RECEIVED
94954
JUN 15 2026
BOONE COUNTY
PLANNING COMMISSION

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: RESTORE THE BLOCK LLC

Address: ~~312~~ 1648 GLENS DR

FLORENCE (City) KY (State) 41042 (Zip Code)

Phone Number: 859-962-1711 Fax Number: _____

Email: MICHAELSMITH@OTBMT.COM

4. Description of Request:
AIRBNB - conditional use permit for a short term rental

5. Name of Development: N/A

6. Location of Development: N/A 1648 Glens Dr

_____ (City) _____ (State) _____ (Zip Code)

7. Acreage Under Review: _____

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

_____

9. Current Owner: SAME

Address: _____

_____ (City) _____ (State) _____ (Zip Code)

Phone Number: _____ Fax Number: _____

Email: _____

10. Proposed Use(s) on Site: AIR BNB

11. Total Square Footage of Existing and/or Proposed Buildings: 2484

12. Current Zoning: RESIDENTIAL SR-1/PD

13. 1257 (Deed Book) 590 (Page) 2032 (Group Number)

14. Is the site subject to a zone change: ☐ Yes ☐ No N/A
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☐ Yes ☐ No N/A

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: 6/15/20 Fee Received: $816.00 Receipt #: 94954
2. Is application complete: I
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: Because of the shared private driveway, a STR at this location would have a Uniquely negative impact on the adjoining property owners

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

STAFF REPORT **#5**

APPLICANT: Restore the Block, LLC

LOCATION: 1648 Glens Drive, Boone County, Kentucky

ZONING: Suburban Residential One/Planned Development (SR-1/PD)

DATE: July 8, 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

1984 On May 2, 1984, the Boone County Planning Commission approved a Final Plat for Oakbrook – Phase F, Part 3, creating the lot in question.

1986 According to the Boone County PVA, the existing detached single-family home was constructed at some point in 1986.

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 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, processes, 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 designed so 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 a Conditional Use within the SR-1 district.

D. 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.

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 non-residential 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) people, adults 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 for 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 Boone County Planning Commission prior to constructing any improvements and operating a short-term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2045 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. Glens Drive is a county-maintained local street providing for two-way traffic within an approximate twenty (20) foot pavement width. There are sidewalks along one side of the roadway.

SITE CHARACTERISTICS

A. The approximate 0.4-acre area is located northwest of the cul-de-sac at the terminus of Glens Drive.

B. Access to the site is provided by a shared private driveway with an approximate 12-foot pavement width.

D. The site is currently occupied by a four-bedroom detached single-family residential structure.

E. The driveway and parking pad can accommodate parking for five (5) cars.

F. Topographically, the site slopes downward, from east to west, at an average grade of sixteen (16) percent. The most significant slope is on the rear of the property.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (SR-1/PD)
South: Single-family residential dwellings (SR-1/PD)
East: Single-family residential dwellings (SR-1/PD)
West: Single-family residential dwellings (SR-1/PD)

PROPOSED DEVELOPMENT

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

STAFF COMMENTS

A. The site is located approximately 2,700 feet from the nearest approved short-term rental.

B. The site is located along a shared private drive at the terminus of Glens Drive, a local street. The private drive is narrow and difficult to navigate, with cars parked along it.

C. Section 3191.C of the Boone County 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) people, adults or children.

Since the existing house has four (4) 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.

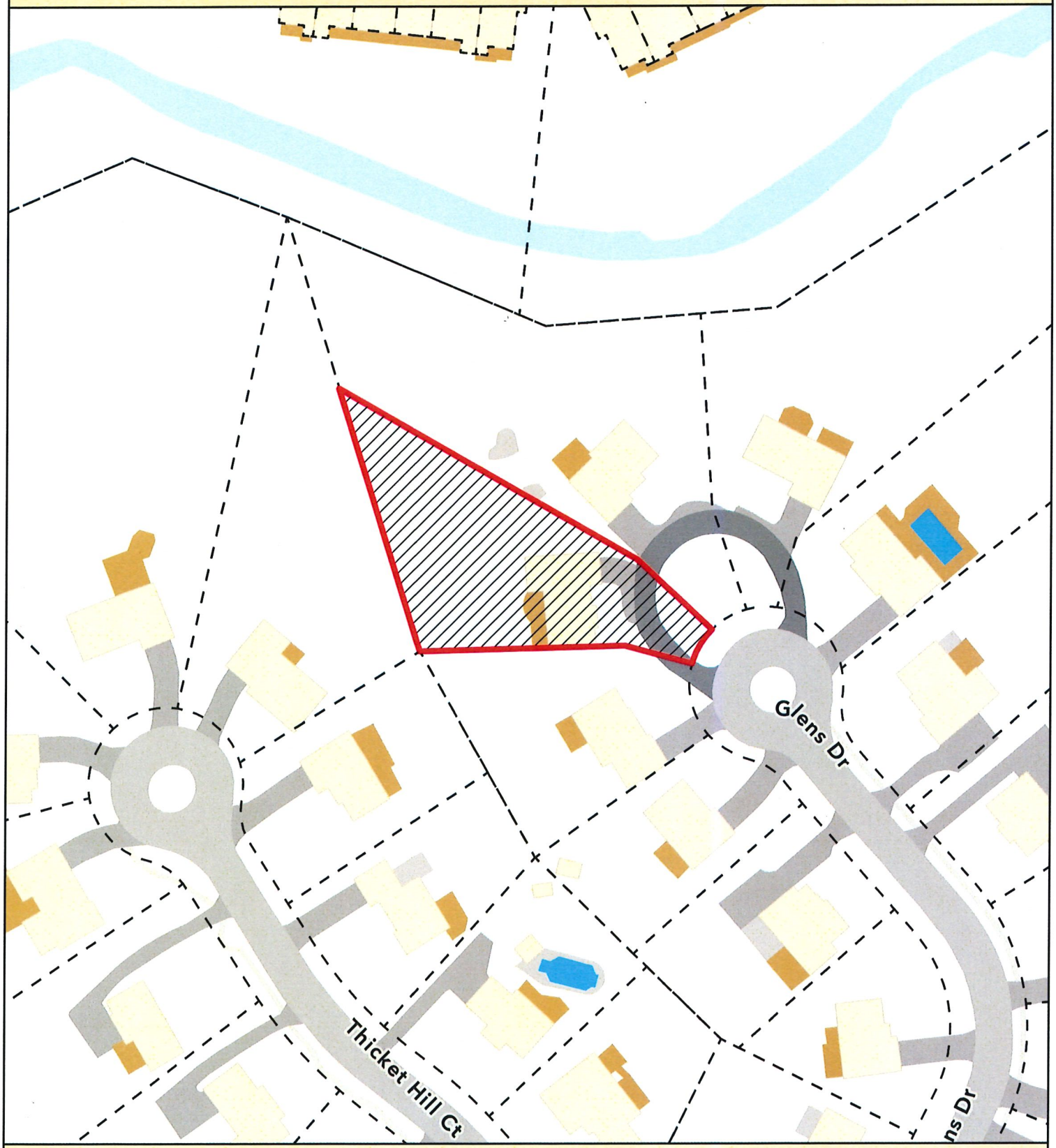
Respectfully Submitted,

Lauren M. Elliott
Planner, Zoning Services

LME/ss

Attachments
*Vicinity Map
*Aerial Map
*Topographic Map
*Zoning Map
*2045 Future Land Use Map
*Application
*Boone County Short-Term Rental Permit Application
*Concept Development Plan
*Correspondence from Neighboring Property Owners

Boone County GIS Map



0 45 90 180 270 360 Feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 7/1/2026

ArcGIS Pro Document: *.aprx

Boone County GIS Map



0 45 90 180 270 360 Feet

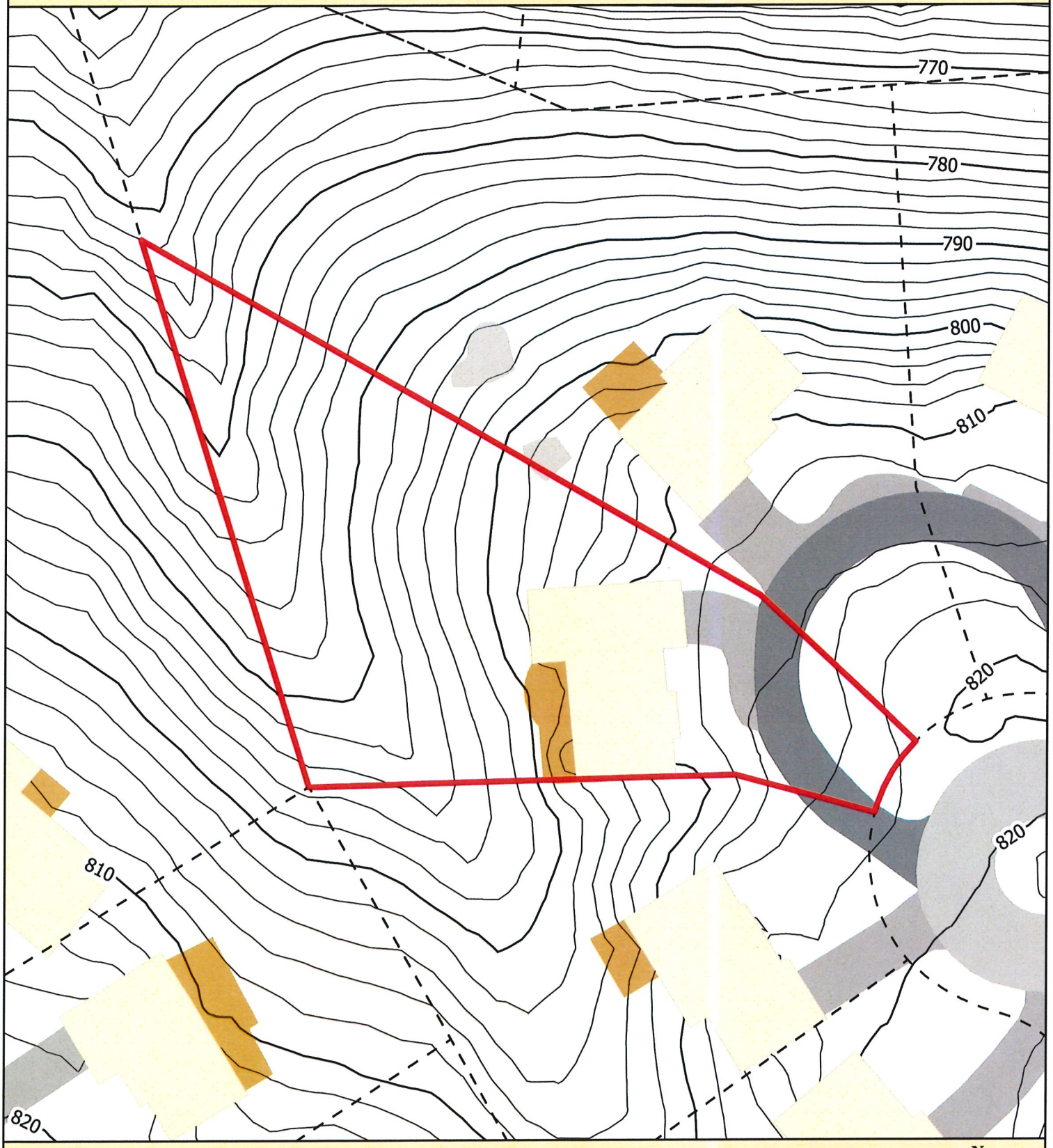
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Boone County GIS Map



