

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
87964  
MAR 16 2023  
BOONE COUNTY  
PLANNING COMMISSION

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

005

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: Tracy Taylor

Address: 15064 Lebanon Crittenden Rd

Verona Ky 41092  
City State Zip Code

Phone Number: 859/525-7297 Fax Number: \_\_\_\_\_

Email: Tracy.Taylor@KlasyK-9.com

4. Description of Request: TO Allow a kennel - see attached letter

5. Name of Development: \_\_\_\_\_

6. Location of Development: 7901 Dream Street St #1

Florence Ky 41042  
City State Zip Code

7. Acreage Under Review: 2.5

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

9. Current Owner: James A Gallenstein A Family LLC

Address: 501 Crescent Avenue

Corington Ky 41011  
City State Zip Code

Tracy Phone Number: 859/431-8116 Fax Number: \_\_\_\_\_

Email: tgallenstein@3gsliquor.com

10. Proposed Use(s) on Site: Dog grooming, doggy day care, training
11. Total Square Footage of Existing and/or Proposed Buildings: 2080
12. Current Zoning: C-3/PD/PO
13. 819 204 2041A  
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:** *Mary Dallenstein*  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 3/16/23 Fee Received: \$1116 Receipt #: 87964

2. Is application complete:

3. Staff Reviewer: Todd Morgan

4. Scheduled Board Action Date: 4/10/23

5. Board Action: \_\_\_\_\_

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

6. Conditions of Approval: SEE 4/10/23 Meeting Minutes  
AND C.L.U.R.

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@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#1

APPLICANT: Tracy Taylor for Klassy K-9

LOCATION: 7901 Dream Street, Suite 1, Florence, Kentucky

ZONING: Commercial Services/Planned Development/Parkway Corridor Study Overlay  
(C-3/PD/PO)

DATE: April 10, 2023

### PROPOSAL

The applicant is requesting a Conditional Use Permit to allow a dog grooming, daycare, and training business to occupy 7901 Dream Street, Suite 1. A letter was submitted with the application and it provides the following information:

- A. Klassy K-9 is an existing business and will be moving to the proposed location.
- B. Approximately 25-30 dogs are groomed per day.
- C. Up to 26 dogs could be on-site any given time.
- D. Dog training sessions occur on Saturdays only. They are limited to one dog, one owner, and one trainer at a time.
- E. The business does not board dogs overnight.

Note – The applicant also informed Staff that all business activities will occur inside the tenant space. The dogs will only be outside when they are brought in or out of the facility by their owner(s).

### APPLICABLE REGULATIONS

- A. Section 1003 of the Boone County Zoning Regulations states that “the purpose of the Commercial Services district is to provide, control, and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display, and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in ARTICLE 11. Such districts will generally be organized around regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from arterial roads. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting, and other spaces and improvements as possible.”
- B. Sections 1003.2 and 505.3 (Table 5-4) of the Boone County Zoning Regulations identify kennels as a conditional use within the C-3 zone.
- C. Section 1003.6 indicates that a Conditional Use Permit cannot be sought for a kennel in a C-3 zone if an adjoining property is residentially zoned (applies to the City of Florence only).

- D. Section 4000 of the Boone County Zoning Regulations define a kennel as “a lot or a facility in which four (4) or more domesticated animals greater than four (4) months of age are maintained for commercial purposes. Commercial purposes include the grooming, breeding, boarding, animal day care, training, raising, and selling of domesticated animals.”
- E. Section 202 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.
- F. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 205 H. and 1003.2 of the Boone County Zoning Regulations.

Findings listed in Section 205 H. (Findings for all Conditional Uses):

1. 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;
2. 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;
3. Will not be hazardous to existing or future neighboring uses;
4. 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;
5. 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;
6. 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;
7. 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 1003.2 of the Boone County Zoning Regulations (C-3 District):

1. the activity is an integral and subordinate function of a permitted commercial use or service; and

2. The arrangement of use, building, or structure will be compatible with the organization of permitted and accessory uses to be protected in the district.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Commercial” uses, which is defined as “retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”
- 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).

