

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
84818
SEP 21 2021
BOONE COUNTY
PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

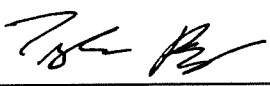
Site Plan Review is not granted by the appropriate Board of Adjustment

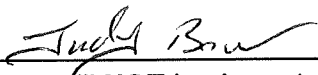
An application consists of all fees paid in full, submitted drawings, and a completed application form

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: JUDY BOUR
Address: 10434 MUSKET CIR
INDEPENDENCE KY 41051
City State Zip Code
Phone Number: 859 468 4226 Fax Number: _____
Email: judybour@gmail.com
4. Description of Request:
SHORT TERM RENTAL @ 61 BUSTLETTER DR
59 BUSTLETTER COULD BE USED FOR PARKING
5. Name of Development: _____
6. Location of Development: 594 61 BUSTLETTER DR
FLORENCE KY 41042
City State Zip Code
7. Acreage Under Review: 0.24
8. Lot Number and Name of Subdivision (if part of a subdivision):
LOT 7 LONGWOOD ESTATES
9. Current Owner: TYLER REMLEY
Address: 59 BUSTLETTER DR
FLORENCE KY 41042
City State Zip Code
Phone Number: 859 992 6612 Fax Number: _____
Email: remley.tyler@yahoo.com

10. Proposed Use(s) on Site: SHORT TERM RENTAL
11. Total Square Footage of Existing and/or Proposed Buildings: _____
12. Current Zoning: SR 2
13. D 1154 925-928 ~~7229~~ 2034B
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature:  9/20/21
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: 
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received: 9/21/21 Fee Received: \$810 Receipt #: 84818

2. Is application complete:

3. Staff Reviewer: TKM

4. Scheduled Board Action Date: 10/14/21

5. Board Action: _____

Approved

Approved with Conditions (see #6)

Denial (See #7)

6. Conditions of Approval: SEE 10/14/21 FBOA
MEETING MINUTES + CLUR

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountky.org
www.boonecountky.org

STAFF REPORT

APPLICANT: Judy Bour

LOCATION: 59 & 61 Bustetter Drive, Florence, Kentucky

ZONING: Suburban Residential Two (SR-2)

DATE: October 14, 2021

PROPOSAL

The applicant is requesting a Conditional Use Permit to allow the short term rental of 61 Bustetter Drive and guest parking to occur at 59 and 61 Bustetter Drive.

PERTINENT HISTORY

In December 2020, the City of Florence approved two Ordinances pertaining to Short Term Rentals. The first Ordinance, O-19-20, approved and adopted text amendments to the Boone County Zoning Regulations pertaining to the short term rental of property. This Ordinance permits the short term rental of property as a Conditional Use in the following zoning districts:

- Rural Suburban (RS)
- Suburban Residential One (SR-1)
- Suburban Residential Two (SR-2)
- Suburban Residential Three (SR-3)
- Urban Residential One (UR-1)
- Urban Residential Two (UR-2)
- Urban Residential Three (UR-3)
- Residential One Family (R-1F)

The second Ordinance, O-20-20, established regulations for short term rentals. Section III of the Ordinance outlines the city's registration and permitting requirements. The applicant is required to submit a registration and permit with the City of Florence prior to submitting a Conditional Use Permit application. The City of Florence acts on their application once the Board of Adjustment acts on the Conditional Use Permit application.

APPLICABLE REGULATIONS

Section 3191 of the Boone County Zoning Regulations contains the following standards for short term rentals that must be met:

- A. 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.

Staff Comment: The applicant stated there will not be on-site of off-site advertising signs.

- B. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).

Staff Comment: *The applicant stated that the short term rental will occur in the residence at 61 Bustetter Drive.*

- C. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional guests, except for the following:
1. There shall be a maximum occupancy of ten (10) persons, adult and children.
 2. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.

Staff Comment: *The submitted plans show that 61 Bustetter contains two bedrooms and that one is 139 square feet and the other is 113.75 square feet. Based on the standard above, a maximum of 5 guests could stay in this dwelling at any given time. The applicant stated that she would allow 8 guests in the unit. This number must be revised to 5 or less. This maximum number of guests also needs to be listed in the informational brochure.*

- D. In addition to the required parking for the residence, a minimum of one parking space shall be provided per guest room or suite. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.

Staff Comment: *The requirement for this property is six parking places on-site. Six parking places are required because the property contains a duplex. Each unit is required two spaces and two additional spaces are required for the guest rooms. Staff confirmed the existing driveways can accommodate 6 vehicles. The applicant's brochure informs guests they must park at 59 and 61 Bustetter Drive and that street parking is prohibited.*

- E. 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.

Staff Comment: *The applicant stated that all listings will include language that the dwelling can comfortably hold 4 guests and that a maximum of 8 guests would be permitted. This language will need to be revised to indicate that a maximum of 5 guests would be permitted.*

- F. The property on which the short term rental is to be located shall not be located closer than one thousand (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.

Staff Comment: *There are no other legal short term rental properties within 1,000 feet of this property.*

- G. 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.

Staff Comment: The applicant stated that main entrance will be used and that no exterior renovations are proposed.

H. It shall be unlawful:

1. 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.

Staff Comment: The City of Florence has made Staff aware that the applicant has already filed their permit. The City of Florence is waiting on the Board to act on this Conditional Use Permit application before acting on the permit.

2. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation.
3. To operate a short term rental that does not comply with all applicable city and state laws and codes.
4. To operate a short term rental without paying the required hotel occupancy taxes.
5. To offer or allow the use of a short term rental in a manner which violates the City Noise Control Ordinance (O-16-95).
6. 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.

Staff Comment: The applicant's brochure does not currently indicate that parties are not allowed. Staff would like the applicant to address this standard and explain how she plans to monitor this prohibition.

7. Permit the use of the short term rental for any illegal purpose or any use not permitted by the residential zoning regulations.

I. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

Staff Comments: The applicant's plans do not show that any exterior improvements are proposed. Staff would like the applicant to confirm this is correct. Staff would also like to make the applicant aware that a Zoning Permit will need to be approved by the Planning Commission before the 61 Bustetter Drive could start being used as a short term rental.

This approval would be needed to verify all Conditional Use Permit conditions were being met.

Article 40 of the Boone County Zoning Regulations defines a short term rental as “the rental of a residential dwelling unit, or a portion thereof, for a period of less than thirty (30) days. This term does not include:

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

Section 943 of the Boone County Zoning Regulations identifies short term rentals as a conditional use within the SR-2 district.

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.

The Board should evaluate this request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 943 of the Boone County Zoning Regulations.

Findings listed in Section 262 (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 not 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 such services;
- E. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- F. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;

- G. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Criteria listed in Section 933 of the Boone County Zoning Regulations (SR-2 District):

- A. The activity is an integral and subordinate function of a permitted use; or
- B. The activity will not contradict the compact, but single family character of the district; and
- C. The arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Section 940 of the Boone County Zoning Regulations states that the purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for "Suburban Density Residential" uses. This future land use classification is defined as single family housing of up to four units per acre.

- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs. The City of Florence acknowledges the need for affordable housing opportunities, but also desires an equal balance of housing options to maintain a diverse city (Demographics Goal B, Objective 1).

Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to the dwelling unit type and density (Demographics Goal B, Objective 4).

SITE CHARACTERISTICS

- A. The approximate 0.24 acre property is located at the southwest side of side of the Drexel Avenue/Bustetter Drive intersection.
- B. The property contains a duplex and each unit contains its own entrance on the front façade.
- C. Each unit has its own driveway that connects to Bustetter Drive. Each driveway is approximately 52' long (measured from the right-of-way line to the end of the driveway).
- D. Each unit has a rear sliding glass door and patio pad. The rear yard is wooded with mature deciduous trees.
- D. Boone County G.I.S. shows the topography falls 918' above sea level in the center of the property corner to 914' above sea level at the northeast property corner.

SURROUNDING LAND USES AND ZONING

- North: Apartment Building (C-2) and Duplex (SR-2)
- South: Duplex Fronting on Bustetter Drive (SR-2)
- East: Duplexes Fronting on Bustetter Drive (SR-2)
- West: Cinfed Credit Union (C-2)

STAFF COMMENTS

- A. Staff would like to note that the applicant must have a Conditional Use Permit approved by the Board of Adjustment and a Short Term Rental Permit issued by the City of Florence before the property can be used for short term rentals. The City of Florence will not act on the Short Term Rental Permit until the Florence Board of Adjustment acts on the Conditional Use Permit application.