0 20 40 80 120 160 Feet

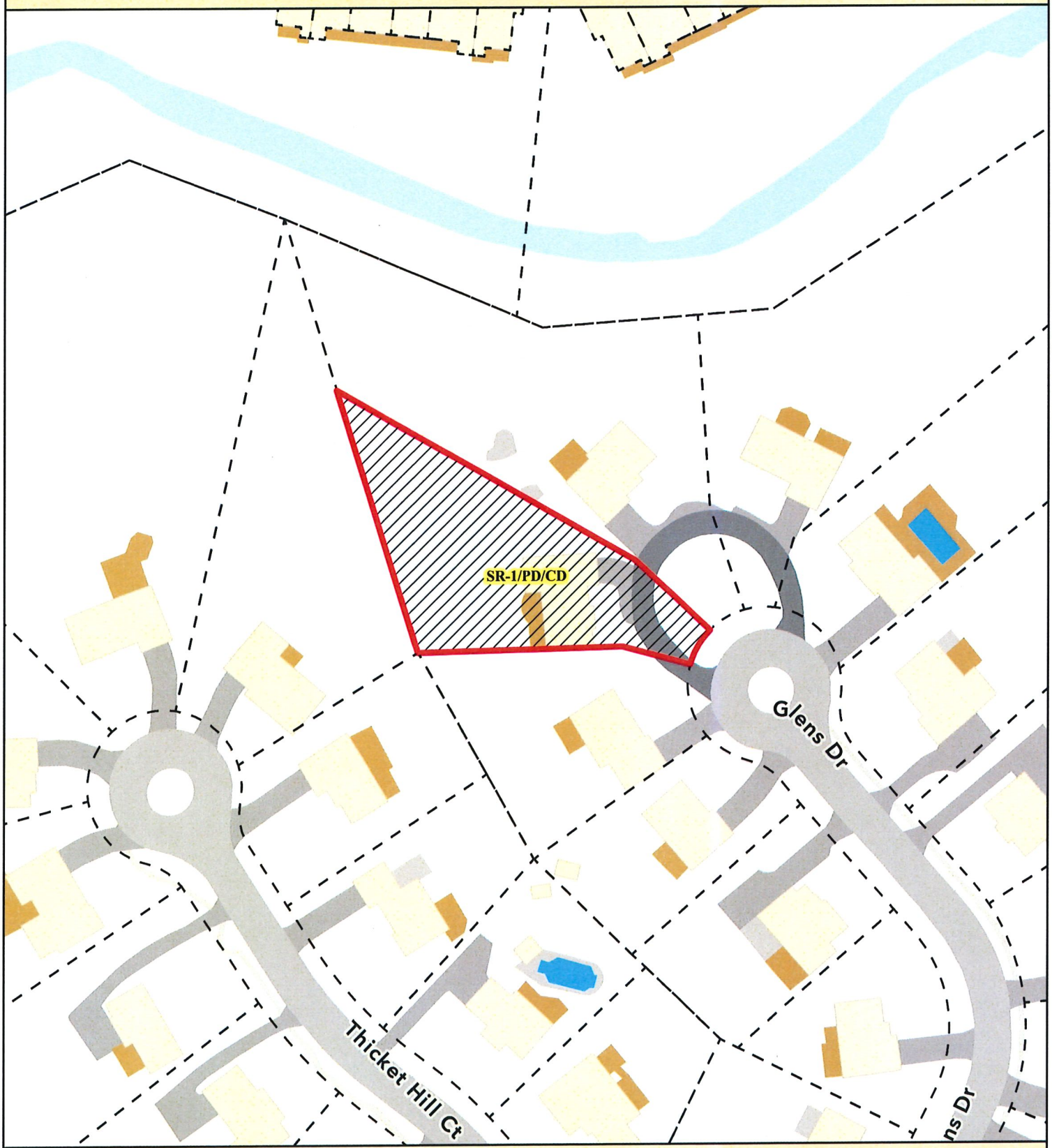
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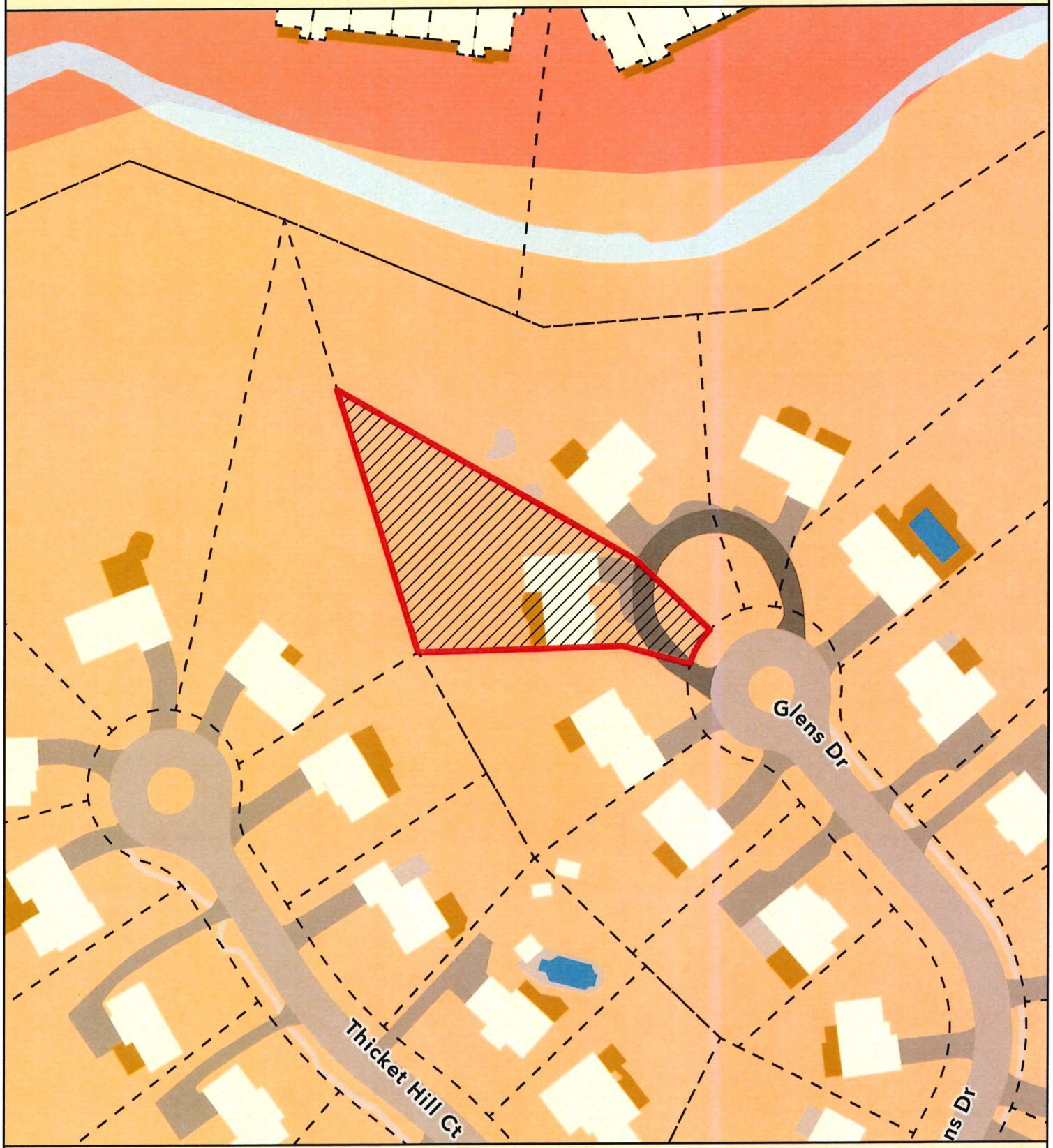
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BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

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1. Check One ☑ Boone ☐ Florence ☐ Walton ☐ Union

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

3. Applicant: RESTORE THE BLOCK LLC

Address: ~~212~~ 1648 GLENS DR

FLORENCE (City) KY (State) 41042 (Zip Code)

Phone Number: 859-962-1711 Fax Number: _____

Email: MICHAEL.SMITH@OTBMT.COM

4. Description of Request:
AIRBNB - conditional use permit for a short term rental

5. Name of Development: N/A

6. Location of Development: N/A 1648 Glens Dr

_____ (City) _____ (State) _____ (Zip Code)

7. Acreage Under Review: _____

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

_____

9. Current Owner: SAME

Address: _____

_____ (City) _____ (State) _____ (Zip Code)

Phone Number: _____ Fax Number: _____

Email: _____

10. Proposed Use(s) on Site: AIR BNB

11. Total Square Footage of Existing and/or Proposed Buildings: 2484

12. Current Zoning: RESIDENTIAL SR-1/PD

13. 1257 (Deed Book) 590 (Page) 2032 (Group Number)

14. Is the site subject to a zone change: ☐ Yes ☐ No N/A
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☐ Yes ☐ No N/A

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: 6/15/20 Fee Received: $816.00 Receipt #: 94954
2. Is application complete: I
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

MAY 2 6 2026

BOONE COUNTY KENTUCKY

Short Term Rental Unit Permit Application

Applicant Information

Applicant Name Restore The Block LLC

Home Phone 859-962-1711 Cell 859-962-1711

Mailing Address 2125 Antionette Way

City Union State Ky. Zip Code 41091

E-Mail michaelsmith@otbht.com

Short Term Rental Unit Information

Short Term Rental Address 11648 Glens Dr. Florence, Ky 41042

Number of Bedrooms: 4 Number of off-street parking spaces 5

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 Michael Smith

Mailing Address 2125 Antionette Way

City Union State Ky. Zip Code 41091

Cell Phone 859-962-1711 Alternate Contact Number 859-743-4352

Email Address michaelsmith@otbht.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. MPS (initial)

Initial Permit Application

The following items are required to be submitted prior to the initial issuance of a Short Term Rental Permit. :

- ☑ Floor plan sketch
- ☑ Self-safety inspection form
- ☑ Certificate of Insurance
- ☑ Copy of information brochure
- ☐ Approved Conditional Use Permit (within 90 days after application)
- ☐ Boone County Occupational License (within 90 days after application)

Short Term Rental Permit Renewal

- ☐ For Short Term Rental Permit Renewals, the following items are required to be submitted with application:
- ☐ Certificate of Insurance
- ☐ Current Boone County Occupational License
- ☐ Updates to any other document initially submitted. If no revisions have been made, please initial here _____

I hereby affirm that the information provided on this form is accurate to the best of my knowledge

MICHAEL SMITH		5/21/26
Name (print)	**Signature**	**Date**

Please Return this Application to the Boone County Occupational License Department.
2950 Washington Street Box 960 Burlington, KY 41005

Office Use Only Below This Line

Boone County Planning Commission Approval: _____ Date _____

STRU License is: ☐ Approved ☐ Denied on this date _____

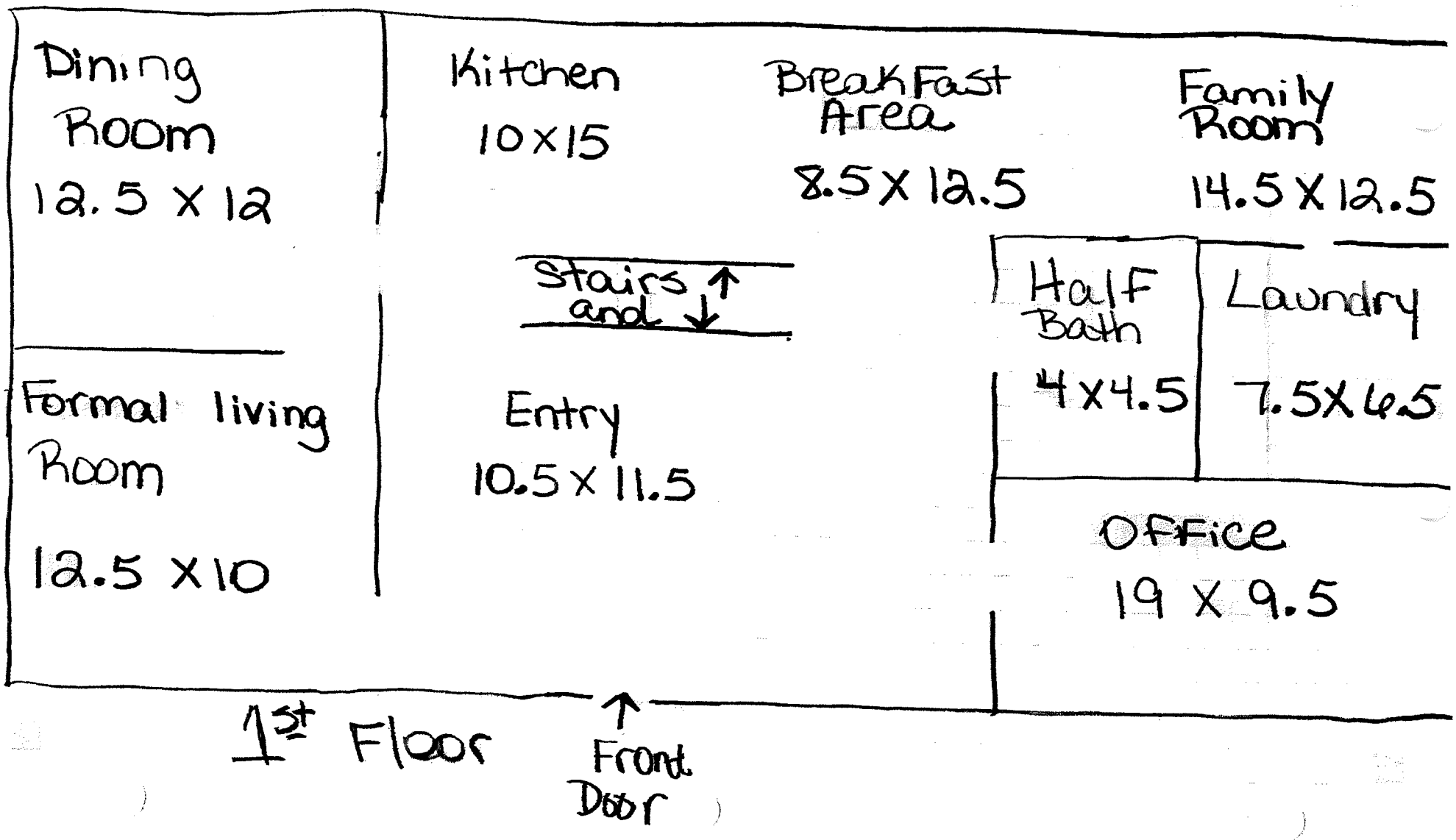
Boone County Fiscal Court _____ Date _____