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).

Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

#### RELATIONSHIP TO THE CENTRAL FLORENCE STRATEGIC PLAN, AN UPDATE OF THE PARKWAY CORRIDOR STUDY

- A. The property is located in area 5 (see page 5.5).
- B. One of the Plan Concepts for Area 5 is to maintain the interchange business orientation of the southern section of Dream Street and further create/emphasize low turnover commercial and local services in the northern section of Dream Street. Encourage the redevelopment of sites, particularly the uses or existing buildings that have located on Dream Street for over 25 years (pg. 6.2).
- C. The Zoning for Sub Area 5 text states that businesses which cater towards interstate travelers such as restaurants and hotels, and consumer retail uses, are recommended to continue along the southern section of Dream Street (pg. 7.2)
- D. The Zoning Administrator Criteria for determining the review process indicate that changes of uses can be permitted through a Tenant Finish Permit application if the use is principally permitted in the underlying zone and no exterior alterations or additions are proposed (pg. 7.5). Note – kennels are a Conditional Use.

#### SITE CHARACTERISTICS

- A. The subject property is 2.5 acres and contains a multi-tenant office/commercial building.

Current tenants include Liquor City, the Barber College, Sub Station II, and PPG Paints.

- B. The property has 201 feet of frontage on Dream Street and 446 feet of frontage on I-71/75.
- C. Access to the site is provided from two curb cuts on Dream Street.
- D. A large freestanding sign exists on site and is located between the two access points.
- E. The property is located within the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.

SURROUNDING LAND USES AND ZONING

- Northeast: Dream Street and Wendy's (C-3/PD/PO)
- Northwest: McDonald's (C-3/PD/PO)
- Southeast: Bob Evans (C-3/PD/PO)
- Southwest: Interstate 71/75, Costco, Dave & Buster's (C-2/PD/MR)


STAFF COMMENTS

- A. Staff would like the applicant to address the following:
  - 1. Please confirm the following:
    - There will be no overnight boarding.
    - No activities, including exercising or walking dogs, occurs outside.
    - 26 cages are proposed and no more than 26 dogs will be on site at a given time.
  - 2. How large is the tenant space?
  - 3. What are the proposed days and times of business operation?
  - 4. How many daycare dogs could be accepted on a given day?
- B. The Board needs to analyze the Conditional Use Permit criteria before acting on the request.

CONCLUSION

KRS 100.237 and Section 202 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