A copy of City of Florence Ordinance O-20-20 has been attached to the Staff Report. This Ordinance includes the City of Florence short term rental registration and permitting requirements, restrictions on short term rentals (these are the same standards as Section 3191), information brochure requirements, safety feature requirements, and zoning enforcement procedures if there are violations.

Section III of the Ordinance lists the City of Florence registration and permitting requirements. Condition #5 indicates the initial city permit would be valid for 365 calendar days from the time it's issued and can be renewed for successive 365 calendar day periods as long as the applicant continues to qualify for a Permit. Conditions #6 and #7 list reasons why the City of Florence could deny permit renewal, revoke a permit, and the process the property owner could go through to contest a revocation.

- B. Staff would like the applicant to address the following:

1. Is she planning on buying the property?
 2. Where does she live now and how frequently would she visit the property if the Conditional Use Permit and City Permit are approved?
 3. Could the house be rented for a night or two?
- C. Are there any plans to make any additional exterior improvements that would encourage guests to spend time outdoors? Examples are fire pits, pools, basketball goals, etc.
- D. The Board needs to analyze the Conditional Use Permit criteria found in the Staff Report and determine if the use is appropriate at the subject location.

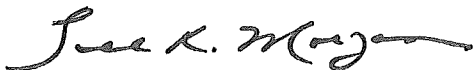
Staff believes the following criteria are key in making this determination:

1. (The use) 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.
 2. The activity will not contradict the compact, but single family character of the district.
- E. Staff recommends the following conditions if the request is approved:
- A. Short term renters shall be required to rent the dwelling for a minimum of two nights.
 - B. One renter or group shall rent the entire household with a single-rental contract.
 - C. All short term rentals of the dwelling shall be limited to 5 occupants or less.

CONCLUSION

KRS 100.237 and Section 220 of the Boone County Zoning Regulations give the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully Submitted,



Todd K. Morgan, AICP
Senior Planner

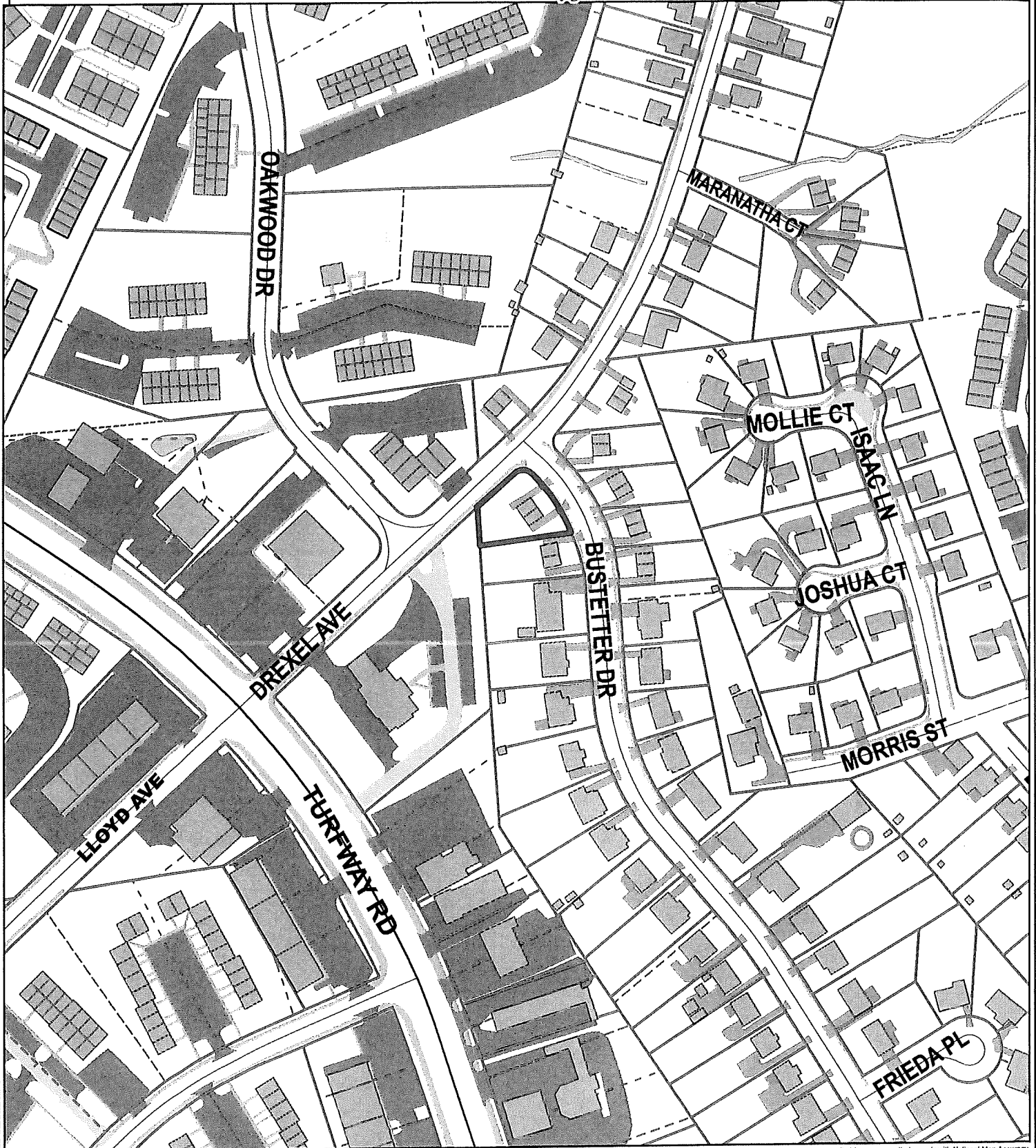
TKM/tlb

Attachments

- *Site Vicinity Map
- *Applicant's Responses to Section 3191 of the Zoning Regulations
- *Applicant's House Plans
- *Applicant's Information Brochure
- *City of Florence Ordinance O-20-20
- *Zoning Map
- *2020 Aerial Map
- *Topographical Map
- *2040 Future Land Use Map
- *Application

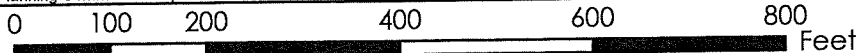
SITE VICINITY MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet

Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2020

Map 7.mxd
ArcMap Document: *.mxd

SECTION 3191 Standards for Short Term Rentals (Applies to Unincorporated Boone County and the City of Florence Only)

- A. 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.**

Response: There will be no on-site or off-site advertising for the short term rental.

- B. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.)**

Response: The short term rental will be used strictly for primary dwelling in Unit 61 Bustetter Drive Florence Ky 41042

- C. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional guests, except for the following:**
- 1. There shall be a maximum occupancy of ten (10) persons, adults and children.**
 - 2. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.**

Response: Short term rental will have a maximum no more than 8 persons occupying at a time, adults and children. There are no bedrooms under 120 square feet.

- D. In addition to the required parking for the residence, a minimum of one parking space shall be provided per guest room or suite. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.**

Response: All parking will be strictly on the premises. It will be stated in the brochure or House Manual given to guests that parking is only allowed on the premises. If a 4th car space is required, guests can park on the left side of unit 59 Bustetter Dr Florence KY 41051. Both units of the Duplex are owned by me, Tyler Remley.

- E. 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.**

Response: When listing the short term rental for bookings, it will clearly state at the top of the listing how many people it will comfortably hold. It would be listed as 4 guests. Within the listing rules, it would clearly say no more than 8 guests.

It will also state in the listing, three parking spaces will be available with one additional parking space available if needed at unit 59 Bustetter Dr

- F. The property on which the short term rental is to be located shall not be located closer than one thousand (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.

Response: The short term rental is not within 1000 feet of any other short term rental.

- G. 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.

Response: Guests will use main building entrance for access and the construction of additional exterior doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure. Bedrooms are upstairs and accessed by the stairway indoors. There are no stairways that are outside the short term rental to the bedrooms or basement.

H. It shall be unlawful:

1. 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)
2. 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)
3. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. 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 the City of Florence Only)
4. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall

be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)

5. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.