Permit Number: _____

1648 Glens Dr. Florence, Ky. 41042

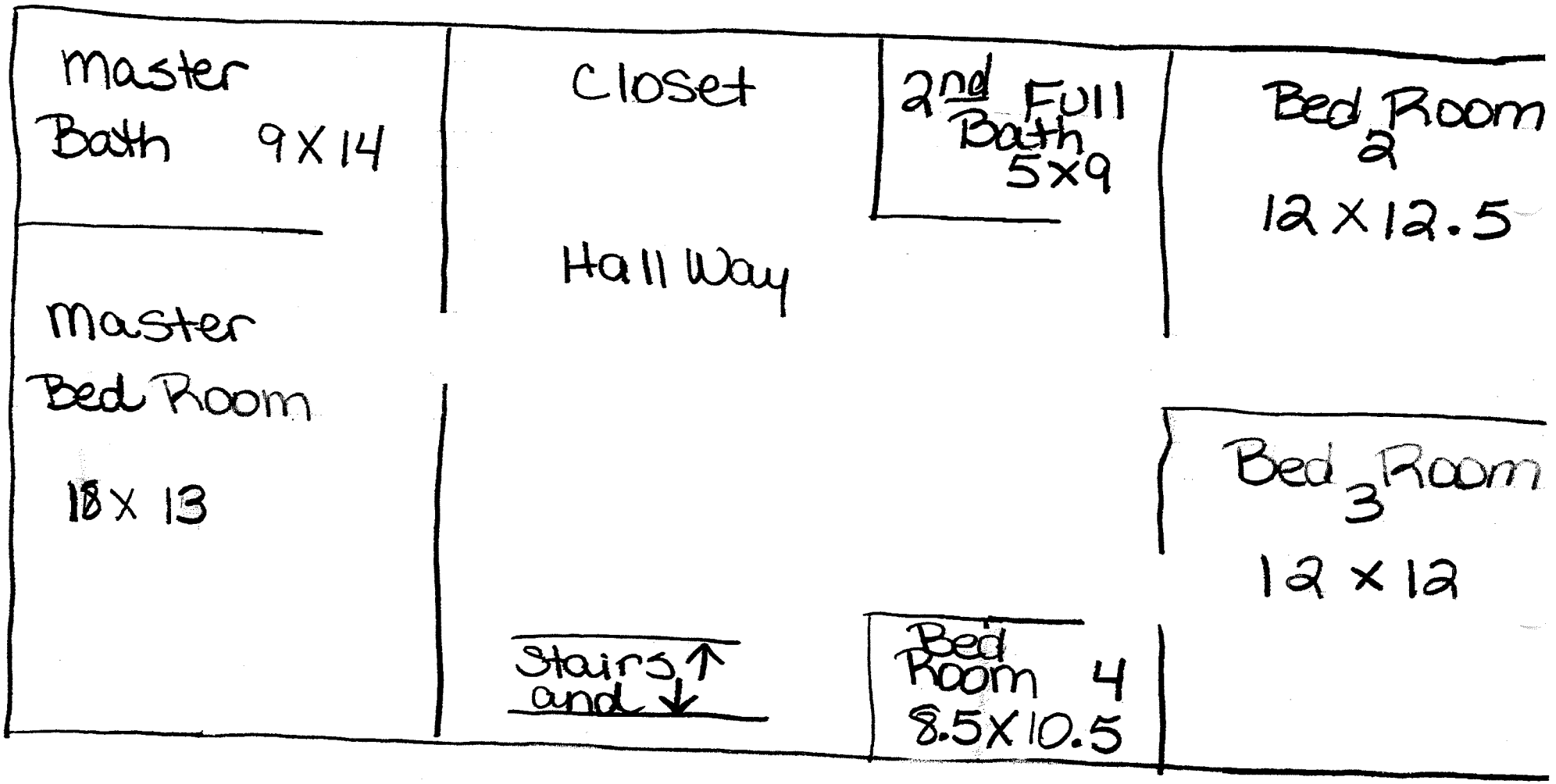
4 Bed Rooms 2 Full Baths 1 half bath

2 Car Garage 2,484 sq. ft.



1648 Glens Dr. Florence, Ky 41042

2nd Floor



SHORT TERM RENTAL SAFETY CHECKLIST

Name: Restore The Block LLC

Address: 1648 Glens Dr. Florence, Ky 41042

Phone number: 859-962-1711

Email: michael Smith@otbht.com

Address of STRU: 2125 Antionette Way Union, Ky 41091

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: Michael Smith Date: 5/21/26

Signature: _____

STEADILY.

Policy Number SP3-KY-33571770-00

Insurance Declarations Page

$2,739.47

Annual premium, fees and taxes

Policy Information

Starts	May 1, 2026 12:01 AM
Expires	May 1, 2027 12:01 AM Both dates 12:01 AM LST at the Insured Risk Address
Named Insured	RESTORE THE BLOCK LLC 2125 Antoinette Way Union, KY 41091
Policy Type	DP-0003 Dwelling Policy
Policy Number	SP3-KY-33571770-00
Insuring Company	Canopius US Insurance, Inc.
Program Administrator	Steadily Insurance Agency, Inc.
Producing Agency	Steadily Insurance Agency, Inc.

We're here to help!

Steadily Customer Support
(888) 966-1611
support@steadily.com
Available M-F 8am-6pm Central

File a Claim
steadily.com/claims
claims@steadily.com

Payment Information

Pay online steadily.com/pay

Pay by check
Payable to: "Steadily Insurance Agency, Inc"
Memo: "Policy SP3-KY-33571770-00"

Mail to:
Steadily Insurance Agency
Lockbox 4000
2005 Lakewood Dr
Boone, IA 50036

Premium & Fees

1648 Glens Dr	$2,614.00
Premium Surcharge	$47.05
Surplus Lines Tax	$78.42
Total Amount Due	**$2,739.47**

If paid in full or via escrow, the premium and all applicable taxes and fees are required at time of payment. Installment plans will include annualized taxes and fees in initial payment. Inspection fee of $26.00 is included in displayed premium.

STEADILY.

Policy Number SP3-KY-33571770-00

Declarations Page for 1648 Glens Dr

1648 Glens Dr
Florence, KY 41042
Boone County

Occupancy	Tenant-Occupied
Short term rental	Yes
Residence type	Single Family
Year built	1986
Construction	Brick Veneer
Size	2,484 square feet

First Mortgagee:
Onity Mortgage
PO Box 24738
West Palm Beach, FL 33416
Loan/Contract #s: 7913073859

Additional Insured or Interests:
Type of Interest: Person
Brian Andrew Jones
225 Gaston Cir
Elizabethtown, KY 42701

Type of Interest: Person
Amber Nicole Jones
225 Gaston Cir
Elizabethtown, KY 42701

Coverages

Property Coverage	**Limits**	**Premium**
Dwelling (the house)	$453,000	$2,272.00
Loss Valuation*	Replacement Cost	
Private Structures (other than the house)	$0	-$47.00
Loss Valuation	Replacement Cost	
Personal Property	$25,000	$109.00
Loss Valuation	Replacement Cost	
Additional Living Costs And Fair Rental Value	$45,300	$0.00
Bed Bug Infestation Cost Reimbursement Coverage		$18.00
Aggregate Limit Per Policy	$15,000	
Aggregate Limit Per Described Location	$5,000	
HOA Fines Coverage		$0.00
Aggregate Limit Per Policy	$1,000	
Limit Per Occurrence	$500	
Loss Assessment Coverage	Excluded	Excluded
Vandalism or Malicious Mischief	$453,000 or 100%	$0.00
Water Back Up and Sump Overflow or Discharge	$10,000	$116.00
Water Damage Limitation	10% ($45,300)	$0.00
Fungi, Wet Rot, Or Dry Rot Water Damage Sublimit	$5,000	

*Roof Loss Settlement Terms may vary based on the age of the roof and the location of the risk. Please refer to your policy for the Roof Loss Settlement Type which is applicable to this dwelling. (Not applicable in New Mexico.)

STEADILY.

Policy Number SP3-KY-33571770-00

Liability Coverage	Limits	Premium
Premises Liability	$300,000 per occurrence	$100.00
Animal Liability Sublimit	$10,000	
Off-Premises Liability Extension	$30,000	$20.00
Medical Payments	$500 per person / $25,000 per occurrence	$0.00

Deductibles	Deductible Amount
All Other Perils	2% ($9,060)
Wind and Hail	2% ($9,060)
Water Back Up and Sump Overflow or Discharge	$500

Policy Discounts

Full Pay, Paperless, Loss Free, Generation, Advance Quote Discount

Dwelling Discounts

Home Protection, Local Smoke and/or Burglar Alarm

Kentucky Airbnb Hosting Guide

Property Address: 1648 Glens Drive, Florence, KY 41042

This brochure highlights the benefits of operating an Airbnb property in Kentucky, with a featured location at 1648 Glens Drive in Florence, Kentucky. Northern Kentucky offers excellent opportunities for short-term rentals due to its proximity to Cincinnati, local attractions, business travel, and tourism.

Why Florence, Kentucky?

- Convenient access to Cincinnati and Northern Kentucky attractions
- Close to shopping, dining, and entertainment venues
- Popular location for business and leisure travelers
- Easy highway access and nearby airport connections

Nearby Attractions

Attraction	Description
Ark Encounter	Popular tourist destination within driving distance
Cincinnati Downtown	Sports, dining, nightlife, and entertainment
Florence Mall Area	Retail shopping and restaurants
Bourbon Trail Access	Kentucky bourbon tourism experiences

Top Amenities Guests Love

- Fast Wi■Fi
- Self check■in
- Comfortable bedrooms
- Modern kitchen setup
- Parking availability
- Outdoor seating areas

Ready to Host?

1648 Glens Drive offers an excellent opportunity for short-term rental success in Northern Kentucky. With

Lauren Elliott

From: Keeta Danneels <quinaid99@gmail.com>
Sent: Saturday, June 27, 2026 11:05 PM
To: Lauren Elliott; Planning Commission General Account
Subject: 1648 Glens Drive

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Hello,
My name is Keeta Danneels. I am a property owner in the Glens Subdivision. I live at 6773 Thicket Hill Court and have been notified of a possible change to allow short term rentals at 1648 Glens Drive. I wanted to express my concern and ask that you vote against this change for reasons listed below.

Short term rentals provide no benefit to a community and infringe on the rights of surrounding property owners and goes against the intended purpose of our community which was designed for single family full time residents not short term renters. The Glens is a family neighborhood where children are often seen playing outside. Transient renters reduce the safety and security of our community and unnecessarily expose our children to increase risks. As a parent this is a huge concern. There is nothing to prevent criminals and sex offenders from renting short term rentals. Sex offenders are only required to report if they are staying in Ky 14 consecutive days or 30 calendar days.

Additionally, short term rentals reduce the market value of our properties. As a former realtor, buyers are not interested in purchasing homes near short term rentals thus decreasing the amount a buyer is willing to pay for a home. A change here also impacts the market value of other homes in Oakbrook as comparables are often pulled from the entire area not just specific subdivisions when pricing homes.

Some of my other concerns with allowing short term rentals at 1648 Glens is around the increased traffic and parking issues. The property lies on a shared drive at the end of a culdesac. Available street parking is limited and any increase in guest vehicles will create challenges for neighboring residents. This change would be especially taxing on the residents who have to share a private drive with a rental business. Additionally, the Glens entrance is not easily navigated by those unfamiliar with it as it has a separate entrance/exit. The entrance landscaping is frequently damaged and cars often enter through the exit creating a dangerous situation. The cost to repair the entrance landscape is bore by the Glens homeowners.

Since we live so close to the airport, I am also concerned with properties like this one being used as "crash" pads for those working in the airline industry based in CVG but live elsewhere in the country and need to rent a bed for a few nights a month. These crash pads often have 2-4 bunkbeds in each bedroom allowing a number of "crashers" creating a rotating door of renters. I don't know if this is the situation on Glens but wanted to bring to your attention. Are there laws to protect a community from this type of situation?

Please protect our sweet community by voting against the change to allow short term rentals at 1648 Glens Drive. Feel free to call if you have any questions. Thank you so much for your time and service!
Keeta Danneels
6773 Thicket Hill Ct

Lauren Elliott

From: Steven Danneels <steven.danneels@alaskaair.com>
Sent: Sunday, June 28, 2026 1:14 PM
To: Lauren Elliott; Planning Commission General Account
Subject: 1648 Glens Drive

Some people who received this message don't often get email from steven.danneels@alaskaair.com. Learn why this is important

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Hello, my name is Steve Danneels and I am a property owner in the Glens subdivision at 6773 Thicket Hill Ct. I have been a resident here since 2006.

I am writing to express my opposition to this property being used as a short term rental.

The following are my reasons and concerns against short term rentals in our neighborhood:

-Short-term rentals create a revolving door of unknown occupants. Unlike long-term residents, guests are generally not known to the neighborhood, and there is no universal requirement that they undergo comprehensive criminal background checks or be screened against sex offender registries before staying. This can create legitimate safety concerns for families with children and reduce residents' ability to recognize unusual or suspicious activity.
-loss of neighborhood character from occupants not invested in the neighborhood
-increased noise and parties
-lack of parking— this property actually sits on a private narrow drive shared between other neighbors and the constant change in tenants would be problematic for the other residents.
-fairness to existing homeowners— many homeowners purchase homes in a neighborhood with the expectation to live amongst permanent residents not next to continuous vacationers
-commercialization of residential areas— again this would potentially change the character of the neighborhood.
-precedent being set— allowing short term rentals would set a president to potentially usher in more short term rentals in our neighborhood— affecting safety potentially decreasing property values.

Please vote no to this change.

If you have any questions I am happy to discuss this with you further.

Respectfully,
Steve Danneels
407-221-3780
Sent from my iPhone

Lauren Elliott

From: dkidd@fioptics.com
Sent: Sunday, June 28, 2026 4:46 PM
To: Lauren Elliott; plancom@booecountyky.org
Subject: Re: 1648 Glens Drive Zoning change

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Re: 1648 Glens Drive – request for change to allow short term rentals

As an adjoining property owner, I wish to go on record in opposition to allowing this zoning change to proceed. My property, as well as this property, shares a common rear property line therefore this property is basically in my back yard. In other words- a business is asking to locate in my back yard.

My primary concern is the value of my property in the future. As a 70-year-old, this is going to really matter sooner than I like to think. Not only will this impact the value, but the negative connotation of staring into the back of an Airbnb would greatly diminish the potential pool of buyers. The moment you mention this to someone; they roll their eyes in disapproval. Again, this is not a neighbor. This is a business asking to move in. A business has differing motivations and actions than does a resident owner.

Another concern is purely what nuisance this may bring. These two homes, as well as others on Glens Drive and Thicket Hill sit along a ravine and creek which enhances and echoes sound - greatly. It is very common to clearly hear and understand my neighbors' conversations as they are dining or having groups outdoors. The greater concern though is car doors, horns honking, food delivery cars idling, and sounds that occur with increased and unnecessary traffic.

This has been my home for over 35 years. It was bought in a planned community of single-family homes with a future of long-term stability and growth in property value. That has born out to be true as of the 13 homes on this street, 10 families have been here longer than 14 years. And of these 13 homes, 8 are seniors and retired. We are a quiet bunch.