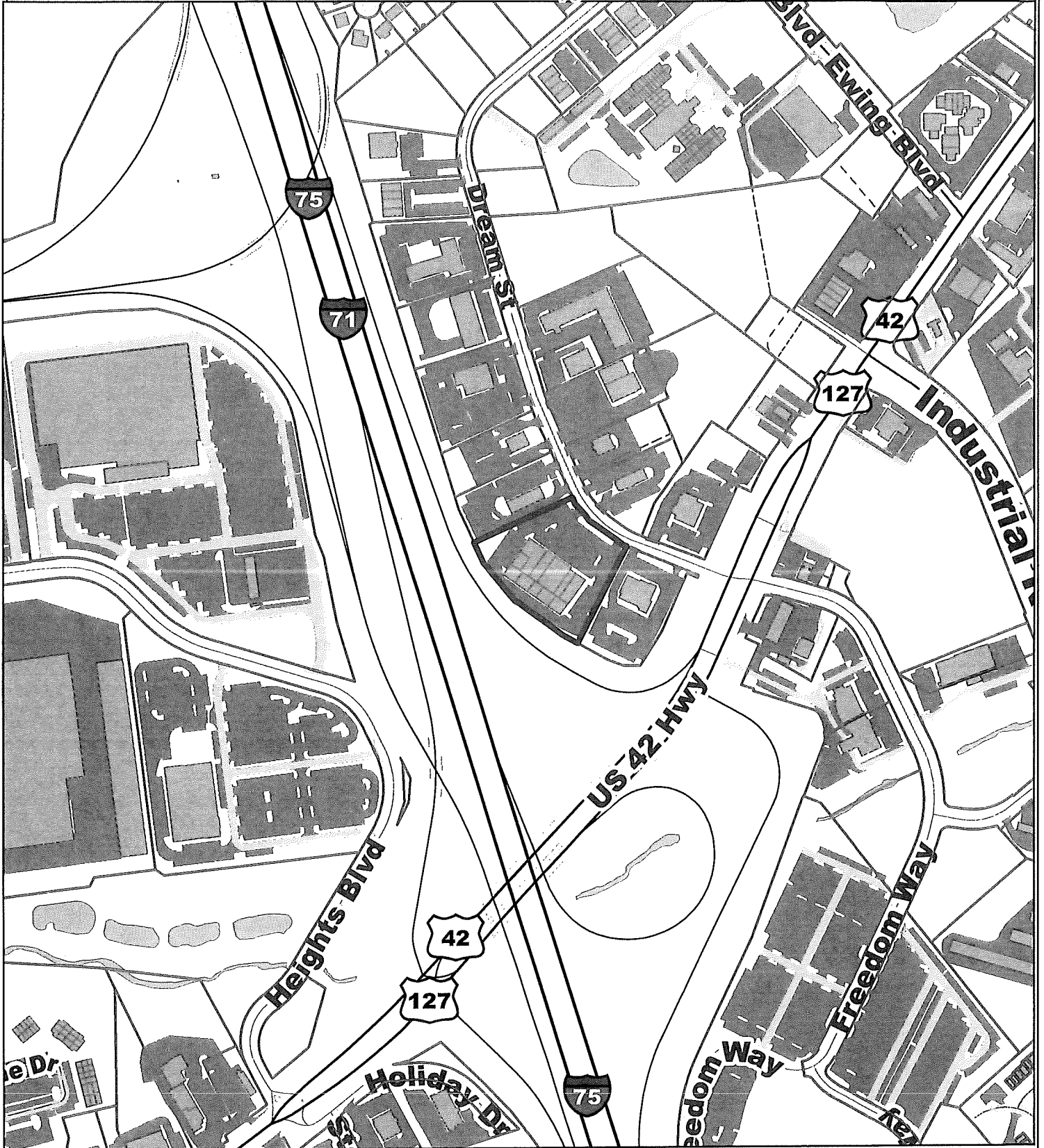
TKM/ss

Attachments

- \*Site Vicinity Map
- \*Location of Subject Tenant Space
- \*Letter From Applicant
- \*2023 Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application

# SITE VICINITY MAP

www.boonecountygis.com



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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