Response: Both permit for the City of Florence and the License for Boone County Planning

Commission are in the process of being obtained before starting the short term rental in the city of Florence to adhere to all city, county, state laws, codes, policies and regulations for the above 1 - 5

6. To operate a short term rental without paying the required hotel occupancy taxes.

Response: Taxes are collected by the Short term rental platform used for bookings. Be it Airbnb, Vbro, Bookings.com. All taxes collected will be confirmed and submitted with my CPA at DeVault Financial Services.

7. To offer or allow the use of a short term rental in a manner which violates the City Noise Control Ordinance (O-16-95). (Applies to the City of Florence Only)

Response: It will be stated in the listing that being a residential area, noise is not allowed between 10pm - 7am as it will violate the City Noise Control Ordinance.

8. 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.

Response: It will be stated in the listing no parties allowed or they will be asked to leave without a refund.

9. Permit the use of the short term rental for any illegal purpose or any use not permitted by the residential zoning regulations.

Response: It will be stated in the listing, no smoking or illegal substances or illegal purpose allowed on the premises or they will be asked to leave without a refund.

- I. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

Response: Any improvements to be made to the short term rental will be sent to the Planning Commission to be approved before construction or remodeling of the short term rental.

Effective on: 12/15/2020

61 BUSTLETT DRIVE
FLORENCE KY 41042

1st Floor

KITCHEN
14' x 8'

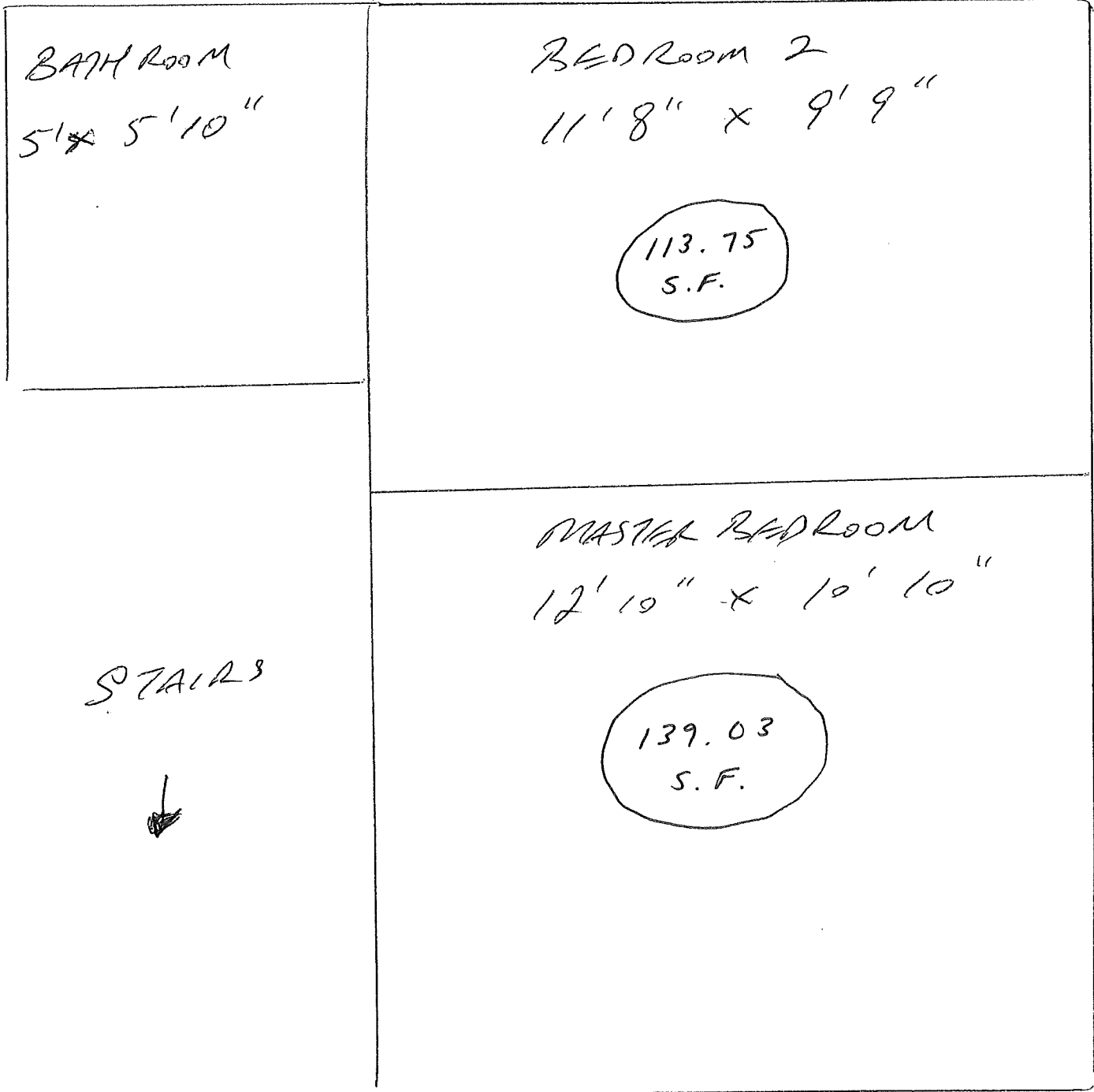
Living Room
13' 10" x 12' 3"

STAIRS

ENTRANCE

61 BUSTEPPER DRIVE

SECOND FLOOR



BASEMENT

22'7" x 16'



STAIRS

INFORMATION BROCHURE

Hi!

My name is Judy and would love to Welcome you to be my guest at Flo Homey Getaway!

We hope you have a great stay and have set out a few tips, house rules and suggestions to hopefully ensure that you do. I've put everything in one place for easy access for you.

Check in and Check out

Check in time - 2PM

Check out time - 10AM

Please note, check out times are critical to ensuring that our home has enough time to be cleaned properly as per AirBnB covid requirements for our next guest seeking a quiet getaway.

Address you are staying at:

61 Bustetter Dr
Florence KY
41042

In case of emergency, here are the local numbers for:

- Police 911
- Fire station (859)647-5673
- Department of Health (859)341 4264

Fire Extinguishers are located on each floor of the unit.

1. Next to the Refrigerator
2. At top of stairs between the bedrooms and bathroom
3. In the basement on the wall behind the sofa

Keys

To open Front door Keypad code is

To open Back door keypad code is

To lock the doors when leaving - press the padlock icon on the keypad. Make sure the doors are locked before leaving.

To lock doors from inside - turn the knob on the inside door.

Car parking

Please park on the right side driveway.

This is the parking for Unit 61

Three cars can park one behind the other.

Should a fourth car place be needed, please use one park space on the left driveway.

No parking is allowed on the street.

As a good host, my aim is to ensure that you have as comfortable a stay as you possibly can. I want you and your guests to create lasting memories during your stay in our home. But to do so, I would really appreciate it if you could follow the below house rules. The rules ensure we can provide future guests with a great experience.

Noise:

As neighbors surround our property, we would appreciate if you could keep noise down after 10pm - 7am as it will violate the City Noise Control Ordinance

- We do not allow parties in the home or you will be asked to leave without a refund.
- Pets are not allowed.
- No smoking. This is a non-smoking home.
- No illegal substances are allowed inside or on property or you will be asked to leave
- Not to be used for illegal purposes
- No more than 8 people should be on property at any time
- No food or drinks in the bedrooms.
- No candles or open flames
- Please close and lock all windows and doors when you leave the property.
- Please turn off Air conditioner when you go out for the day on your adventures.
- Visitors are allowed as long as they do not spend the night.
- Please only throw toilet paper in the toilet; there is a trash can beside it for everything else.
- If you break or damage something, please let us know and together we can arrange for its replacement or repair.

Things about the home:

Operating the Samsung smart TV in living room and bedrooms
Netflix is available for your viewing and enjoyment

In the living room:

Please use the TV remote to turn on the tv.
Click on the red top left button to start.
Click on Netflix button on remote
Click on Flo Homey Getaway
Click down to start choosing movies

In the bedrooms:

Use the apple tv remote to turn on the apple box
Turn on the tv remote to turn on the tv.
Click on the red top left button to start.
Click on Netflix button on remote
Click on Flo Homey Getaway
Click down to start choosing movies
Tv's are in the living room, master bedroom and 2nd bedroom.

Books and Games

There are a few books, jigsaw puzzles, Scrabble, Jenga, Sorry and playing cards in the cabinet to the left of the tv. Have fun with the Sudoku and Word Search books too.
Please feel free to use them and put them back when you are finished enjoying them.