The 128 homes in the subdivision overall seldom come on the market, and when they do, (priced properly) they sell within two weeks. People want to buy these houses. What we see buying and moving into the area are retirees from other cities moving to be closer to their children. They like the quiet stability of this neighborhood

Thank you for the invite-I do plan on attending the meeting July 8.

Lauren Elliott

From: Sara Smith
Sent: Monday, June 29, 2026 8:16 AM
To: Lauren Elliott
Subject: FW: 1648 Glens Dr.

From: lancelot123@twc.com <lancelot123@twc.com>
Sent: Saturday, June 27, 2026 12:57 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: 1648 Glens Dr.

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Dear Sir / Madam,
I strongly oppose the proposal to allow short-term rentals at 1648 Glens Drive. I have lived at 6884 Glen Arbor Drive for over 30 years. I am outraged that my neighborhood might allow commercial enterprises. I will attend the hearing on July 8. I urge all members to do everything possible to protect this neighborhood from this venture.

Respectfully,

Mark Richards
6884 Glen Arbor Dr.
Florence, KY 41042

Lauren Elliott

From: alicia bachman <abachman1975@gmail.com>
Sent: Monday, June 29, 2026 10:54 AM
To: Lauren Elliott

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Good Morning,
My name is Alicia Bachman and I'm writing about the proposed zoning change for Glens Drive. My understanding is that the owner wishes to make this location an Air B and B (or something similar). While I can appreciate the desire to make money on property, I don't believe the home in Glens is the appropriate place for such action.

Seven years ago, my family drove through the Glens on a search for a home. We found this on Thicket HIll (which is off of Glens Drive). The neighborhood and welcoming community was evident within hours of our eventual move to the area. I feel safe letting my daughter walk up to Glens by herself, because we know every neighbor on the street. I feel safe letting my son play with friends in the same area, for the same reason. I can't say I would feel this same level of safety for my children if a short term rental was allowed in the area.

While I know times are changing and adaptability is necessary, making a home into a rental in this neighborhood isn't the best option. I appreciate your time and thoughtfulness in reading this email. Please feel free to reach out if needed.

Alicia Bachman
6777 Thicket Hill Ct.
Florence, KY

Lauren Elliott

From: Alan Hicks <alanjhicks23@gmail.com>
Sent: Monday, June 29, 2026 12:30 PM
To: Lauren Elliott
Subject: 1648 Glens Drive petition

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To whom it may concern:

As a long time Oakbrook resident, I would like to respectfully submit my strongly opposition to the proposal by 1648 Glens Drive, Florence, to allow short term rentals.

Unfortunately, I'm out of town when this proposal will be heard, but would ask that this email record my opposition to it.

Sincerely,

Alan Hicks
1780 Oakrose Court, Florence, KY 41042
Sent from my Boeing

Lauren Elliott

From: Sara Smith
Sent: Monday, June 29, 2026 4:55 PM
To: Lauren Elliott
Subject: FW: AirB&B

-----Original Message-----
From: carol wilson <cabwilson50@gmail.com>
Sent: Monday, June 29, 2026 4:54 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: AirB&B

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Sent from my iPad

I am against this I don't like the idea of AirB&B in any part of Oakbrook I have been here since 1984 there were only 3 houses in the Meadows and I have seen many changes and I definitely do not want this here

Lauren Elliott

From: Barbara Amato <nelliesmom1@gmail.com>
Sent: Monday, June 29, 2026 11:43 PM
To: Lauren Elliott
Subject: Short term rentals at 1648 Glens drive.

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Good evening. I am a resident of the Glens for over thirty years now. I am definitely against allowing short term rentals in my neighborhood. We enjoy our quiet and safe neighborhood. Short term rentals would invite any number of people into the neighborhood who have no concern or investment in keeping it safe and quiet and peaceful. I site liberty township in butler county Ohio as a prime reason not to allow short term rentals in what has always been a residential neighborhood. Parking could be a huge issue. Noise and safety are definite concerns. I chose this neighborhood because it was made up of single family homes and not rentals. Please listen to our concerns and do not allow 1648 Glens Drive to become a revolving door. Thank you for your time.

Sincerely,
Barbara E. Amato
6847 Glen Arbor Drive.
Sent from my iPhone

Lauren Elliott

From: Sara Smith
Sent: Tuesday, June 30, 2026 7:50 AM
To: Lauren Elliott
Subject: FW: Opposition to short term rentals

From: Chad Merse <cpmerse@gmail.com>
Sent: Monday, June 29, 2026 7:31 PM
To: Lauren Elliott <lelliott@boonecountyky.org>; Planning Commission General Account <plancom@boonecountyky.org>
Subject: Opposition to short term rentals

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I am writing to express my opposition to the request to change the residential use to allow short-term rentals, including Airbnb or other vacation rentals.

I chose to live in this neighborhood because of its quiet residential character, sense of community, and the stability that comes with having long-term residents who are invested in the area. Allowing short-term rentals would introduce transient occupancy that could negatively affect the quality of life for surrounding homeowners.

I am particularly concerned about the increased traffic and parking issues this could create. I am also concerned about the potential for increased noise, reduced neighborhood stability, and the precedent this approval could set for similar requests in the future.

I respectfully ask that you consider the concerns of current residents and deny this request to preserve the residential nature of our neighborhood.

Sincerely,

Chad Merse

1744 Greatwood Dr

Florence, KY 41042

(Oakbrook subdivision)

Lauren Elliott

From:	Addia Wuchner <addia@wuchky.com>
Sent:	Tuesday, June 30, 2026 12:27 PM
To:	Lauren Elliott
Subject:	1 of 2 emails Opposition to Short-Term Rental Request – 1648 Glens Drive
Attachments:	Covenants except Fairside Par Four.docx; IMG_6153.jpeg; IMG_6152.jpeg; IMG_6155.jpeg; IMG_6154.jpeg

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Dear Members of the Boone County Board of Adjustment,

Attached please find our letter, supporting exhibits, and neighborhood petition regarding the request to permit a short-term rental at **1648 Glens Drive, Florence, Kentucky**.

As long-time residents and homeowners in The Glens, we respectfully ask that these materials be included as part of the official record and considered during your review of this application.

Thank you for your time, thoughtful consideration, and service to Boone County.

Respectfully,

Jan and Addia Wuchner
2548 Saint Charles Circle
Union, KY 41091
(Former Owners and Builders of 1644 Glens Drive)

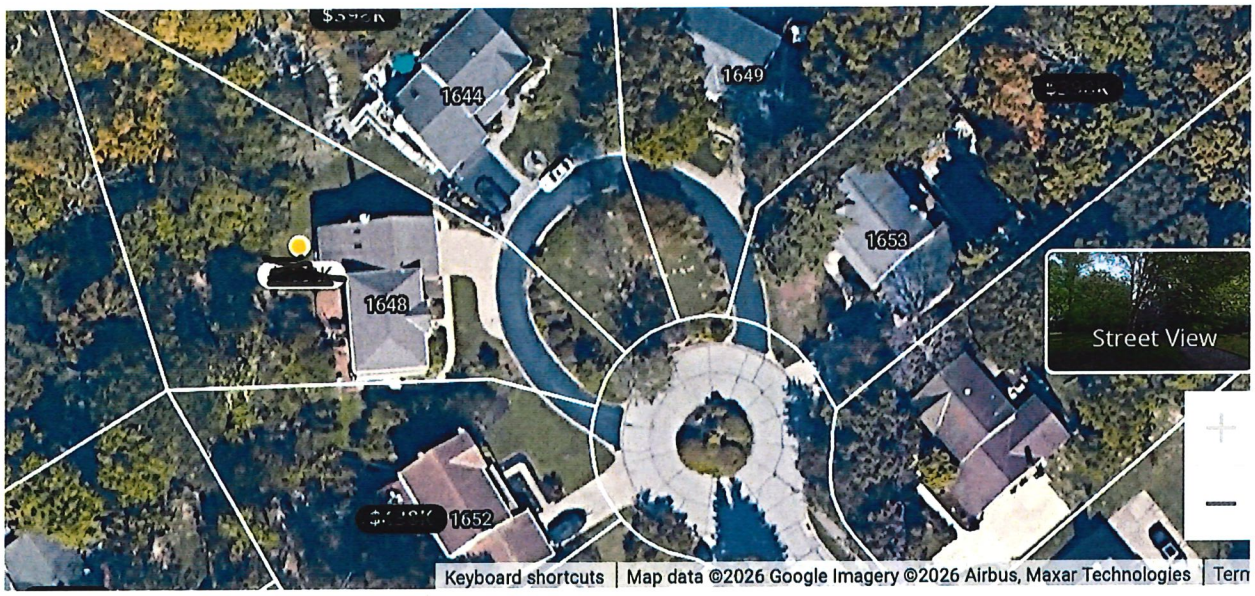
I would attach the documents in this order:

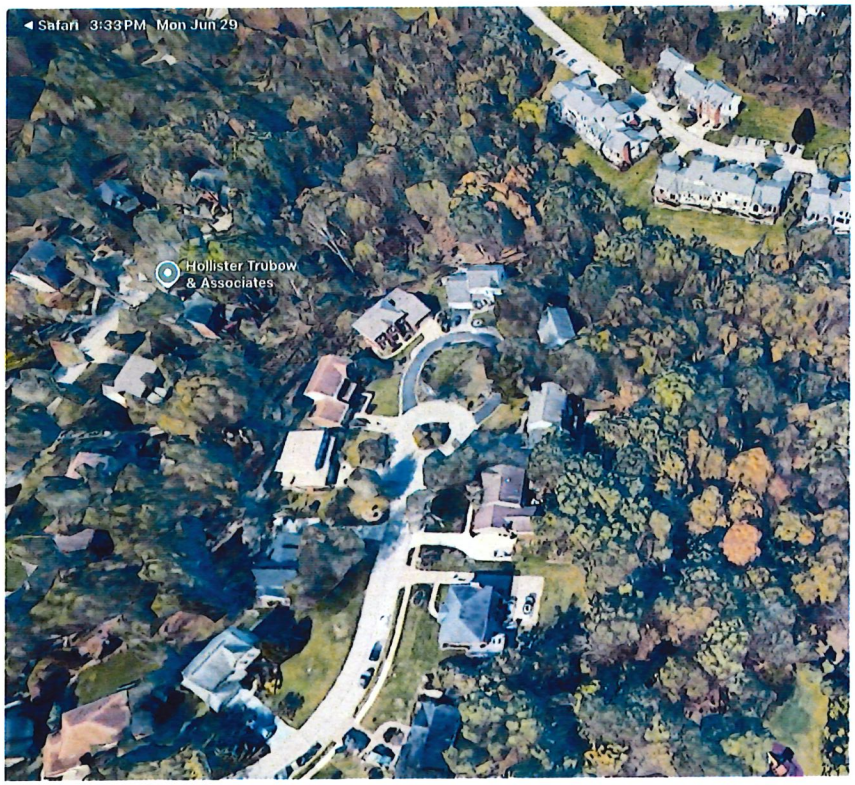
1. **Opposition Letter from Wuchner please see second email**
2. **Supporting Exhibits**
3. Exhibit A – Recorded Restrictive DEED & Covenants for the Glens
4. Exhibit B – Aerial Photograph & Driveway Photographs
5. Exhibit C – Children's Play Area / Property Layout Photos
6. Exhibit D – Copy of Neighborhood Petition - signed copy is being submitted

Jan and Addia Wuchner

Addia K. Wuchner, R.N., PhD, Bioethicist
Executive Director, RTL Education Foundation of Kentucky
859.802.9590


Back to map
Google


1644
1649
1653
1648
1652
Street View
Keyboard shortcuts
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies
Tern


Safari 3:33 PM Mon Jun 29
Hollister Trubow
& Associates

All Glens of Oakbrook Subdivision

Except FAIRSIDE COURT and PAR FOUR COURT

Deed Restrictive Covenants
Oakbrook, Phase "F" Parts 5C and 5D

1. **Preamble** Oakbrook Development Corporation, an Ohio Corporation, with a mailing address of: c/o The Drees Company, 211 Grandview Avenue, Fort Mitchell, Kentucky, 41017, being the owner of Oakbrook, Phase "F", parts 5C and 5D as shown in the Plat Book ___, page ___, intending to establish a general plat for the use, occupancy and enjoyment of Phase "F", parts 5C and D, Oakbrook Subdivision, as recorded in **Plat Book _43_, page 19__**, hereby declares that for the mutual benefit of the future owners of said lots, said lots shall be subject to the following restrictions:

2. **Land Use and Building Type**: Said lots shall be used for detached residential purposes only.

3. **Vehicle Storage**: No recreational vehicle, boats, campers, trailers, etc., shall be allowed to be stored in the open in excess of five (5) consecutive days nor a total of thirty (30) days during any given year.

4. **Fences**: No fence or wall of any kind, specifically including the use of hedge or other growing plants as a fence, and for any purpose, excepting a retaining wall, shall be erected, placed or suffered to remain on any lot nearer to any street than the rear building line of the building located on the lot, except that fence or wall for ornamental purposes, not more than six (6) feet in height, not more than twenty (20) feet in length, may be erected nearer to any street than the rear building line of the building located on the lot.

    a. Fences behind the rear building line shall not exceed four (4) feet in height and shall be limited to rustic rail, hedge, or chain link.

    b. On a corner lot, in addition to the restrictions set forth above, no fence or portion thereof shall be erected, or placed, or suffered to remain upon any said corner lot, closer to the side street than the shortest distance between the house erected on said corner lot and the side street. Fence as used herein shall be literally construed as to accomplish the purpose of these restrictions and shall specifically include, but not be limited to, contrived barriers of every type including those of shrubs, hedges and/or walls. Side street as used herein shall refer to any subdivision street contiguous to any lot but not referred to as the mailing address of said lot.