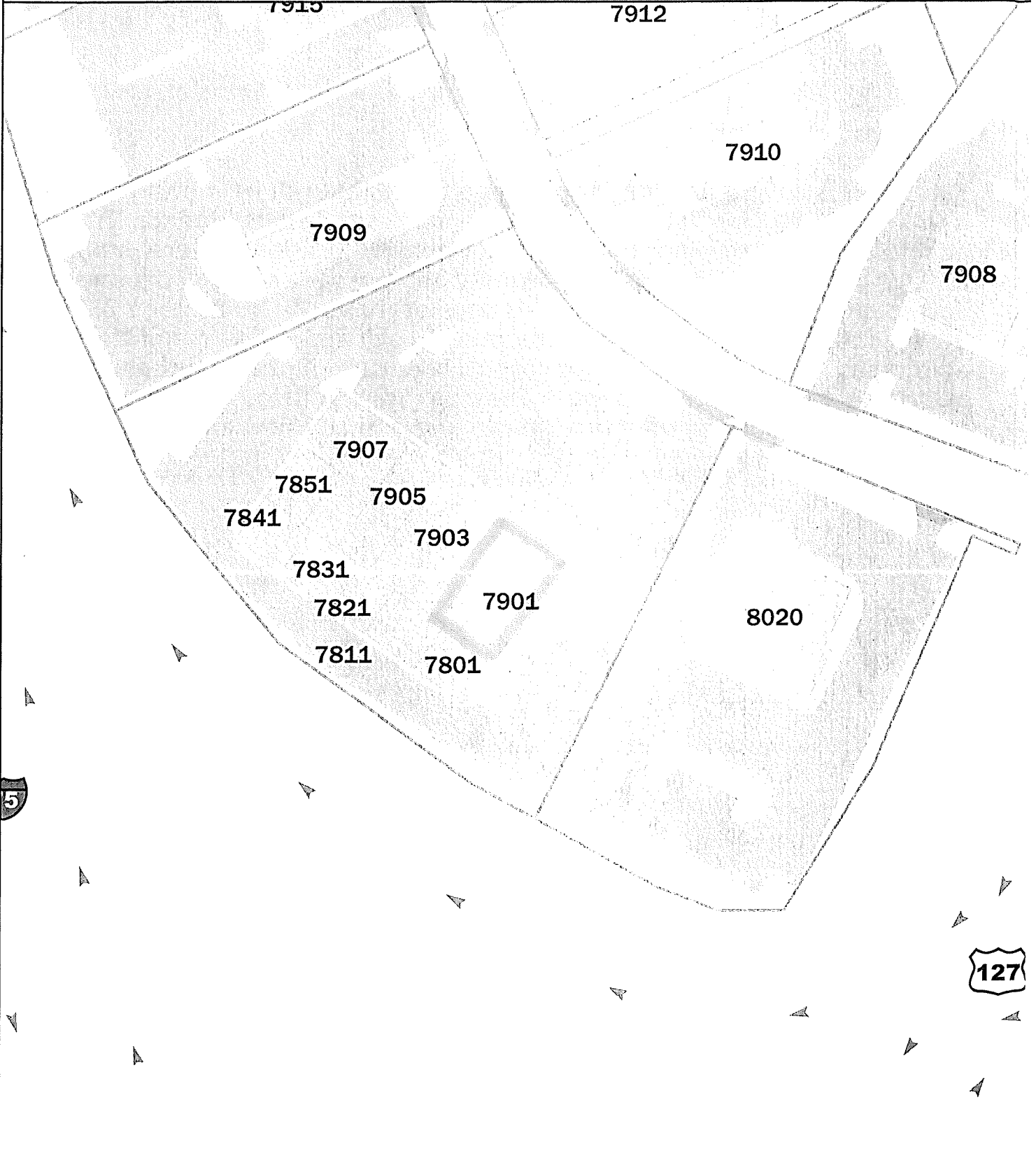
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ArcMap Document: \*.mxd

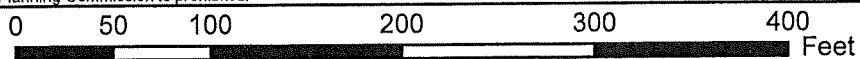
# Boone County GIS Map

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1 inch = 100 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



March 14, 2023

To Whom It May Concern,

Klassy K-9 is a reputable dog grooming service that will be moving to a new location by June 1st, 2023. We are a well established Florence KY business and are moving to another Florence KY location. We are in hopes of having more than 3 dogs concurrently and possibly a doggy daycare and some dog training as well at this new location. We do average 25 - 30 dogs throughout the day for grooming. Each and every one of the employees love what they do and love to take care of others furbabies and make them beautiful for you. The more we can help, ie., daycare, training and grooming the more we can hire and add new jobs more frequently.