Internet / WiFi

There is free internet and WiFi for your enjoyment.

Username: SpectrumSetup-00

WiFi Password: Smartpear524

No Smoking

Please "No Smoking" on premises. This is a smoke free home and only catered to non smokers. There is a \$200 fine for smoking on premises and you will be asked to leave without a refund. This will not be a suitable place for you if you are a smoker. I also have very bad allergies so can fully relate with my guest that are seeking a non smoking environment.

Dishwasher

Please do not leave any food on dishes when putting it into the dishwasher to prevent any clogs.

To operate the dishwasher, dishwashing "Finish" tablets are provided. Please check under sink for them. Only one dishwasher tablet is needed. Do not have to take off the plastic.

Open the dishwasher, put one tablet in light grey area on the door. Close the lid on the tablet.

Load dishes

Close the dishwasher.

Click on "Normal"

Click on "Start"

Oven

To operate oven, please click on the "Convect Bake, Bake, Roast, Broil" settings

Or choose the easy settings for "Crispy Pizza, Slow Cook, Chicken Nuggets, Proof"

Please remove Red Dutch Oven pot from inside of oven before heating.

Stove

To operate the stove, there are circles above each knob that is circled in black so you will know if it is the back burner or the front burner.

The vent fan is located on the microwave at the bottom.

Please click on when cooking.

Stove top cleaner, "Cerma Bryte" is provided to keep the glass stove top clean.

Microwave

To operate the microwave,

Easy quick start buttons for popcorn, reheat, beverage, potato, cook.

Click the time cook for exact cooking times required.

Click on the Turntable at the bottom of the microwave to make sure it is on.

There is a food cover provided in the microwave.

There are some red lid Rubbermaid bowls and a couple pyrex dishes available that can be used in the microwave in the cupboard to the right.

Washing machine

Washing machine and dryer are in the basement and the only place that is shared by the guest and owner.

To operate the Washing Machine

Load laundry

Pull out the white section at top to add liquid detergent

Click on the circle on the far left that looks like an eye to turn on the washer.

Then click "Mixed"

Then click "Normal"

Put your thumb on the "Hold to Start" button on the far right

Dryer

Click on the circle on the far left that looks like an eye to turn on the dryer.

Then click "Mixed"

Then click "Normal"

Then click on "Dryness"

Put your thumb on the "Hold to Start" button on the far right

If check lint light is flashing, please release and hold the button down again.

Clean lint out when done

Rubbish

Please place all rubbish in the brown trash bin at the right side of the unit upon departure.

Trash Company pickup day is every Friday at 5am.

Cleaning

We strive to offer good value and high quality accommodation.

To assist us to do so, we request that all guests leave the home clean and tidy.

Vacuuming, mopping and other similar levels of cleaning are not required, but the home does need to be generally clean and tidy to enable our cleaners to efficiently clean for the next guest. No need to make the beds as all sheets and blankets will be stripped from beds to be laundered when you leave.

Shopping

For food shopping we generally go to Kroger's Grocery, Pharmacy and Liquor.

Restaurants, Places of Interest and Things to do

Please check the "Guide Book"

If there is anything else you need please do not hesitate to reach out to me through Airbnb messaging. You are my first guest and I am only too happy to help and want you to have a 5 star experience.

Thanks,
Judy

**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE NO. O-20-20

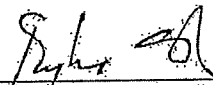
**AN ORDINANCE OF THE CITY OF FLORENCE, KENTUCKY, RELATING TO
SHORT TERM RENTALS**

The purpose of this Ordinance is to establish regulations for Short Term Rentals (STR) in order to allow property owners to occasionally utilize their properties for that purpose in a manner which will not negatively affect adjacent properties.

The Ordinance defines STR as a residential dwelling unit or portion thereof rented for a period of less than 30 days. An owner wishing to utilize residential property for a STR must register with the City and obtain a permit. The Ordinance identifies residential zoning districts in which a STR is a conditional use which requires a conditional use permit from the Florence Board of Adjustment and Zoning Appeals. The Ordinance further provides that in the Main Street Overlay District, STRs are principally permitted uses not requiring a conditional use permit. In the residential zoning districts, STRs cannot be closer together than 1000 feet. The Ordinance specifies a manner in which STRs must be operated dealing with subjects such as occupancy limits, parking, advertisement, compliance with existing laws, including the City Noise Ordinance, and safety features. There are provisions for revocation of permits and an appeal process therefrom. Enforcement of the Ordinance shall be handled through the City's Code Enforcement Board.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of the Ordinance titled above and that it was prepared by me this 8 day of December, 2020, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES, KBA#64730
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-20-20**

AN ORDINANCE OF THE CITY OF FLORENCE, KENTUCKY, RELATING TO SHORT TERM RENTALS.

WHEREAS, the City Council has determined that there is a need to address regulations for Short Term Rentals (STR) in order to allow property owners to occasionally utilize their properties for that purpose in a manner which shall not negatively impact property values; and

WHEREAS, the City Council has reviewed the STR Study provided by the Boone County Planning Commission staff; and

WHEREAS, the regulations contained in this Ordinance will be implemented in conjunction with the text amendments to the Boone County Zoning Regulations adopted in Ordinance No. O-19-20, which will be enacted concurrently with this Ordinance; and

WHEREAS, the City Council has determined that regulations are necessary to protect the public health, safety, morals, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I - PURPOSE AND APPLICABILITY

The purpose of this Ordinance is to establish regulations for the registration and use of Short Term Rentals, as defined herein, located in residential zoning districts, and the Main Street Overlay District.

SECTION II – DEFINITIONS

The following words, terms or phrases, when used in this Ordinance, shall have the meanings subscribed to them in this section except where the context clearly indicates a different meaning:

Advertise means the written, audio, oral, or other methods of drawing the public's attention whether by brochure, written literature, or on-line posting to a Short Term Rental in order to promote the availability of the Short Term Rental.

Local Emergency Contact means an individual other than the applicant, who resides within 20 miles of the subject property, and who is designated by the owner/applicant to act as the owner's authorized agent if the owner is outside of the immediate area or is otherwise unavailable. The local emergency contact should be available on a 24-hour basis, have access to the Short Term Rental property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, and emergencies.

Owner means any person, agent, operator, firm, trust, corporation, limited liability company, partnership, or business organization having a legal or equitable interest in the property; or

recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of real property by a court.

Permit means the Short Term Rental (STR) Permit which all persons must obtain from the City and keep in force in order to operate Short Term Rentals.

Short Term Rental (STR) is defined as the rental of a residential dwelling unit, or a portion thereof, for a period of less than 30 days. The term does not include:

- (1) a unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
- (2) a bed and breakfast; or
- (3) a hotel/residence hotel.

Residential Zoning Districts: Includes RS, R-1F, RPD, SR-1, SR-2, SR-3, UR-1, UR-2 and UR-3 zoning districts.

SECTION III - SHORT TERM RENTAL REGISTRATION REQUIREMENTS AND PERMITS

A. No person shall hereafter advertise, offer to rent or rent, lease, sublease, license, or sublicense a residential property within the City as a Short Term Rental until a registration has been properly made and a Permit obtained from the City. STR owners shall obtain and keep in force a City of Florence Short Term Rental Permit ("Permit") under the following terms and conditions:

1. Applications for the Permit shall be submitted to the City prior to applying for a Conditional Use Permit through the Florence Board of Adjustment and Zoning Appeals. Applications for the Permit will be considered in the order in which they are received by the City. Failure to obtain a Conditional Use Permit from the Florence Board of Adjustment and Zoning Appeals, within 90 days of the Permit application, shall invalidate the Application for the Permit. Application forms shall require, but not be limited to, the following information:

- a. Name, address, phone number, and e-mail address of the owner of the Short Term Rental property.
- b. Verification that the applicant is the owner.
- c. Name, address, phone number, and e-mail address of the designated Local Emergency Contact.
- d. The maximum number of occupants permitted for the dwelling unit or sleeping room in accordance with this Ordinance.