5. General Provisions:

    a. **TERM:** These covenants are to run with the land and shall be binding on all parties claiming under them for a period of thirty-five (35) years from the date hereof. These covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.

b. ENFORCEMENT: Enforcement shall be by proceedings of law or in equity of any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

c. **Severability**: Invalidation of any of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

6. IN WITNESS THEREOF, Oakbrook Development Corporation, an Ohio Corporation, by DONALD R MISRACH, President, duly authorized has hereunto set his hand this 4th day of December, 1986.

Oakbrook Development Corporation

BY: *Donald R. Misrach, President*
STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged before me this 4th day of December, 1986, by Donald R. Misrach, President of the Oakbrook Development Corporation, an Ohio Corporation, on behalf of said Corporation

JAN & ADDIA WUCHNER

1644 GLENS DRIVE, FLORENCE, KY 41042 |859-802-9590 | ADDIA@WUCHKY.COM

MAILING ADDRESS: 2548 SAINT CHARLES CIRCLE, UNION, KY 41091

June 28, 2026

Boone County Board of Adjustment and Zoning
Re: Opposition to Request for Short-Term Rental Variance
Property: 1648 Glens Drive, Florence, Kentucky 41042

Dear Members of the Board,

We respectfully submit this letter in opposition to the request by the owner of 1648 Glens Drive, Mr. Smith, seeking approval to permit short-term residential rentals, including Airbnb and other vacation-type occupancies of less than thirty (30) days.

Our opposition is based upon the unique physical characteristics of this property, its shared private access, and the significant safety and operational concerns that distinguish it from a typical residential lot, as well as the longstanding residential character of The Glens, as reflected in the Recorded Restrictive Covenants for Oakbrook Phase "F," Parts 5C and 5D, recorded December 4, 1986.

These Recorded Covenants and Deed Restrictions expressly provide:

"Land Use and Building Type: Said lots shall be used for detached residential purposes only."

In 1986, my husband and I built our home at 1644 Glens Drive, where we proudly resided for thirty-five years, until 2023. Today, our daughter, son-in-law, and their children reside at 1644 Glens Drive, and our family remains deeply connected to the property and the neighborhood we helped establish.

The residences located at 1644, 1648, and 1649 Glens Drive share a unique privately owned and jointly maintained circular driveway located beyond the public cul-de-sac at the end of Glens Drive. This private circular drive serves only these three homes and has functioned safely for decades through the cooperation, communication, and mutual responsibility of the adjoining homeowners.

Because of the unique design and physical layout of this property, we believe allowing short-term rental use would create significant safety concerns, place

additional burdens upon neighboring property owners, and be incompatible with the long-established residential character of The Glens.

Our concerns include the following:

1. Unique Configuration of the Property

Unlike a typical residential lot, Glens Drive terminates in a public cul-de-sac that transitions into a privately owned and jointly maintained circular driveway serving only three residences—1644, 1648, and 1649 Glens Drive.

This private drive was designed exclusively to serve the residential needs of these three homeowners, and their families.

It was never intended to accommodate the continual turnover associated with a transient lodging operation, including short-term guests, ride-share services, food deliveries, housekeeping personnel, contractors, and other commercial traffic.

Please See Exhibit A: the attached aerial photograph, which illustrates the unique configuration of the property and demonstrates why this situation differs substantially from a typical residential neighborhood.

2. Shared Ownership, Maintenance, and Responsibility

Because the circular driveway is privately owned and jointly maintained, the three homeowners share responsibility for its maintenance, repairs, snow removal, safe operation, and ensuring that emergency vehicles always have unobstructed access.

For nearly 40 years, residents have cooperated in coordinating driveway use whenever guests, deliveries, moving vehicles, contractors, or other temporary situations affect access. **This cooperation has been essential to maintaining the safe and reliable use of the drive.**

The increased use associated with a short-term rental would place additional burdens upon adjoining property owners while creating traffic, safety, maintenance, and potential liability concerns that were never contemplated when the neighborhood was developed.

3. Shared Private Drive Creates Significant Safety Concerns

Residents who live on this private drive understand its limitations and exercise caution every time they enter or exit their garages.

Unlike permanent residents, short-term occupants would have little or no familiarity with the unique operation of the shared drive or the need to coordinate with neighboring homeowners. Frequent turnover of unfamiliar drivers unnecessarily increases the potential for unsafe conditions for residents, visitors, service providers, and emergency responders.

4. Unique Physical Layout

The driveways serving 1644 and 1648 Glens Drive are separated by approximately thirty-eight (38) inches and the proximal end along the circle.

As illustrated in Exhibit A, the public street terminates at the cul-de-sac, after which all vehicular access to these three homes is provided exclusively by the privately owned circular drive.

This unusually close proximity requires careful maneuvering whenever vehicles enter or leave the garages. Residents have become accustomed to exercising extreme caution because they understand the limitations of the property.

Temporary occupants unfamiliar with this configuration increase the potential for vehicle accidents, property damage, and conflicts between neighboring properties.

5. Increased Traffic and Parking

Glens Drive is a quiet residential street ending in a cul-de-sac with limited parking. It was designed to serve permanent residents—not the traffic patterns associated with a transient lodging operation.

Short-term rentals typically generate increased vehicle activity through guest turnover, deliveries, ride-share services, housekeeping, maintenance providers, and visitors. Such activity is inconsistent with the quiet residential character that has existed in The Glens for decades.

6. Safety of Children and Residents

One of our greatest concerns is the safety of the children who live on and regularly visit our private drive.

Our own grandchildren, along with other neighborhood children, frequently ride bicycles, scooters, rollerblades, and play in the front yard of 1644 Glens Drive, where the private circular drive passes directly in front of the home before continuing around the circle. This area has long been a place where neighborhood children gather and play.

Long-time residents understand these neighborhood routines and drive with great care because they know children may be present at any time. Residents who live on the private drive have developed an awareness of its unique layout, limited visibility, and the need for extra caution when entering, exiting, or traveling around the circular drive.

Short-term occupants, however, would have little or no familiarity with these unique conditions. **Drivers entering the circular drive for the first time or backing from the driveway at 1648 Glens Drive may not anticipate children playing nearby or appreciate the limited maneuvering space created by the close proximity of the homes and driveways.**

The continual turnover of unfamiliar drivers increases the potential for accidents and creates unnecessary safety risks for children, pedestrians, neighboring residents, and visitors.

7. Emergency Access

Over many years, the residents have worked together to ensure that the private drive remains accessible for emergency vehicles, utility services, deliveries, and everyday residential use.

Frequent changes in occupancy could interfere with this long-standing coordination and compromise reliable emergency access during critical situations.

8. Residential Use Versus Commercial Activity

The Glens has long functioned as a quiet residential neighborhood of permanent homeowners with a few long-term rental residents.

9. Recorded Restrictive Covenants Further Demonstrate the Intended Residential Character of The Glens

Please see Exhibit D, the attached Recorded Restrictive Covenants for Oakbrook Phase "F," Parts 5C and 5D, recorded December 4, 1986, which govern the properties within The Glens.

These recorded covenants expressly provide:

"Land Use and Building Type: Said lots shall be used for detached residential purposes only."

These recorded restrictive covenants have governed the properties within The Glens since the subdivision was developed in 1986 and continue to reflect the original residential purpose for which the neighborhood was created.

Mr. Smith's proposed use is fundamentally different from traditional residential occupancy because it involves the continual turnover of transient occupants rather than long-term residents. Introducing this type of operation into a uniquely configured residential setting with a shared private drive would fundamentally change how the dwelling, land and the drive is used.

We believe this proposed use is incompatible with the manner in which the Glens community, the property were established and how shared private drive was designed, maintained, and safely operated for decades by the adjoining homeowners.

While we recognize that the interpretation and enforcement of private restrictive covenants may involve legal rights separate from this proceeding, **we respectfully believe these recorded covenants are relevant to the Board's consideration because they further demonstrate the longstanding residential character of this neighborhood.**

When considered together with the property's unique physical layout, the shared privately owned circular driveway, the adjoining homeowners' shared maintenance responsibilities, and the significant safety concerns described above, **these covenants further support the conclusion that the proposed short-term rental use is incompatible with this uniquely situated residential property.**

10. Consideration of the Property's Unique Circumstances

We recognize that Boone County has established minimum standards governing short-term rentals, including requirements for off-street parking, liability insurance, and separation from other short-term rental properties. While those requirements establish baseline eligibility, they do not eliminate the Board's responsibility to evaluate whether the proposed use is appropriate for the particular property before it.

We respectfully submit that the unique characteristics of 1648 Glens Drive distinguish it from a typical residential property and warrant careful consideration beyond the minimum regulatory standards.

As reflected in the attached exhibits—including the aerial photograph, photographs of the shared private circular drive, and the Recorded Restrictive Covenants—the circumstances presented by 1648 Glens Drive are unlike those of a typical residential lot.

Access to the property is dependent upon a privately owned and jointly maintained circular driveway serving only three homes. The shared ownership, maintenance responsibilities, limited maneuvering space, emergency access considerations, and long-established pattern of residential use create unique safety and operational concerns that cannot be addressed solely through compliance with the general permitting requirements for short-term rentals.

We respectfully ask the Board to consider these unique characteristics, together with the evidence submitted, in determining whether the proposed use is appropriate and compatible with this particular residential setting.

Conclusion

Our opposition is not directed toward Mr. Smith personally. Rather, it is based solely upon the **unique physical characteristics of this property, the shared private access and maintenance responsibilities of the adjoining homeowners,** and legitimate concerns regarding safety, emergency access, traffic, and **the preservation of the long-established residential character of The Glens.**

The requested approval would not simply affect one property. It would introduce a transient lodging operation into a uniquely configured residential setting where three homeowners share private access and maintenance responsibilities. For nearly four decades,

the adjoining homeowners have worked cooperatively to maintain the driveway, coordinate its use, ensure emergency access, and preserve a safe environment for their families and neighbors.

We respectfully submit that this case is not about short-term rentals in general. Rather, it is about whether this uniquely configured property—with its shared private driveway, cooperative maintenance responsibilities, long-established residential character, and the safety of the families who call The Glens home—is an appropriate location for a transient lodging operation.

Because of these unique circumstances, we respectfully believe this property is particularly unsuitable for short-term rental use.

The request submitted by Mr. Smith should therefore be evaluated not merely as an application for a short-term rental, but as a request to introduce a transient lodging operation into a uniquely configured residential community set forth by the covenants and deed restrictions. Please take these elements into consideration as well as the safety concerns for children and the shared private infrastructure and long-standing cooperative maintenance responsibilities.

For these reasons, we respectfully request that the Boone County Board of Adjustment deny the requested variance permitting short-term rentals, vacation rentals, Airbnb, or similar transient occupancy at 1648 Glens Drive, Florence, Kentucky 41042.

Thank you for your thoughtful consideration of not only our request, but also the concerns of the residents most directly affected by this application and for your commitment to protecting the safety and residential character of our community.

Respectfully Submitted,



Jan and Addia Wuchner
Owners / Builders of 1644 Glens Drive (1986–2023)
Parents and Grandparents of the Current Resident Family, Steve and Holly Mason

Mailing Address: 2548 Saint Charles Circle / Union, Kentucky 41091

Lauren Elliott

From: Cathy DeNuzio <catden0402@gmail.com>
Sent: Tuesday, June 30, 2026 1:29 PM
To: Lauren Elliott
Subject: The in Oak Brook, Florence, Kentucky

You don't often get email from catden0402@gmail.com. Learn why this is important

Warning: Unusual sender <catden0402@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

My husband and I have lived at 1649 Glens Dr for 21 years. It happens to be on a dead end street with a second cul-de-sac that is private for three houses It does have a cul-de-sac in the middle of the private drive, and we three homeowners own a third of that property, that is lane. All three of our neighbors have always pitched in to beautify the island and two up keep our homes and the Private drive circle. We have always had a quiet, safe, and wonderful neighbors. One of the three houses, in question, has been sold to a real estate company who plan to open it as an Airbnb. We, as well as our neighbor Holly, and family And our entire subdivision, the Glenns,are very very upset that this is not only coming to our neighborhood but right next-door. Since we own a third of the private drive and the middle island, we are very concerned that an Airbnb would bring in the wrong type of people, moving in, moving out, dogs, kids, parking of cars, the coming and going around the circle of our private drive constantly. And there's always the possibility of kids booking it and having parties. I don't know if anybody who lives in a subdivision would want an Airbnb, right next-door to them!!

Hopefully, we will have a leg to stand on by signing petitions, and having meetings, and such Because we live on a private drive, hopefully, that will make a difference. We hope and pray that this can be settled, and that the real estate person just sells the property to a family Thank you, Jerry and Cathy DeNuzio

PETITION IN OPPOSITION TO THE REQUESTED SHORT-TERM RENTAL USE FOR 1648 GLENS DRIVE, FLORENCE, KENTUCKY 41042

To the Boone County Planning Commission and Board of Adjustment:

We, the undersigned residents, property owners, and stakeholders of The Glens, a residential neighborhood within Oakbrook in Florence, Kentucky, respectfully oppose the request to permit the property located at 1648 Glens Drive to be used as a short-term rental, including Airbnb, vacation rentals, or other transient lodging of less than thirty (30) days.

The Glens was designed, developed, and has functioned for decades as a quiet residential neighborhood intended for permanent homeowners and long-term residents. The requested use is inconsistent with the established character of our neighborhood and presents unique concerns because of the physical design and location of this particular property.

This petition is based upon legitimate land-use, traffic, safety, and compatibility concerns specific to the proposed use of this property. It is **not intended as a reflection on the applicant personally**, but rather on the suitability of the proposed use for this unique residential setting.