Thank You,

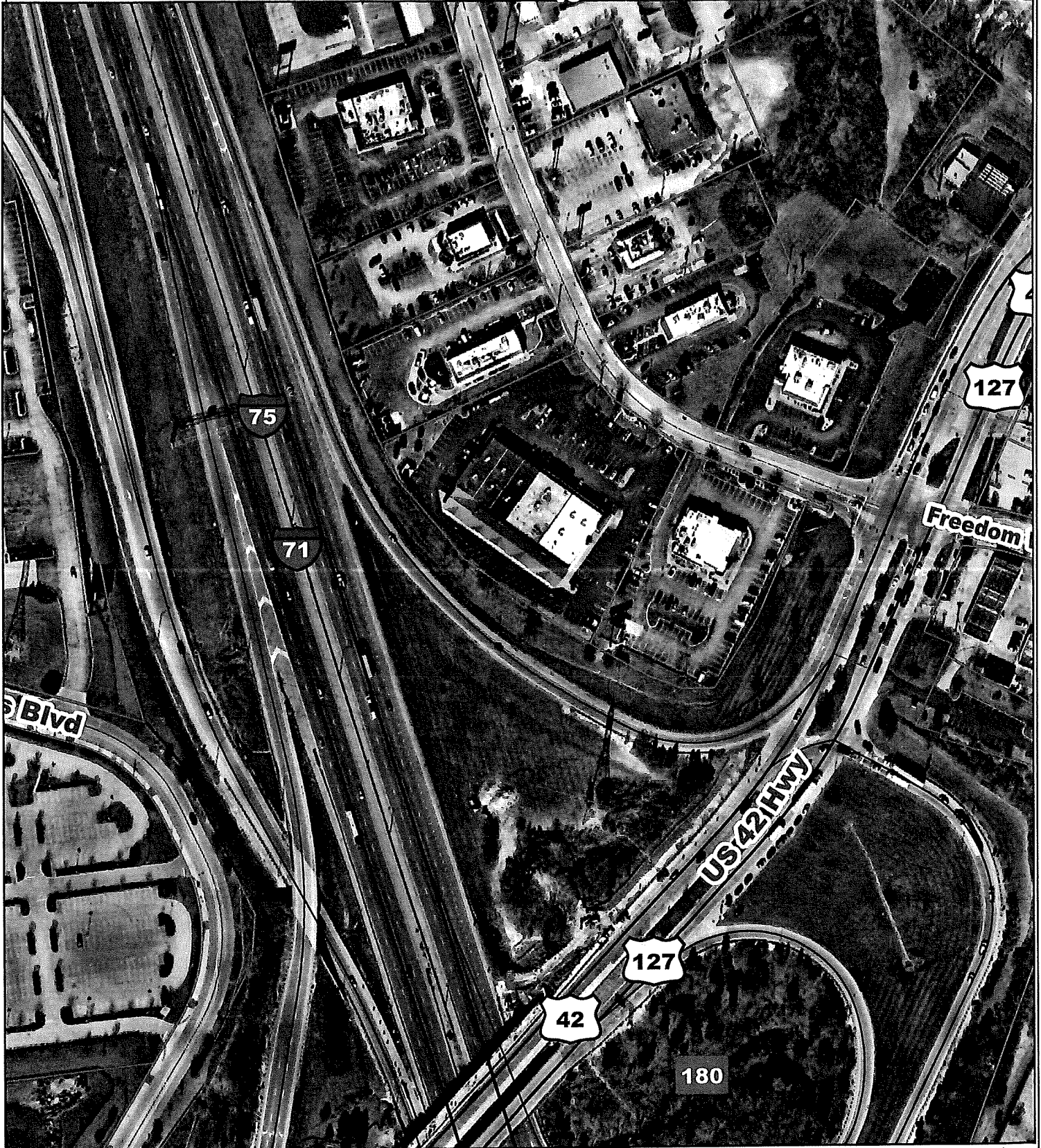
*Tracy Taylor*

Tracy Taylor  
Klass K-9

1. Maximum dogs on site would be 26.
  2. Dog training sessions occur on Saturday only. It is limited to 1 dog, 1 owner and 1 trainer at a time.
  3. There will be no dog boarding or overnight stays.
- PC

