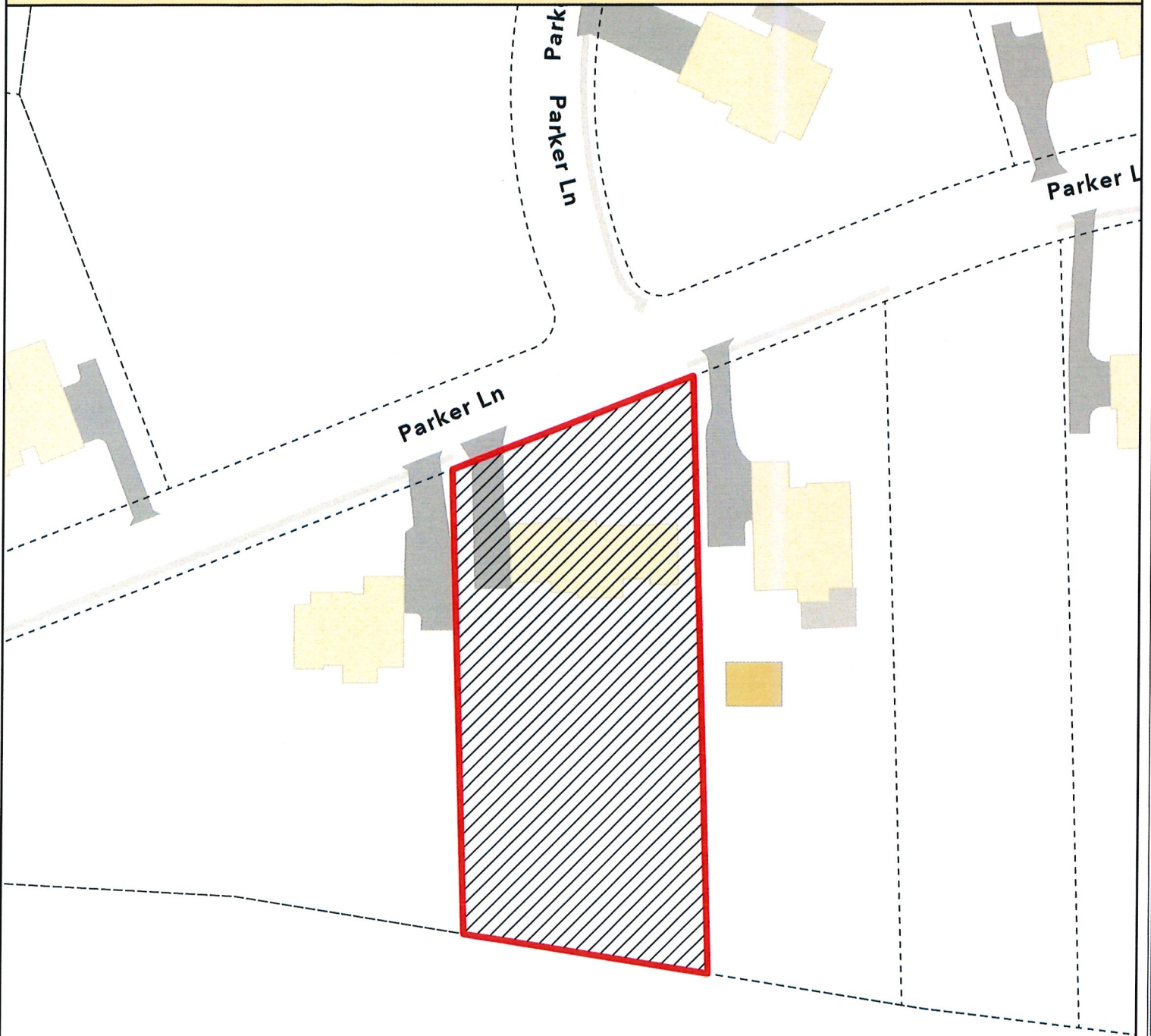
A handwritten signature in black ink, appearing to read "Lauren M. Elliott", written in a cursive style.