We respectfully ask the Board to consider the following:

Preservation of Our Residential Neighborhood

The Glens has long been a stable residential community where neighbors know one another, watch over one another's homes, and work together to maintain a safe and welcoming environment. A revolving occupancy of short-term guests is fundamentally different from traditional residential living and is inconsistent with the expectations of homeowners who invested in this neighborhood believing it would remain a community of permanent residents.

Unique Characteristics of the Subject Property

Unlike many residential properties, **1648 Glens Drive presents exceptional circumstances because of its location and physical design.**

Glens Drive terminates in a residential cul-de-sac that transitions into a privately owned and jointly maintained circular driveway serving only three residences. * The attached aerial photograph illustrates this unique configuration and demonstrates why this property is fundamentally different from a typical residential lot.

- **This private drive was designed exclusively for the residential use of the adjoining homeowners and their invited guests.**
- It was never intended to accommodate a commercial lodging operation involving the continual turnover of transient occupants, ride-share services, delivery vehicles, housekeeping personnel, contractors, and other commercial traffic.

- **Because the drive is privately owned and jointly maintained, neighboring homeowners share responsibility for maintenance, repairs, snow removal, emergency access, and the safe operation of the drive.**

- **Increased use associated with a short-term rental would place additional burdens upon adjoining property owners while creating traffic, safety, maintenance, and liability concerns that were never contemplated when the neighborhood was developed.**

Shared Private Drive Creates Significant Safety Concerns

The private circular drive serves only three homes and requires cooperation among the residents to ensure safe access for homeowners, visitors, deliveries, service providers, and emergency vehicles.

For many years, the residents have coordinated the use of the drive whenever guests, contractors, moving vehicles, or deliveries temporarily affect access.

Short-term occupants, by their very nature, would not have this familiarity or understanding, creating unnecessary safety concerns for neighboring residents and children.

Unique Physical Layout

The private driveway serves 1644, 1644 and 1649. The homes located at **1644 and 1648 Glens Drive are separated at the proximal end by approximately sixteen (38 inches).**

Residents who live on the private drive understand its limitations and exercise extreme caution when entering and exiting their garages.

Temporary guests unfamiliar with the property increase the potential for vehicle accidents, property damage, and unsafe conditions.

The actual front yards of the three adjacent properties are encircled by the driveway extend to Glens Drive. The driveway provides egress from Glens Drive but the traffic entering or departing is passing through the front yards of the three properties. Again, adding to the safety and privacy concerns of the adjacent property owners.

Increased Traffic and Parking

Short-term rentals typically generate increased vehicle traffic due to guest turnover, deliveries, ride-share services, housekeeping, maintenance providers, and visitors.

Glens Drive is a quiet residential cul-de-sac with limited parking and was never designed to accommodate the traffic patterns associated with a transient lodging business.

Safety of Children and Residents

Neighborhood children frequently ride bicycles, scooters, rollerblades, and other recreational equipment throughout the area, including portions of the private circular drive.

The concerns over the unique property and **actual front yards of the three adjacent properties are encircled by the driveway that extend to Glens Drive warrant restating.** The driveway provides egress from Glens Drive but the traffic entering or departing **is passing through the front yards of the three properties.** Again, adding to the safety and privacy concerns of the adjacent property owners.

Permanent residents understand this activity and exercise caution because they are familiar with neighborhood routines. Short-term occupants do not possess that familiarity, increasing safety concerns for children, pedestrians, and residents.

Emergency Access

Residents have worked together for many years to ensure the shared private drive remains accessible for emergency vehicles, utility services, and essential deliveries. The shared understanding and collaboration has been especially beneficial at times, with children, any emerging health matters, and aging parents when it has been necessary to ensure emergency vehicle or home health care access.

Frequent changes in occupancy could interfere with this long-standing coordination and compromise reliable emergency access during critical situations.

Commercial Use in a Residential Setting

A short-term rental is not simply another residence; it functions as a transient lodging operation with frequent turnover of occupants.

Kentucky courts have recognized that the operation of short-term rentals may constitute a commercial use distinct from traditional residential occupancy, particularly when operated as a transient lodging business. This distinction is relevant when evaluating whether such a use is compatible with established residential neighborhoods and local zoning regulations.

The applicant bears the burden of demonstrating that the proposed use will not adversely affect neighboring property owners, increase traffic or safety concerns, create additional burdens on the shared private drive, or alter the established residential character of The Glens neighborhood. Given the unique physical characteristics of this property and the concerns outlined above, we respectfully submit that this burden has not been met.

Preservation of Neighborhood Character

Approving this request would establish a precedent that could encourage additional short-term rentals within The Glens, gradually changing the neighborhood from one of permanent residents to one characterized by transient occupancy.

We believe preserving the residential character of our neighborhood serves both the public interest, property values and the intent of Boone County's residential zoning regulations.

Request

The requested approval would not simply affect one property. It would introduce a transient lodging operation into a uniquely configured residential neighborhood and a setting where three homeowners share secured access and maintenance responsibilities.

We respectfully ask the Board to consider not only the general impacts of short-term rentals on the residential Glens neighborhood, but also the extraordinary circumstances presented by this property's location, its shared private drive, limited maneuvering space, emergency access concerns, and the reasonable expectations of neighboring homeowners who have invested in this residential community for decades.

For these reasons, we respectfully request that the Boone County Planning Commission and Board of Adjustment deny the requested approval to permit short-term rental use at 1648 Glens Drive, Florence, Kentucky 41042.

Thank you for your careful consideration of the concerns of the residents most directly affected by this application.

PETITION

By signing below, I affirm that I am a resident, property owner, or stakeholder of The Glens community and respectfully request that this petition be included as part of the official public record for the application concerning **1648 Glens Drive**.

Please see the attached Affirmation of Signatures of the adjacent property owners, Glens Drive and Glens of Oakbrook community residents:

GLENS DRIVE

NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE
Cheryl Thomas		1656 Glens dr	8593918431
JACOB ROSS		1661 Glens Dr	859 512 7568
Maureen Kenner	Maureen Kenner	1681 Glens Dr	859.380.8084
Sean Gallagher	Sean Gallagher	1696 Glens Dr	513-568-6234
Joe Henwood		1669 Glens Dr	859 443 1035
Joan Hartnett	Joan Hartnett	1676 Glens Dr	859 797 1656
Joan Vaughn		1693 Glens Dr.	724 [illegible]-423-0217
Gary Vaughn		1693 Glens Dr	724 388 0997
Kenneth Henwood		1673 Glens Dr	641-454-2653
Kevin Flaherty		1652 Glens Dr	859-466-4777
Samantha Henwood		1669 Glens Dr	(859) 803-1399
Aaliyah Henwood	Aaliyah Henwood	1669 Glens Dr	859 [illegible]229 2200
Arianna Henwood	Arianna Henwood	1669 Glens Dr	(859) 529-2494
Karen Dveten	Karen Dveten	1685 Glens Dr	(859) 282-6802
Tom A Dveten	Tom A Dveten	1685 Glens Dr	859 282-6802

GLENS DRIVE

NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE
JAN WUCHTNER		1674 GLENS DR FLORENCE KY 41042	
Addia K. Wuchtner	Addia K Wuchtner	1644 Glens Dr 41042	859.802.9590
Tara Dunn		1685 Glens Dr. 41042	859-247-1737
Holly Mason	Holly Mason	1644 Glens Dr Florence 41042	859-414-9837
Steven Mason		1644 Glens Dr. 41042	270-590-3049
Brad Lewis		1689 Glens Dr 41042	859-409-0609
Becky Lewis	Becky Lewis	1689 Glens Dr Florence KY 41042	859-409-0607
Jonathan Biggom		1664 Glens Dr 41042	216-224-5828
Cathy DeNuzio		1649 Glens DR	513-307-8297
Jerry DeNuzio		1649 Glens DR	513-307-8297

THICKET HILL

NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE
Melissa Tu	Melissa Tu	6772 Thicket Hill Ct.	419.494.5105
Kevin Tu	Kevin Tu	6772 Thicket Hill Ct.	419-494-8130
DAVID KIDD	David Kidd	6776 THICKET HILL	859-443-7585
Mary Ann Kidney	Mary Ann Kidney	6781 Thicket Hill Ct	859-913-3200
Karen Lambert	KAREN LAMBER	6785 THICKET	859 371 8785
MALCOLM LAMBERT		6785 THICKET HILL CT.	859-371-8785
ANABELA Holcomb	Anabela Holcomb	6789 Thicket Hill	859.279.9178
Eleanor McCann	E McCann	6784 Thicket Hill	859-282-1259
David Becknell		6793 Thicket Hill Ct.	859-912-2307
Jennifer Becknell	Jennifer Becknell	6793 Thicket Hill Ct.	859.912.2306
Dena Klatzke	Dena Klatzke	6797 Thicket Hill Ct	859 462-8037
JASON Klatzke		6797 Thicket Hill Ct	859 [illegible]5105
Steve Kidney	Stephen Kidney	6781 THICKET HILL CT	859-445-3110
STEVEN DAWNEELS	Steve Dawneels	6773 THICKET HILL CT	407-221-3780
Keeta Daneels	Keeta Daneels	6773 Thicket Hill Ct	(859) 816-9135

THICKET HILL

NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE
Ben Bachman		6777 Thicket Hill Ct	513-383-7071
Alicia Bachman		6777 Thicket Hill Ct.	859-803-2289
Gus CRANK		6788 THICKET HILL	859-938-7881
Penny CRANK		6788 THICKET HILL	859-938-2887
Patricia A Hollister	Patricia A Hollister	6780 Thicket Hill	859-750-3195
Peter Hollister	Peter H. Hollister	6780 Thicket Hill	859-744-1945

Lauren Elliott

From: dkidd@fioptics.com
Sent: Tuesday, June 30, 2026 3:15 PM
To: Lauren Elliott; Planning Commission General Account
Cc: tktveten@aol.com
Subject: FW: Opposition to the requested short-term rental use for 1648 Glens Drive, Florence, Kentucky 41042

You don't often get email from dkidd@fioptics.com. Learn why this is important

Warning: Unusual sender <dkidd@fioptics.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

One of our residents is having email issues. I am onforwarding on his behalf. Please see below.
This is on behalf of Tom and Karen Tveten of Glens Drive

From: tktveten@aol.com <tktveten@aol.com>
Sent: Tuesday, June 30, 2026 3:10 PM
To: dkidd@fioptics.com
Subject: Fw: Opposition to the requested short-term rental use for 1648 Glens Drive, Florence, Kentucky 41042

----- Forwarded Message -----
From: tktveten@aol.com <tktveten@aol.com>
To: plancom@boonecountyky.org <plancom@boonecountyky.org>
Sent: Tuesday, June 30, 2026 at 02:54:58 PM EDT
Subject: Opposition to the requested short-term rental use for 1648 Glens Drive, Florence, Kentucky 41042

Fifteen years ago we retired and moved from the Chicago area to Florence. We found and purchased a home in The Glens neighborhood. When we moved in, we thought it was a quiet little residential neighborhood of homeowners and long-term renters. Neighborhood residents worked together and maintained The Glens. People watched out for each other and knew who belonged in the area, what cars belonged here and children were safe to roam the neighborhood and freely ride their bikes and scooters. We feel by allowing a short-term rental property in the neighborhood, the dynamics of The Glens would be drastically changed forever. We are opposed to a short-term rental property in The Glens neighborhood.

It is our opinion that by allowing a short-term rental in the neighborhood you are allowing a business which is not the intent or purpose of The Glens neighborhood. Also with the short-term rental there would be additional traffic through the neighborhood making it less safe for children playing or even adults who take their daily walks around the neighborhood. In addition, the neighborhood would lose its close knit appeal of knowing your neighbors as there would be a constant turnover of people at the rental property.

As a retired couple, one of our biggest assets is the value of our home. We believe that allowing a short-term rental business in The Glens neighborhood could adversely affect the property value of our home. This would be detrimental to us should we need to sell the asset to provide for our future.

Tom and Karen Tveten

1685 Glens Drive

Florence, Kentucky

Lauren Elliott

From: Jen Kollar <jckuk98@gmail.com>
Sent: Tuesday, June 30, 2026 9:49 PM
To: Lauren Elliott; Planning Commission General Account
Subject: Glens Short Term Rental - cannot attend 7/8 6pm meeting

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Warning: Unusual sender <jckuk98@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good evening,

I am writing as a resident of the Glens of Oakbrook community to respectfully ask that you do not approve the proposed zoning change that would permit short-term rentals in our neighborhood.

The Glens has long been a close-knit, quiet community where neighbors look out for one another and for each other's families. Allowing short-term rentals would fundamentally change the character of our neighborhood without providing a clear benefit to those who live here.

The introduction of short-term rentals raises several concerns, including the presence of a revolving number of unfamiliar visitors, potential safety issues for our children and residents, increased noise and other disruptions, and the possibility of declining property values for neighboring homeowners. These are risks that could negatively impact the quality of life that residents have worked hard to preserve.

I respectfully urge you to consider the long-term interests of the families who call the Glens of Oakbrook home and to deny the proposed zoning change.

Thank you for your time and consideration.

Lauren Elliott

From: Kara Foster <jkhrfoster@gmail.com>
Sent: Thursday, July 2, 2026 9:11 AM
To: Lauren Elliott; Planning Commission General Account
Subject: 1648 Glens Drive

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Warning: Unusual sender <jkhrfoster@gmail.com>
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To Whom it May Concern,

We are submitting this email in regard to the change of residential use for 1648 Glens Drive to a short-term rental. Our family has lived in the Glen's for over 20 years. This is a community that has nurtured respect of neighbors and pride in maintaining yards/community spaces. We have concern with having noise disturbances, increased traffic and parking issues and a decline in property maintenance if this proposal is approved. Please do not approve zoning for short term rental of 1648 Glens Drive Florence, KY 41042.