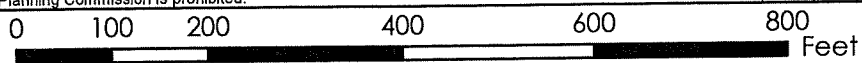
# 2023 AERIAL MAP

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1 inch = 200 feet

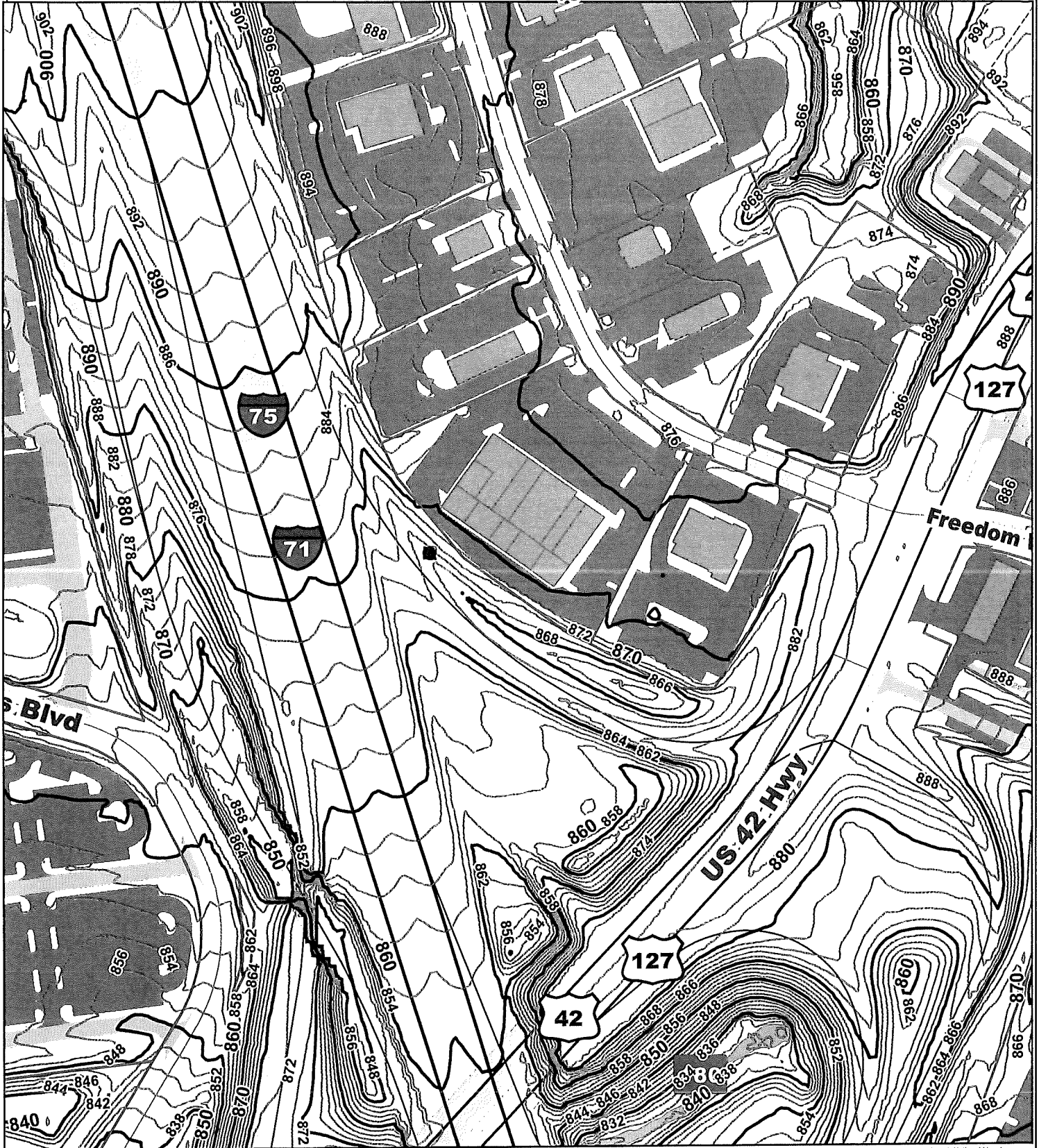


**Boone County GIS - Putting Northern Kentucky on the Map**



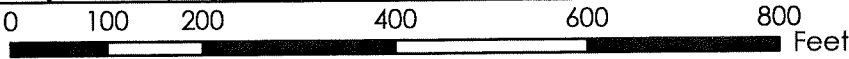
# TOPOGRAPHICAL MAP

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1 inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