- e. A submission of a sketch floor plan of the dwelling with dimensioned room layout.
 - f. Self-Safety Inspection Form indicating all proper safety devices are in place and in good working order.
 - g. Site Plan/Survey of the property indicating maximum number of vehicles that can be legally parked on the property, without encroaching onto street, sidewalks or alleys; other public rights-of-way or public property.
2. Applicant shall obtain an occupational license from the City of Florence.
 3. Applicant shall provide a certificate of insurance or other valid proof of general liability insurance in an amount not less than one million dollars (\$1,000,000.00) per occurrence which shall remain in effect at all times while engaged in the permitted activity.
 4. Applicant shall comply with all aspects of applicable provisions of the International Building Code with Kentucky Amendments (adopted edition), NFPA 1124 (National Fire Protection Association, currently adopted edition), and all other applicable state, federal, or local laws or regulations.
 5. The initially issued Permit shall expire 365 calendar days after its effective date, or upon a date on which the applicant no longer qualifies as an STR Operation as defined herein. The Permit may be renewed for successive 365 calendar day periods so long as the applicant continues to qualify for issuance of the Permit. Applications for renewal periods shall be made to the Finance Department on forms approved by the City. The fee for the initial permit period, payable at the time of application, shall be \$500.00. The fee for any subsequent permit period, payable at the time of application, shall be \$250.00.
 6. Upon receipt of an application for renewal of the registration, the City Coordinator or other designee may deny the renewal if there is reasonable cause to believe that:
 - a. The Owner has violated any ordinance of the City, or any state, or federal law on the premises or has permitted such a violation on the premises by any other person; or
 - b. There are grounds for suspension, revocation, or other registration sanction as provided in this Ordinance.
 - c. The Owner fails to apply for, be issued or appropriately renew a City of Florence Occupational License.
 7. Any Permit issued under the provisions of this Ordinance may be revoked by the City Coordinator upon a showing that the Permit holder has violated any of the provisions of this Ordinance. Revocation shall be by written notice which describes the reasons for the revocation. The written notice of revocation shall be

delivered to the Permit holder in person or by regular mail sent to the address listed on the application. If a Permit is revoked, and the applicant desires to contest the revocation, a hearing before the Mayor may be obtained by filing with the office of the City Clerk a written request for hearing within 15 days of the issuance of the revocation notice. The hearing before the Mayor shall be conducted within 30 days of filing of such request.

SECTION IV - SELF SAFETY INSPECTION REQUIRED

As part of the application process, the owner is required to perform a Short Term Rental Fire Safety Inspection and provide a Checklist for the structure.

SECTION V - RESTRICTIONS ON SHORT TERM RENTALS

- A. *Use.* In the Residential Zoning Districts, all Short Term Rentals shall be a conditional use under the Boone County Zoning Regulations. In the Main Street Overlay District, Short Term Rentals shall be a principally permitted use.
- B. *External Signage.* There shall be no external on-site or off-site advertising signs or displays indicating the property is a Short Term Rental.
- C. *Non Dwelling Units.* Short Term Rentals shall not be allowed on any area not considered a primary dwelling, i.e. recreational vehicles, tents, garages, boats, etc.
- D. *Limit on occupants allowed.* No more than two (2) adult guests per bedroom, plus no more than two (2) additional adults shall be allowed when renting a property as a Short Term Rental, except that:
 - 1. There shall be a maximum occupancy of ten (10) persons, adult and children.
 - 2. Bedrooms under 120 square feet shall be limited to only one adult occupant.
- E. *Limits on number of vehicles.* A minimum of one (1) parking space shall be provided per guest room or suite. All parking for a short term rental, shall be provided off-street.
- F. *Advertisement and contracts.* 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.
- G. *Spacing Requirements.* The property on which the Short Term Rental is to be located shall not be closer than one thousand (1,000) feet, measured in a straight line from the nearest property line to the nearest property line on another approved short term rental. This requirement does not apply in the Main Street Overlay District, where no minimum spacing requirement is required.

H. *Other restrictions.* It is unlawful:

1. To operate or 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 this Ordinance;
2. To advertise or offer a Short Term Rental without first registering the property in which the rental is to occur with the City in accordance with this Ordinance; documented advertisement of the subject property as a Short Term Rental, online or offline, shall be considered evidence of a violation of this Ordinance;
3. To operate a Short Term Rental that does not comply with all applicable city and state laws and codes;
4. To operate a Short Term Rental without paying the required hotel occupancy taxes;
5. To offer or allow the use of a Short Term Rental in a manner which violates the City Noise Control Ordinance (O-16-95);
6. 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.
7. Permit the use of the Short Term Rental for any illegal purpose or any use not permitted by Residential Zoning Regulations.

SECTION VI - INFORMATION BROCHURE

A. *Information to be provided.* Each owner operating a Short Term Rental shall provide to guests information that includes:

- 1 The registrant's twenty-four (24) hour contact information;
- 2 A local responsible party's twenty-four (24) hour contact information, if the property owner is not within the city limits when guests are renting the premises;
- 3 Pertinent neighborhood information including, but not limited to, parking restrictions, restrictions on noise and amplified sound, and trash collection schedules;
- 4 Information to assist guests in the case of emergencies posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire, and emergency medical services providers and instructions for obtaining severe weather, natural, or manmade disaster alerts and updates.
- 5 Policy regarding pet(s).

SECTION VII - SAFETY FEATURES

Each Short Term Rental property shall have working smoke detectors in accordance with adopted codes and at least one working carbon monoxide detector and alarm, and one working fire extinguisher. The premises shall otherwise comply with applicable Codes of Ordinance including but not limited to Building and Fire Codes.

SECTION VIII - ENFORCEMENT THROUGH CODE ENFORCEMENT BOARD - CIVIL FINE AND LIEN

The provisions of this Ordinance may be enforced by the City of Florence Code Enforcement Board following the procedures set forth in Ordinance No. 0-10-16. All violations of such provisions are specifically assigned to the Florence Code Enforcement Board. Proceedings against any person violating any of the provisions of this Ordinance may be initiated by the issuance of a citation to the Code Enforcement Board and the Board may issue remedial orders, impose civil fines, order the filing of liens, and exercise authority with respect to such violations as set out in Ordinance No. O-10-16, pursuant to the "Local Government Code Enforcement Board Act" (KRS 65.8801-65.8839).

SECTION IX - SEVERABILITY

If any section, paragraph, clause, provision, or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, provisions, or phrases of this Ordinance, or this Ordinance as an entirety, it being the legislative intent that this Ordinance shall be valid notwithstanding the invalidity of any section, sentence, clause, provision, or phrase.


SECTION X - PUBLICATION

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 8 DAY OF December, 2020

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 15 DAY OF December, 2020:

APPROVED:


Diane E. Whalen, Mayor

ATTEST:


Melissa Kramer, City Clerk

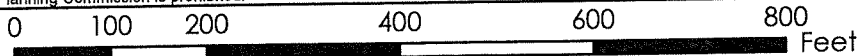
ZONING MAP

www.boonecountygis.com



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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