Kara and Joshua Foster
6844 Glen Arbor Drive
Florence, KY 42042

Lauren Elliott

From: jcdwh7@charter.net
Sent: Thursday, July 2, 2026 5:55 PM
To: Lauren Elliott
Cc: plancom@boonecountyky.com
Subject: 1648 Glens Drive Zoning Change

You don't often get email from jcdwh7@charter.net. Learn why this is important

Warning: Unusual sender <jcdwh7@charter.net>
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We have lived at 1676 Glens Drive since June, 1990 (when we were in our 50s) and have enjoyed the peaceful area on our cul-de-sac street. The neighbors have tended to be family-oriented, long-term residents. We feal the peaceful existence will be disrupted if 1648 Glens is allowed to become a short-term B&B. Now in our 80s, we would like to keep enjoying the location as in the past. A short-term rental would change the entire tone of the street. Please do not allow this change.

Douglas & Joan Hodnett
1676 Glens Drive
Florence, KY 41042
859-797-1656
Jcdwh7@charter.net

Lauren Elliott

From: Sara Smith
Sent: Monday, July 6, 2026 7:53 AM
To: Lauren Elliott
Subject: FW: 1649 Glens Dr, Florence, Kentucky, a real estate agent is going to make a house right next-door to us an Airbnb

From: Cathy DeNuzio <catden0402@gmail.com>
Sent: Monday, July 6, 2026 7:42 AM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: Re: 1649 Glens Dr, Florence, Kentucky, a real estate agent is going to make a house right next-door to us an Airbnb

You don't often get email from catden0402@gmail.com. Learn why this is important

Warning: Unusual link
This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Please see pictures of the house in question that wants to become an Airbnb. The person that bought the house and wants to turn it into an Airbnb is not maintaining their third of the center island that we three houses own together. They are not maintaining their house and yard, they are not maintaining the center island that they own a third of and a private drive that we all three own is trashy on their side. It looks so bad. Not to mention the value of our home has already dropped due to the low maintenance or no maintenance and it's just not right. I hope this helps in someway, a very concerned, neighbor and worried neighbor. Question for you, would you want an Airbnb to move in right next to your house? Thank you
Cathy DeNuzio


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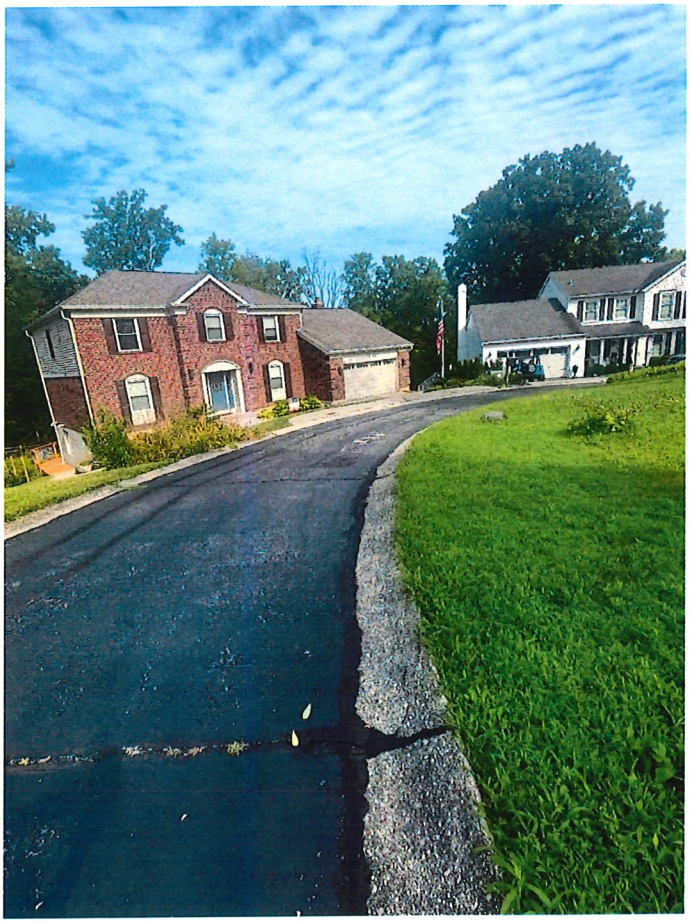
On Tue, Jun 30, 2026 at 1:32 PM Cathy DeNuzio <catden0402@gmail.com> wrote:

> My husband and I have lived at 1649 Glens Dr for 21 years. It happens to be on a dead end street with a second cul-de-sac that is private for three houses It does have a cul-de-sac in the middle of the private drive, and we three homeowners own a third of that property, that is lane. All three of our neighbors have always pitched in to beautify the island and two up keep our homes and the Private drive circle. We have always had a quiet, safe, and wonderful neighbors. One of the three houses, in question, has been sold to a real estate company who plan to open it as an Airbnb. We, as well as our neighbor Holly, and family And our entire subdivision, the Glenns,are very very upset that this is not only coming to our neighborhood but right next-door. Since we own a third of the private drive and the middle island, we are very concerned that an Airbnb would bring in the wrong type of people, moving in, moving out, dogs, kids, parking of cars, the coming and going around the circle of our private drive constantly. And there's always the possibility of kids booking it and having parties. I don't know if anybody who lives in a subdivision would want an Airbnb, right next-door to them!!
>
> Hopefully, we will have a leg to stand on by signing petitions, and having meetings, and such Because we live on a private drive, hopefully, that will make a difference. We hope and pray that this can be settled, and that the real estate person just sells the property to a family Thank you, Jerry and Cathy DeNuzio
>
> 513-307-8297


NOTICE




NOTICE













Lauren Elliott

From: Danielle Gartner <d.gartner@twc.com>
Sent: Monday, July 6, 2026 10:52 PM
To: Lauren Elliott; Planning Commission General Account
Subject: Public Comment Regarding Proposed Residential Rezoning for Short-Term Rental Use at 1648 Glens Drive

Some people who received this message don't often get email from d.gartner@twc.com. Learn why this is important

Warning: Unusual sender <d.gartner@twc.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the Planning and Zoning Department,

I am writing to express my concern regarding the residential property of 1648 Glens Drive which is being proposed to use as a short-term rental business, such as an Airbnb, within our Oakbrook community.

I respectfully ask that the Planning and Zoning Department carefully consider the broader impact this decision may have on surrounding residents and the long-term character of our community.

Residential neighborhoods are intended to provide stable, safe, and predictable environments for families and permanent residents. A property that operates primarily as a short-term rental functions differently from a traditional residence, with a continual turnover of guests rather than long-term neighbors. This can lead to increased traffic, parking congestion, noise, and uncertainty for nearby homeowners, while reducing the sense of community that residential zoning is designed to protect.

Approving a business use within a residentially zoned area may also establish a precedent for similar requests in the future. Over time, this could gradually change the nature of the neighborhood and undermine the purpose of residential zoning regulations. I encourage the department to carefully evaluate whether this proposed use is consistent with the county's comprehensive plan, zoning ordinance, and the intent of preserving residential neighborhoods.

I also ask that the department consider the interests of the neighboring property owners who have invested in this community with the expectation that the area would remain primarily residential. Any decision should carefully balance individual property rights with the rights of surrounding residents to enjoy the quiet use and character of their homes.

I respectfully request that my comments be included in the official record for this matter.

Thank you for your time, your service to our community, and your careful consideration of these concerns.

Sincerely,

Danielle Gartner
1660 Glens Drive

Lauren Elliott

From: Cathy Stephens <cathystephens@outlook.com>
Sent: Monday, July 6, 2026 5:59 PM
To: Lauren Elliott
Subject: Oakbrook and The Glens

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Dear Boone County Planning and Zoning Board

I am against the request for the allowance of short-term rentals in the Glens or more broadly, the Oakbrook neighborhood in Boone County Ky.
(Public hearing scheduled for either July 7th or 8th of 2026.)

Houses in neighborhoods with consistent neighbors are seen as more desirable and thus more valuable than ones where occupants can change monthly, let alone weekly.

They are:
Safer for leaving your cars parked on the street overnight.
Safer for allowing children to play in their own driveway or front yard.
Safer for adults to walk and for allowing children to travel throughout the neighborhood on bikes and on foot without adult supervision.

I hope the Boone County Planning and Zoning Board will see how much this would hurt our neighborhood and act on our behalf by denying this request.

Thank you for your service to Ky,
Cathy Stephens
1671 Brierwood Ct.
The Glens
Florence, Ky 41042

Lauren Elliott

From: John Gay <jgtg77@gmail.com>
Sent: Tuesday, July 7, 2026 2:49 PM
To: Lauren Elliott
Cc: plancom@boonecounty.org
Subject: Conditional use at 1648 Glens Drive in The Glens of Oakbrook

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Warning: Unusual sender <jgtg77@gmail.com>
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Good afternoon! I would like to add my voice to that of my many neighbors who oppose this change to short term rental. As a long time resident of this community , I am certain this will in no way enhance our neighborhood and if the experience that Liberty Township , Ohio has had is any indication ,it will definitely have possibility of making the neighborhood less desirable (look it up on WCPO channel 9's website) This is and has always been a very stable and desirable neighborhood, with for the most part, well maintained properties. It is a quiet area with few problems. Why should the residents sacrifice their peace and quiet for this one property to in essence become a business with in their neighborhood that is not zoned for business?
If the owners are not living on their on their property, they can sell it and invest in property more suited for short term rentals. We count on planning and zoning to help us keep the integrity and character of our neighborhoods. Please do not let this change in use take place.

Lauren Elliott

From: luke.walker@fuse.net
Sent: Tuesday, July 7, 2026 3:02 PM
To: Lauren Elliott; Planning Commission General Account
Subject: 1648 Glens Drive

Importance: High

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Warning: Unusual sender <luke.walker@fuse.net>
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Hello-

My wife Patricia and I have lived in Boone County for over 45 years, 39 of which on Glen Arbor Drive in the Glens of Oakbrook.

WE ARE BOTH OPPOSED TO GRANTING A ZONING CHANGE TO ALLOW SHORT-TERM RENTALS (STRs) AT 1648 GLENS DRIVE.

Our reasoning:

1. Loss of Neighborhood Stability
When homes are frequently occupied by short-term visitors rather than long-term residents:

- Neighbors may no longer know who lives nearby.
- Relationships and trust between neighbors can weaken.
- Community organizations, neighborhood watches, and volunteer efforts may lose participation.
- The neighborhood may feel more like a commercial lodging area than a residential community.

This effect tends to become more noticeable when multiple homes on the same street become STRs.

2. Noise and Disturbances
Vacationers are often less familiar with neighborhood expectations than permanent residents.
Potential issues include:

- Late-night gatherings
- Loud music
- Outdoor parties
- Increased traffic at unusual hours
- Excessive use of pools or outdoor amenities

Even if most guests are respectful, a small percentage of disruptive rentals can significantly affect nearby residents.

3. Parking Problems
Guests may arrive with multiple vehicles.
This can lead to:

- Street parking shortages . This is especially problematic on Glens Drive. 1648 is on the cul-de-sac and there is limited on-street parking.
- Blocked driveways
- Difficulty for emergency vehicles
- Congestion during weekends or holidays

4. Increased Traffic

STRs often generate:

- More frequent arrivals and departures
- Delivery vehicles
- Ride-share pickups
- Cleaning and maintenance crews

Instead of one family making a few trips each day, a property may see entirely new occupants every few days.

5. Reduced Sense of Security

Neighbors often become accustomed to recognizing familiar faces.

With STRs:

- Unknown people are regularly entering the neighborhood.
- Residents may have difficulty distinguishing legitimate guests from suspicious activity.
- Access codes or keys may be shared with numerous people over time.

This doesn't necessarily increase crime, but many residents report feeling less secure.

6. Housing Affordability

If investors purchase homes specifically for STR use:

- Fewer homes remain available for permanent residents.
- Housing prices may rise.
- Rents may increase.
- First-time buyers may have fewer opportunities.

Research generally finds this effect is strongest in popular tourist destinations with large numbers of STRs.

7. Commercialization of Residential Areas

An STR functions somewhat like a small lodging business.

That can introduce:

- Regular cleaning crews
- Landscaping timed between guests
- Linen services
- Maintenance contractors
- Self-check-in systems
- Exterior signage or lockboxes

Some residents feel this changes the residential character of the neighborhood.

8. Property Maintenance Can Vary

There are two different possibilities:

- Some STR owners maintain homes exceptionally well to attract guests.
- Others minimize costs, especially if they do not live nearby, allowing maintenance problems to develop.

The outcome depends largely on the owner's level of involvement.

9. More Difficult HOA or Code Enforcement
Associations and municipalities may encounter:

- Difficulty identifying responsible parties
- Repeated complaints involving different guests
- Increased enforcement costs
- Disputes over governing documents

10. Wear on Neighborhood Infrastructure
Higher turnover of occupants can increase:

- Trash volume
- Recycling contamination
- Road usage
- Water consumption
- Sewer demand

Trash-day problems are among the most common complaints in neighborhoods with STRs.

11. Impact on Property Values
Research is mixed:

- Well-managed, owner-occupied STRs usually have little measurable impact on nearby home values.
- Areas with high concentrations of investor-owned STRs sometimes experience reduced desirability for buyers seeking quiet residential neighborhoods, while investors may value those same properties more highly.

The net effect depends on the local housing market and the density of STRs.

Factors That Make Problems More Likely
Negative impacts tend to increase when:

- Several STRs are clustered together.
- Properties are owned by absentee investors.
- There is no local licensing or enforcement.
- Occupancy limits are high.
- Homes are frequently rented for parties or events.
- The neighborhood has narrow streets or limited parking.

Please do not approve the requested change. If you have questions, I may be contacted at 513-702-7796 or by return email. Thank you for your consideration.