Lauren M. Elliott
Planner
LME/nd

Attachments

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

Vicinity Map



0 45 90 180 270 360

Feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

Map Data Provided by Esri and others
ArcGIS Pro Document: *.aprx

Aerial Map



0 45 90 180 270 360

Feet

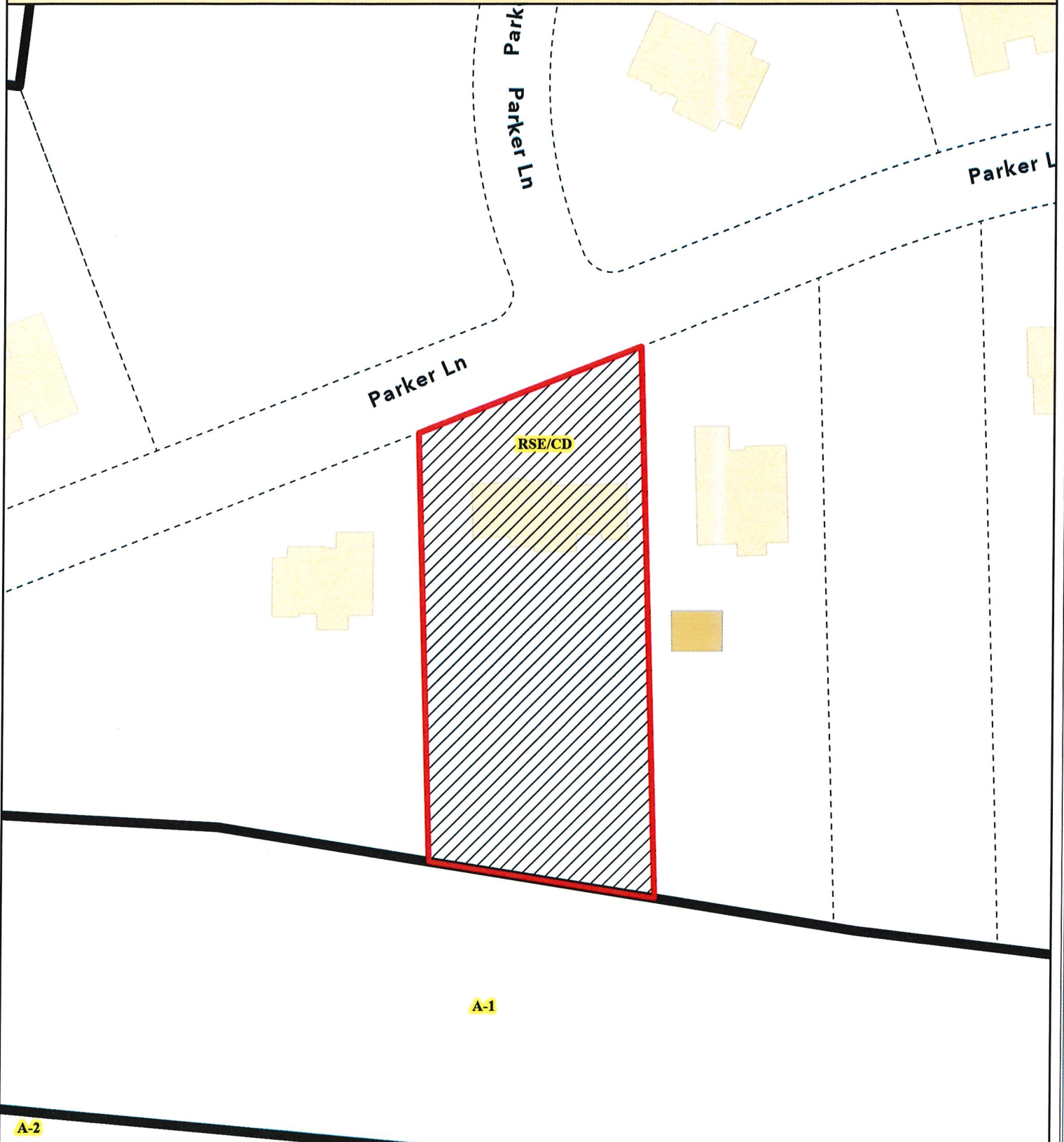


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

Zoning Map



A-2

A-1

RSE/CD

Parker Ln

Parker Ln

Parker Ln

0 45 90 180 270 360

Feet

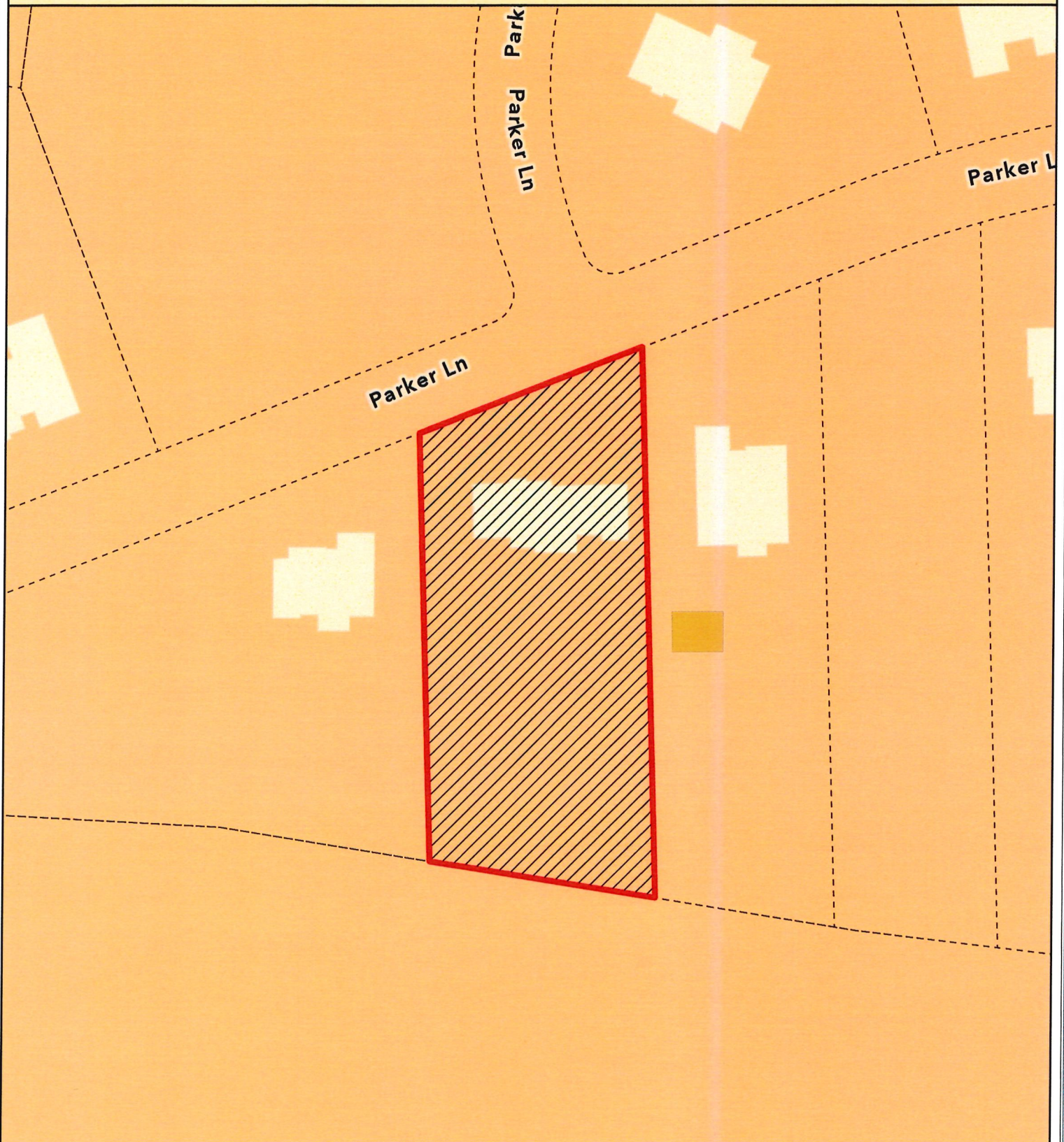


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

2045 Future Land Use Map

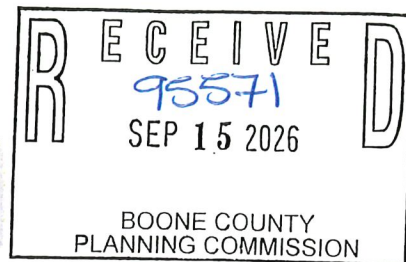


0 45 90 180 270 360 Feet



Boone County GIS - Putting Northern Kentucky on the Map

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION



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City State Zip Code
Phone Number: 8598665534 Fax Number: _____
Email: struckej2@gmail.com
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City State Zip Code
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Deed Book Page Group Number
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If yes, date of approval: _____
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Applicant's Signature:



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- _____ 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

Description of Proposed Home-Based Business Operations

Avari Aesthetics is a small, professionally operated, appointment-only aesthetics practice that is proposed to operate from the owner's residence. The business is intentionally structured as a low-volume practice and is expected to have minimal impact on the surrounding neighborhood, traffic patterns, parking, noise levels, or the residential character of the area.

Avari Aesthetics is solely owner-operated. The owner is the only employee of the business, and there will be no additional employees or staff members regularly reporting to or working from the residence. This further limits the amount of vehicle traffic and daily activity associated with the business.

The primary hours of operation will be limited to school days between approximately 9:30 a.m. and 3:00 p.m. Appointments outside of these hours will be uncommon and are anticipated to occur only approximately one to two times per month.

All clients will be seen by scheduled appointment only. There will be no walk-in business, and appointments will be scheduled in a manner that limits the number of clients arriving or departing at the same time. Under normal operations, only one client will be receiving services at a time. As a result, client traffic is expected to consist of only one to two vehicles on the property at any given time.

The residence has substantial private, off-street parking capacity, with space to accommodate approximately ten vehicles. No client parking will be permitted or necessary on the public street. The property also features a semicircular driveway that provides convenient access directly to multiple entrances of the residence. This configuration allows clients to enter the property, park near the designated entrance, and exit without backing into or otherwise obstructing neighborhood traffic.

The nature of the business does not involve activities that would generate significant noise, odors, outdoor activity, deliveries, or other conditions typically associated with commercial uses. Clients will not congregate outside of the residence, and there will be no outdoor waiting area. The business will operate discreetly within the home and will not materially alter the appearance or residential use of the property.

Because Avari Aesthetics operates exclusively by appointment, during predominantly daytime hours, with no additional employees and at a very limited client volume, the proposed use is expected to generate substantially less activity than many traditional home-based businesses. At any given time, the property will continue to function and appear primarily as a private residence.

The goal is to operate Avari Aesthetics in a manner that is respectful of neighboring property owners and fully compatible with the residential character of the community. The limited operating hours, controlled appointment schedule, single owner-operator, ample on-site parking, and absence of significant noise or other external impacts are intended to ensure that the business

remains unobtrusive and does not create an unreasonable burden on the neighborhood or surrounding properties.

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remains unobtrusive and does not create an unreasonable burden on the neighborhood or surrounding properties.

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
William & Jocelyn Santiago
2929 Parker Ln
Union, KY 41091
2. ADDRESS OF PROPERTY
2929 Parker Ln
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Santiago Home Business
4. DEED BOOK 1234 PAGE NO. 715 GROUP NO. 2046
5. TYPE OF RESTRICTION(S) (Check all that apply)

 ___ Zoning Map Amendment: X Conditional Use Permit
 From _____ To _____

 ___ Development Plan ___ Conditional Zoning

 ___ Subdivision Plat ___ Other:
 (Not Recorded)

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

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

SIGNATURE OF COMPLETING OFFICIAL

Lauren M. Elliott, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Lauren M. Elliott on behalf of the Boone
County Planning Commission this 15th day of October, 2026.

Sara L. Smith
Notary ID KYNP52540
NOTARY PUBLIC, State at Large

My commission Expires:
May 27, 2030

This instrument was prepared for recording purposes only by:



Makayla Kerns
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 October 15, 2026, Certificate of Land Use Restriction (#26-BCBOA-033-A), for Santiago Home Business, Property Owner(s).

The following conditions will apply:

1. No more than two customers shall be on the premises at any given time.
2. There shall be no employees other than those members of the household residing on the premises.
3. The home business shall meet all the requirements of Section 3142.A.1 of the zoning regulations.

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

DEED BOOK 1234

PAGE NO. 715

GROUP NO. 2046