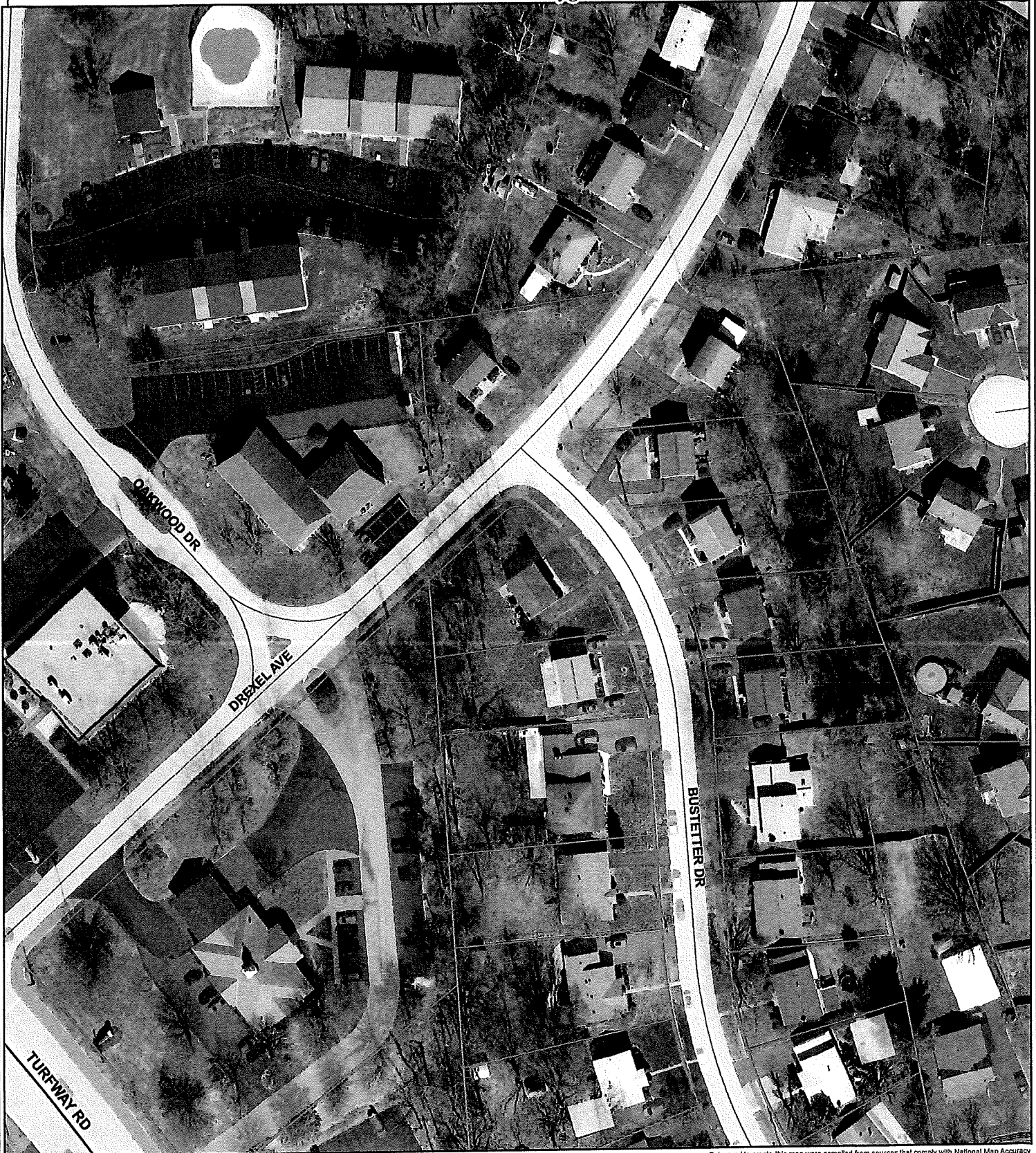


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Boone County GIS
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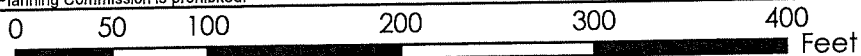
2020 AERIAL MAP

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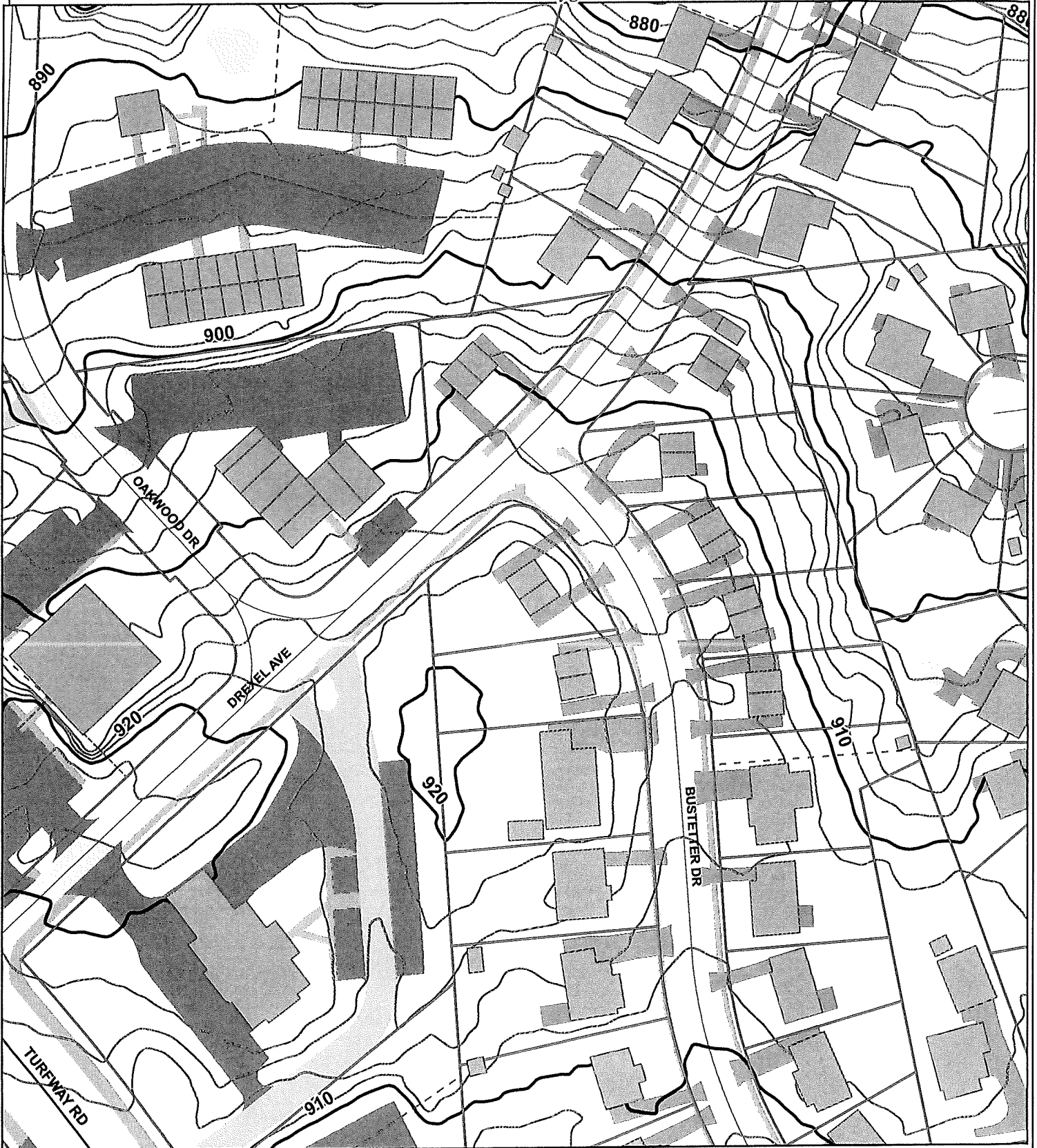


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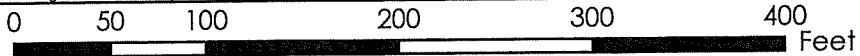
TOPOGRAPHICAL MAP