Regards,

Luke Walker
6868 Glen Arbor Drive

Lauren Elliott

From: Sean Gallagher <247freeman@gmail.com>
Sent: Wednesday, July 8, 2026 8:05 AM
To: Lauren Elliott
Subject: 1648 Glens DR hearing tonight

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Good morning, My name is Sean Gallagher and I live in Boone County, in the Glens neighborhood of Oakbrook.

I have heard that there is a request for 1648 Glens Dr to be allowed for short term rental, and the hearing is tonight. I plan to be there. But I also want to record my concerns via email.

I believe it would be a huge mistake to allow this to happen:

I did not and likely the majority of my neighbors did not, move to Boone County or the Glens to be a part of a rental community. I connect with and invest in my neighbors and neighborhood and I expect the same from them.

If this property were to become a rental, it would bring short term residents with a short term mentality. Likely more concerned with their immediate pleasure or goals as opposed to long term community care.

If and when a renter would cause issues for the community, it would be near to impossible to address that as they will be gone in a short period, and a new short-term renter will show up...

The parking, uncertainty of activity and potential negative impact to property values is problematic.

Additionally, beginning with one rental property among long term homes sets a precedent, that could continue and grow.

None of what is listed above did I choose to move here for.

I strongly believe rental homes should be among established rental communities, not among longer term residential homes. If the owner of 1648 Glens desires a rental home, they should buy one in an already established rental community.

I urge whoever will make this decision, to NOT grant approval for 1648 Glens Dr to be a short term rental property. This also applies to any other Boone County residential property in the future.

Thank you,

Sean Gallagher
1696 Glens DR

513-568-6234

From: **DAVID MARSCHALL** dsmarschall@aol.com
Subject: 1648 Glens Drive
Date: July 6, 2026 at 9:31 AM
To: lelliott@boonecountyky.org
Cc: plancom@boonecountyky.org

Good Morning

I have been made aware of the zoning change request for 1648 Glens Dr into short term rentals.You can put me down for being very much against that idea.The Glens is not a vacation destination.There are plenty of Hotels around for long term stays. This also brings up the possibilities that squatters would move in. Rent the house for a week and then don't move out. This has been happening all across the country. I've been in this house since 1989 and like the tranquility of the area.If one house gets a zoning change then I can see Corporate money buying up houses and renting them out. Not good for a quiet neighborhood like the glens or all of Oakbrook. Again I am very much against the zoning change.

David S Marschall
1679 Brierwood Ct
859 466-6000

Tried to Email but was blocked..

DS Marschall

7-6-26

RECEIVED
JUL 08 2026
BOONE COUNTY
PLANNING COMMISSION

Lauren Elliott

From: Sara Smith
Sent: Wednesday, July 8, 2026 2:52 PM
To: Lauren Elliott
Subject: FW: Opposition to Proposed Short Term Rental @ 1648 Glens

From: Holly Mason <hollymason.ky@gmail.com>
Sent: Tuesday, June 30, 2026 5:29 PM
To: Planning Commission General Account <plancom@boonecountyky.org>; lelliot@boonecountyky.org
Subject: Opposition to Proposed Short Term Rental @ 1648 Glens

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Holly & Steven Mason
Residents of 1644 Glens Drive
Florence, KY 41042
hollymason.ky@gmail.com

June 30, 2026

Boone County Planning Commission / Board of Adjustment and Zoning

Re: Short-Term Rental Request for 1648 Glens Drive

Dear Ms Elliot and Members of the Board,

My name is Holly Mason, and my husband Steven and I live at 1644 Glens Drive. Our home sits in the middle of the private drive shared by 1644, 1648, and 1649. I wanted to write because I think it is important for the Board to understand what daily life is like back here.

Our private drive is not just a driveway we use to get to our homes. It is set apart as a shared property between the three homes. It works because the people who live here communicate and help each other. We talk about contractors, visitors, deliveries, parking, weather, and anything else that affects the circle. We shovel snow, clear paths, and make sure everyone can safely get in and out.

As the Dinuzios have gotten older, they have not been able to do as much of the physical work, and our family has naturally helped more with things like snow removal and upkeep. The former owners of 1648 also helped us with that responsibility over the years. That is just how the private drive portion of Glens Drive has always worked.

We have handled many situations together. When the Dinuzios needed major tree work, we coordinated around the equipment and crane truck so the work could be done safely. When trees affected by the emerald ash borer needed to be removed near 1648, we worked around the excavators, adjusted parking, and made sure everyone could still access their homes.

We also communicate before larger family gatherings. We work out parking and access so everyone can get where they need to go. We have made room for neighborhood traditions like children using the shared island for Easter egg hunts and family activities.

The private circle also has its own challenges. There are areas with low visibility, especially around certain driveways. The Dinuzios' driveway is one example. Because we know the area, we have learned how to use it safely. By an agreement with the Dinuzios, our children (and the former owners at 1648 Glens) know not to ride bikes or play on the Dinuzio's side of the private drive because the driver backing out absolutely can not see them.

We have a special community in the whole of the Glens neighborhood, too. If someone's dog gets loose, we know where it belongs and help get it home. If someone accidentally leaves their garage door open at night, we text them or help close it. We know each other's routines. We notice things and look out for one another.

My husband and I have two minor children living at home. They have grown up here knowing the neighbors, walking door to door selling raffle tickets, helping elderly neighbors with yard work, and visiting people who have watched them grow up. This neighborhood has children, including children with autism, and everyone has learned to be aware and supportive of each other's families. And maybe no one else is going to mention this in their letters, but I will. Right now, we know where the neighborhood sex offenders live and the kids on the street know not to go there for any reason. An airbnb owner can not control who is coming and going, who rents the house and who actually stays in it, and they wouldn't have to inform us if they did rent to sex offenders.

Several of the children on Glens Drive have a profound type of autism and have had difficulty with boundaries. Sometimes they have needed extra care in the blind-spots of the first circle. Because we know each other, we can respond with patience and understanding. That kind of familiarity matters. A rotating group of short-term guests would not know the particular needs of the families here or understand the routines that help keep everyone safe.

When one of our sons was seriously injured while helping a neighbor on Glens Drive with yard work, our neighborhood immediately responded. People were texting each other, cars were moved out of the way, and everyone knew to keep the drive open so emergency responders could get through. The family at 1648 immediately stepped in to babysit while we went to the hospital. No one had to give instructions. People just helped.

The private circle also requires ongoing care. The county does not maintain our private drive. We do. We share costs and responsibility for maintenance, including future repairs and resurfacing of the blacktop. Increased traffic means increased wear on a private drive that has always been maintained by the people who live here.

There are also physical features of the private circle and its grassy culdesac include older rock walls, tree roots, and areas where people need to be careful. The residents here understand those things because we see them every day and have lived with them for years.

I think the strongest opposition for me is the deed restrictions for The Glens that state:

"Land Use and Building Type: Said lots shall be used for detached residential purposes only."

To us, that language reflects the purpose of this neighborhood. These homes were created as places for people to live, raise families, and take care of their properties. The daily activity here has always been the activity of residents — families, neighbors, and normal household needs.

A short-term rental business next door changes the pattern of use. The home becomes a place with frequent guest turnover, additional vehicles, food deliveries, and people coming and going who are not part of the

neighborhood. Guests may not know the layout, the blind spots, the unique needs of the children who play here, or the responsibilities that come with using a shared private drive.

We are a community that needs community.

Thank you for your time and consideration, and thank you for serving Boone County and taking the time to listen to the concerns of the residents who live here.

Respectfully,

Holly and Steven Mason
Residents, 1644 Glens Drive

Lauren Elliott

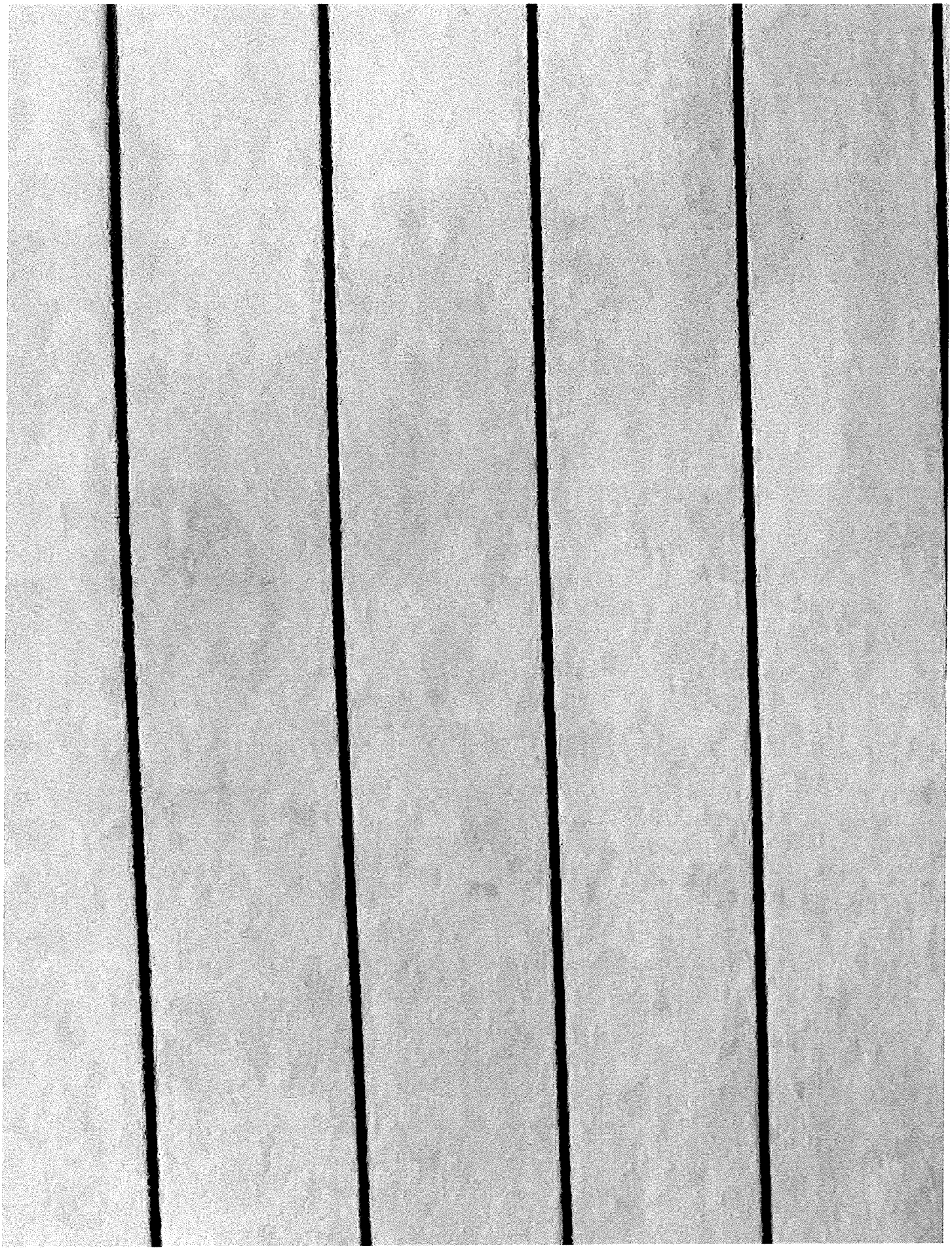
From: Sara Smith
Sent: Wednesday, July 8, 2026 2:52 PM
To: Lauren Elliott
Subject: FW: More info

From: Holly Mason <hollymason.ky@gmail.com>
Sent: Saturday, July 4, 2026 11:51 AM
To: lelliot@boonecountyky.org; Planning Commission General Account <plancom@boonecountyky.org>
Subject: More info

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External sender <hollymason.ky@gmail.com>
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Hi,
Another neighbor has added their name to the petition In opposition of the proposed Airbnb at 1648 Glens Dr. I wanted to make sure to get this image to you ASAP.
Thanks you
Holly Mason
1644 Glens Dr, Florence, KY 41042



Lauren Elliott

From: Sara Smith
Sent: Thursday, July 9, 2026 7:48 AM
To: Lauren Elliott
Subject: FW: Regarding Petition for Oakbrook Property to be Used for Short Term Rental

From: Rod Ford <rod.ford@yahoo.com>
Sent: Wednesday, July 8, 2026 5:03 PM
To: Planning Commission General Account <plancom@boonecountyky.org>; Lauren Elliott <lelliott@boonecountyky.org>
Subject: Regarding Petition for Oakbrook Property to be Used for Short Term Rental

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We are writing today to express our concern about the petition before the Board of Adjustment submitted by Restore the Block, LLC. This petition is to allow the existing single-family residential dwelling at 1648 Glens Drive (Oakbrook) to be used for short-term rental.

We are strongly against this petition and ask you to vote no on this petition before the Board of Adjustments.

We believe the allowance for short-term rentals will have a significant negative impact on our neighborhood and neighbors. Short-term rentals will negatively impact us by:

- Increasing traffic and parking issues
- Increasing noise and disturbances associated with transient occupancy
- Properties used by individuals who are not committed to the long-term care and well-being of the community
- Nationwide we've seen where short-term rentals result in less concern for the property and neighbors through the use of the property for parties that no one wants to host
- Reduced neighborhood stability and sense of community
- Potential impacts on property values and quality of life

We are strongly against this petition and ask you to vote no on this petition before the Board of Adjustments.

Thanks,
Rod and Susan Ford
6115 Par Four Ct

Lauren Elliott

From: Sara Smith
Sent: Thursday, July 9, 2026 7:49 AM
To: Lauren Elliott
Subject: FW: 1648 Glens Drive Rental & Airbnb

From: stevestricker60@gmail.com <stevestricker60@gmail.com>
Sent: Wednesday, July 8, 2026 4:58 PM
To: Lauren Elliott <lelliott@boonecountyky.org>
Cc: Planning Commission General Account <plancom@boonecountyky.org>
Subject: 1648 Glens Drive Rental & Airbnb

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NO.

Sincerely,

Arlene and Steve Stricker.