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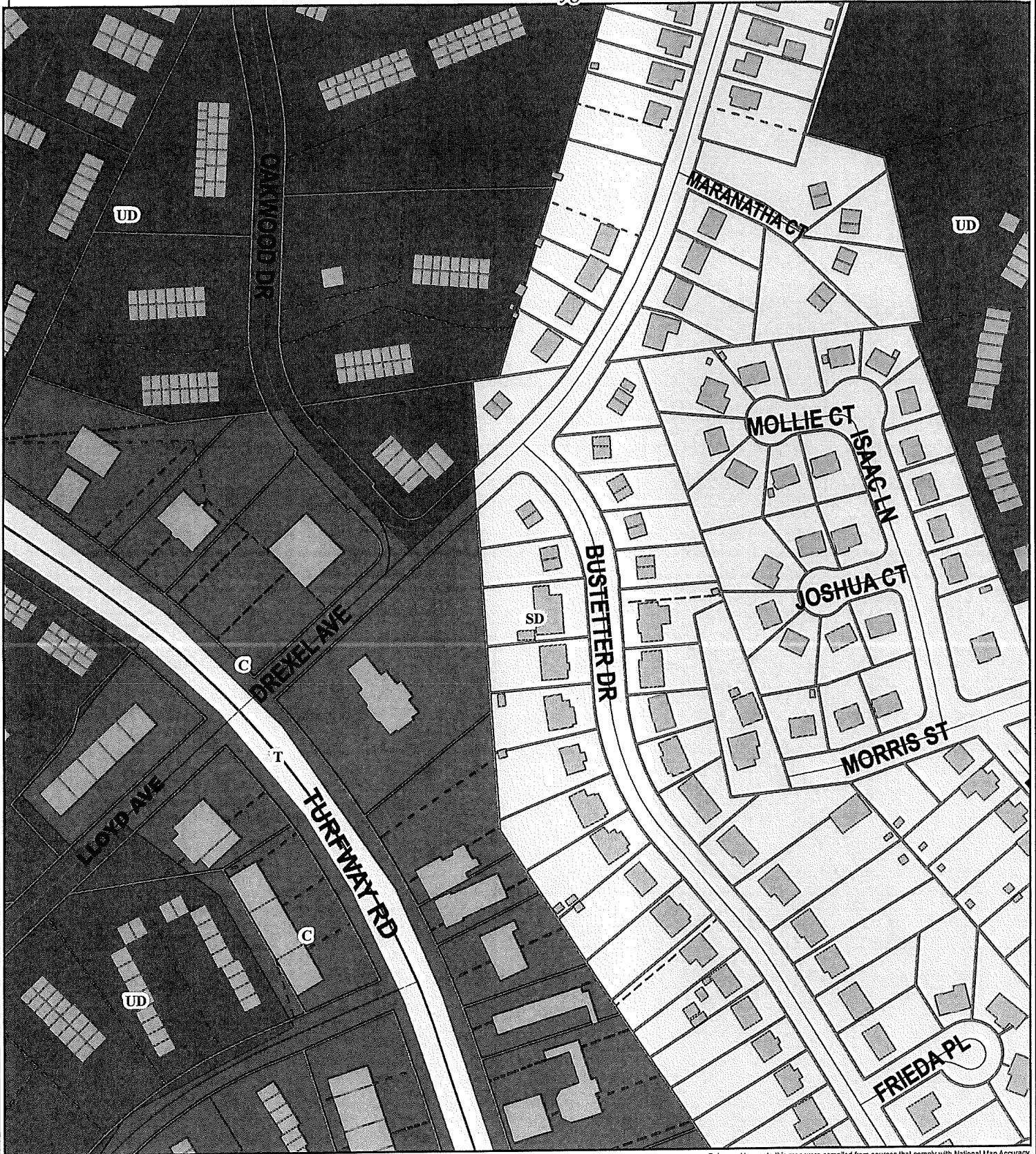
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Map Created: xx/xx/2020

Boone County GIS
ArcMap Document: *.mxd

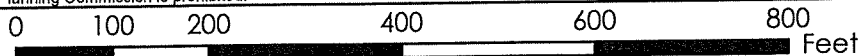
2040 FUTURE LAND USE MAP

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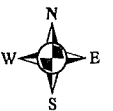
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Boone County GIS - Putting Northern Kentucky on the Map



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**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
84818
SEP 21 2021
BOONE COUNTY
PLANNING COMMISSION

Five (5) scaled copies 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: JUDY BOUR

Address: 10434 MUSKIEG CIR

INDEPENDENCE KY 41051
City State Zip Code

Phone Number: 859 468 4226 Fax Number: _____

Email: judybour@gmail.com

4. Description of Request:
SHORT TERM RENTAL @ 61 BUSTLETTER DR
59 BUSTLETTER COULD BE USED FOR PARKING

5. Name of Development: _____

6. Location of Development: 59 & 61 BUSTLETTER DR

FLORENCE KY 41042
City State Zip Code

7. Acreage Under Review: 0.24

8. Lot Number and Name of Subdivision (if part of a subdivision):
LOT 7 LONGWOOD ESTATES

9. Current Owner: TYLER REMLEY

Address: 59 BUSTLETTER DR

FLORENCE KY 41042
City State Zip Code

Phone Number: 859 992 6612 Fax Number: _____

Email: remley.tyler@yahoo.com

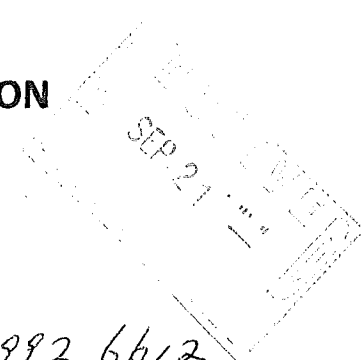


City of Florence Finance Department
8100 Ewing Blvd
Florence, KY 41042

Phone: (859) 647-5413
Fax: (859) 647-5447
www.florence-ky.gov

SHORT TERM RENTAL APPLICATION

Application Fee \$500.00



APPLICANT INFORMATION:

Name/Primary Owner: TYLER REMLEY
Mailing Address: 61 BUSTETTER DR Phone: 859 992 6612
City: FLORENCE State: KY Zip: 41042
Email Address: remley.tyler22@yahoo.com (personal email)
* Tyler.Remley22@yahoo.com (Business email)

EMERGENCY CONTACT: (must live within 20 miles of short term rental property)

Name/Primary Owner: JUDY BOUR
Mailing Address: 10434 MUSKET CIR Phone: 859 468 4226
City: INDEPENDENCE State: KY Zip: 41051
Email Address: judybour@gmail.com

SHORT TERM RENTAL UNIT INFORMATION:

Address of Property: 61 BUSTETTER DR. FLORENCE KY 41042
Number of Bedrooms: 2
Maximum Number of Occupants: 8

The below documents are required prior to processing:

- Property Owner Deed
- Self-Safety Inspection Form
- Certificate of Insurance
- Site Plan/Survey (maximum number of vehicles that can be legally parked)
- Sketched Floor Plan (must include dimensioned room layout)
- Occupational License (City of Florence and Boone County)
- Information Brochure (must be provided to guests)

Short Term Rental is defined as the rental of a residential dwelling unit, or a portion thereof for a period of less than **30 days**. TR (initial here)

I affirm, under penalty of perjury, that the information contained in this application and all documents tenured in connection with this application are accurate and complete. Furthermore, I certify that I have reviewed and will comply with all other requirements of the City of Florence Ordinance NO. O-20-20 pertaining to Short Term Rentals.

Tyler Remley

Tyler Remley

9/20/21

Name (Print)

Signature

Date

For Official Use Only- Approvals/Denial

City of Florence Planning Commission _____

Date: _____

Issuance of License is:

Approved

Denied (Notification to Applicant Attached)

Dated this _____ day of _____ 20____ Authorized By: _____

Merchant ID: 5990
 Term #: 6501

Store #: 4616
 Ref #: 0001

County of Boone & City of Florence
 Occupational License/Payroll Tax Application
 Effective December 2009

www.florence-ky.gov

Sale

XXXXXXXXXXXX3199

MASTERCARD

Entry Method: Manual

Total: \$ 65.00

09/21/21

10:32:11

Inv #: 000001

Appr Code: 06361S

Transaction ID: 0921MCMASQGV

Apprvd: Online

Batch#: 000070

Customer Copy

| | | | |
|--|--|--------------------------|--|
| Application in full approval Boone County jurisdiction. Florence, please indicated at the right of the City of being performed required from the) 334-2218 Department complete list of and Phone be delayed if this attention is ten to completed correspondence filed individually* | City of Florence Estimated Sales/ Receipts During First Year of Business (Item G) | (Round to nearest \$) | City of Florence G. Estimated Sales/Receipts During First Year of Business \$ _____ |
| | Rate (Multiply by) | 0.001 | Total Remittance: |
| | City of Florence Fee Amount (Enter This Amount on Item H.) Minimum Fee \$40.00 Maximum Fee \$10,000.00 | | H. City of Florence (From Fee Calculation) \$ _____ Penalty 12% \$ _____ Interest 1% per month \$ _____ |
| | According to an opinion (OAG-85-1) of the Kentucky Attorney General, the responses that you make to questions 1, 2A, and 8 below are to be provided to anyone upon request, pursuant to the "Kentucky Open Records Law" | | |

licant if Sole Proprietor: TYLER REALEY

Doing Business As or Trade Name (If applicable): _____

Physical Location or Job Site/ Contractor working in the City of Florence, or Boone County (Must list location or various if many):
61 BUSTETTER DR FLORENCE KY 41042 Phone Number: 859 992 6612

Mailing Address (or Residence if applicable):
59 BUSTETTER DRIVE FLORENCE KY 41042 Phone Number 859 992 6612

Business Entity (Select One):
 Sole Proprietor Partnership Corporation S Corp
 LLC - Individual LLC - Partnership Non Profit * Other _____
 PSC (Public Service Corp)

* NOTE: Non Profit must attach 501C (3) Determination Letter to be tax-exempt

Federal Tax Identification Number: _____
 If self employed, provide owner Social Security Number 15 52 3804

If Individual, your year end is 12/31. Corporations, Partnership, or Non Profit must provide Fiscal Year End: 12/31

Date Business will begin in City of Florence and/or Boone County, KY (MM/DD/YY): 10/11/21 Est. Number of Employees: 1
 (Working in Boone County/Florence)

Do you or will you use "leased" employees? Yes No
 If yes, Provide the name, address and phone number of leasing agency: _____

Describe in DETAIL the nature of the business: SHORT TERM RENTALS

Is this business a Sexually Oriented Business as defined by Boone County Ordinance 07-06 and/or City of Florence Ordinance 0-2-07
 Yes No (if yes please contact the County and/or City for additional licensing requirements)

Will alcohol be sold and/or served at this business location? Yes No

Are you a contractor doing work in Boone County, whose company is located outside of Boone County?
 Yes No

If a contractor, are you the General Contractor? Yes* No
 *If yes, please attach a list of subcontractors you will be using.

To Be Completed by
 Tax Agency
 Boone A/C

 Florence A/C

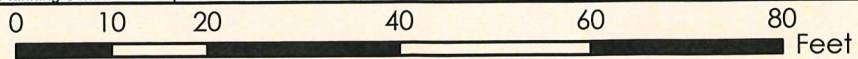
Boone County GIS Map

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1 inch = 20 feet



Boone County GIS - Putting Northern Kentucky on the Map

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ArcMap Document: *.mxd

CITY/COUNTY OF _____

BUILDING LOT

Has deed for this lot been recorded? YES NO
If answer is NO, approval of Planning Commission is necessary before lot can be recorded.

BUILDING DEPT. PERMIT APPLICATION FOR:
NEW BUILDING, ADDITION, ALTERATION
REPAIR, WRECKING, MOVING.

| |
|----------------------------|
| PLAN NUMBER |
| DO NOT WRITE IN THIS SPACE |

APPLICANT - Complete all applicable spaces on this form side

1. Street and number location 59 & 61 Bustetter Zip Code 41042
 (DESCRIBED AS)
 2. (a). N S E W side of Bustetter
 (b). 0 feet, N E W, from its intersection with Drexel Lot Number 7
 (c). Subdivision Longwood Estates Section _____

| 3. IDENTIFICATION | NAME | STREET ADDRESS | CITY | STATE | ZIP CODE | PHONE NO. |
|-------------------|--------------------|----------------|----------|-------|----------|-----------|
| OWNER | Centar Land & Dev. | P.O.Box 561 | Florence | KY | 41042 | 371-1268 |
| CONTRACTOR | Centar Land & Dev. | P.O. Box 561 | Florence | KY | 41042 | 371-1268 |
| ARCHITECT | Centar Land & Dev. | P.O.Box 561 | Florence | KY | 41042 | 371-1268 |

ALL APPLICANTS COMPLETE A THROUGH D.

A. TYPE OF IMPROVEMENT

- 1. New Building
- 2. Addition - Enter number of dwelling units _____
- 3. Alteration - Enter number of dwelling units added _____ or deducted _____
- 4. Repair, replacement
- 5. Wrecking (demolish) enter number of dwelling units deducted _____
- 6. Moving
- 7. Other _____
(SPECIFY)

Describe briefly proposed work: _____
Construct Residential Duplex

D. TYPE OF USE

- | | |
|--|--|
| <p>RESIDENTIAL</p> <ul style="list-style-type: none"> 11. <input type="checkbox"/> One family 12. <input checked="" type="checkbox"/> Two family 13. <input type="checkbox"/> Three family 14. <input type="checkbox"/> Four or more family Enter number of units _____ 15. <input type="checkbox"/> Transient Hotel or Motel Enter number of units _____ 16. <input type="checkbox"/> Accessory Garage <input type="checkbox"/> Mobile Home <input type="checkbox"/> Car Port <input type="checkbox"/> Tool Shed 17. <input type="checkbox"/> Swimming Pool 18. <input type="checkbox"/> Other _____ | <p>NON-RESIDENTIAL</p> <ul style="list-style-type: none"> 19. <input type="checkbox"/> Amusement, recreation, place of assembly 20. <input type="checkbox"/> Church, other religious building 21. <input type="checkbox"/> Industrial, storage building 22. <input type="checkbox"/> Parking Garage 23. <input type="checkbox"/> Accessory Garage <input type="checkbox"/> Car Port <input type="checkbox"/> Tool Shed 24. <input type="checkbox"/> Service Station, repair garage 25. <input type="checkbox"/> Hospital, institution, nursing home 26. <input type="checkbox"/> Office, bank, professional 27. <input type="checkbox"/> Public works, utility building 28. <input type="checkbox"/> School, college, other educational 29. <input type="checkbox"/> Store, other mercantile, restaurant 30. <input type="checkbox"/> Swimming Pool 31. <input type="checkbox"/> Tank, tower, sign structure 32. <input type="checkbox"/> Other _____ 33. <input type="checkbox"/> Number of units _____ |
|--|--|

B. OWNERSHIP

- 8. Private
- 9. Public (Federal, State, Local)

State all existing and proposed uses of this building and premises:
Residential Duplex

C. COST (Omit Cents)

10. Estimated cost of improvement for which this application is being made: \$ 48,000.00 * * 15000 0

COMPLETE ALL ITEMS IN E FOR NEW BUILDINGS AND ADDITIONS ONLY

E. PRINCIPAL TYPE OF FRAME

- 34. Masonry (wall bearing)
- 35. Structural Steel
- 36. Wood Frame
- 37. Reinforced concrete
- 38. Other Brick Veneer
- 39. Is there Central Air Conditioning in this building?
 Yes No
- 40. Is there an elevator in this building?
 Yes No

TYPE OF HEATING FUEL

- 41. Gas
- 42. Oil
- 43. Coal
- 44. Electricity
- 45. Other

TYPE OF SEWAGE DISPOSAL

- 46. Public Sewer
- 47. Private system (septic tank, etc.)

TYPE OF WATER SUPPLY

- 48. Public
- 49. Private (Well, cistern)

FOR RESIDENTIAL BUILDINGS ONLY

50. Number of bedrooms 2 per unit
 51. Number of bathrooms 1 per unit
 52. No. of off-street parking spaces 2

FOR NON-RESIDENTIAL BUILDINGS ONLY

53. Number of off-street parking spaces
(a) Enclosed _____ (b) Outdoors _____

The owner of this building and undersigned, do hereby covenant and agree to comply with all the applicable regulations pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

Application by _____ Address Anchor Properties, Inc. 7209 U.S. Highway 42 Florence, KY 41042
OWNER'S OR AGENT'S SIGNATURE [Signature] DO NOT WRITE BELOW THIS LINE (Office Use)

H. 54. Number of stories _____ 55. Total floor area, exterior dimensions (additive square feet) _____
 56. Total volume (cubic feet) _____ 57. Total land area (approximate in square feet) _____

I. Plan Examiner's Approval: Signature _____ Date _____

J. Zoning Approval Alvin Chip Rock Date Permit Issued _____ Number _____ Permit and Inspection Fee \$ _____
ZP84-20 5R-2 4/26/84

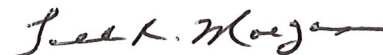
HOME BUILDERS ASSN. OF NORTHERN KENTUCKY COPY

INSPECTOR'S COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Tyler Remley
59 Bustetter Dr
Florence, KY 41042
2. ADDRESS OF PROPERTY
59 & 61 Bustetter Dr
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Judy Bour Short Term Rental
4. DEED BOOK 1154 PAGE NO. 925 GROUP NO. 2034B
5. TYPE OF RESTRICTION(S) (Check all that apply)
- ___ Zoning Map Amendment: X Conditional Use Permit
From _____ To _____
- ___ Development Plan ___ Conditional Zoning
- ___ Subdivision Plat ___ Other:
(Not Recorded)
- ___ Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

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



SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the Boone
County Planning Commission this 15th day of October, 2021.

Treva L. Beagle
Notary ID 588897
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2021

This instrument was prepared for recording purposes only by:

Nicole Dierna
Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of October 14, 2021 Certificate of Land Use Restriction (#21-FBOA-013-A), for Tyler Remley, Property Owner(s).

The following conditions will apply:

1. Short term renters shall be required to rent the dwelling for a minimum of two nights.
2. One renter or group shall rent the entire household with a single-rental contract.
3. All short-term rentals of the dwelling shall be limited to 5 occupants or less.

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

DEED BOOK 1154

PAGE NO. 925

GROUP NO.