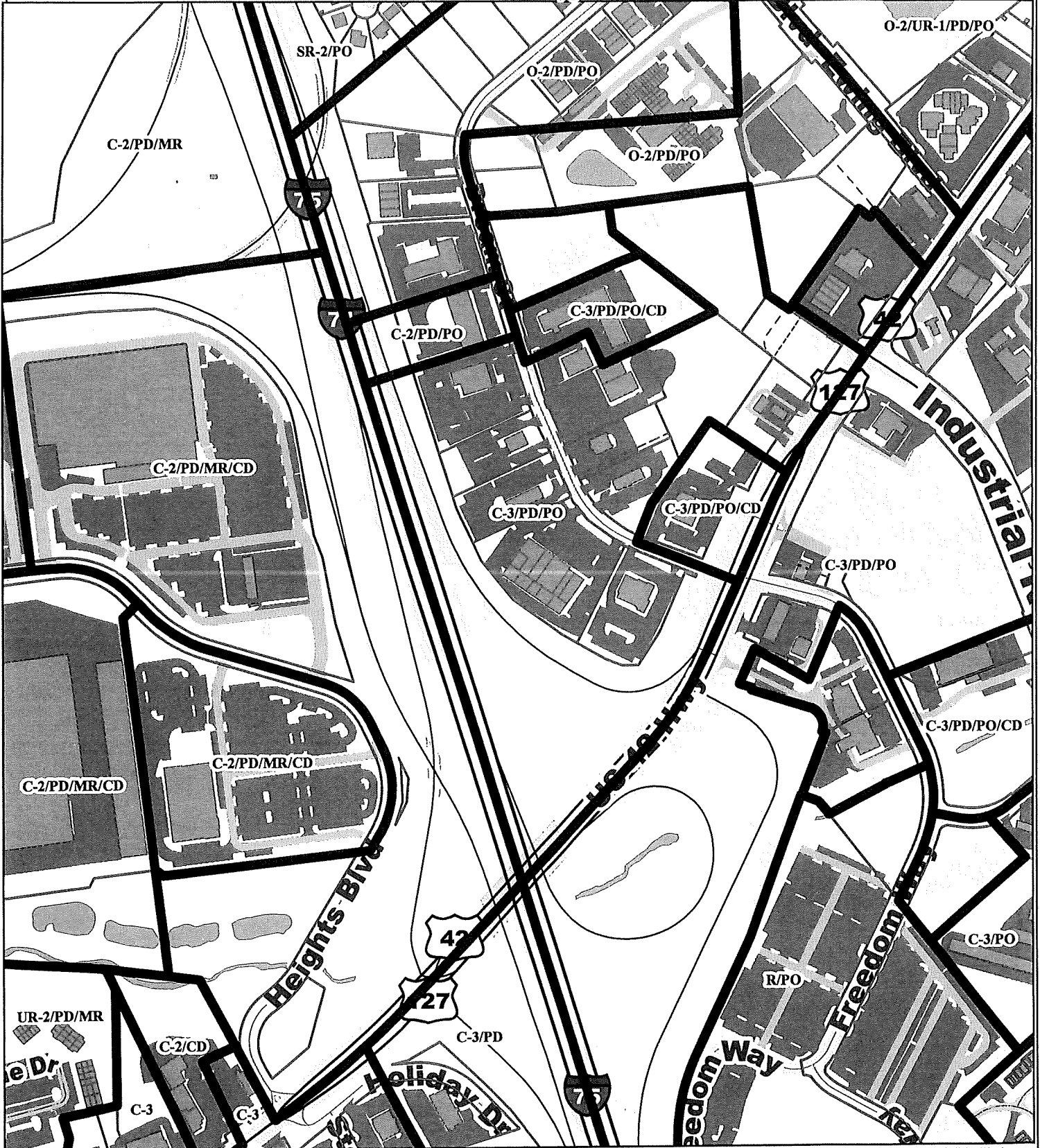


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ArcMap Document (\*.mxd)

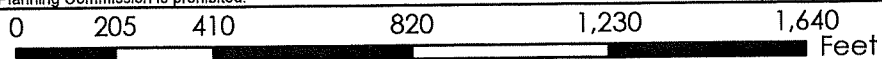
# ZONING MAP

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1 inch = 400 feet

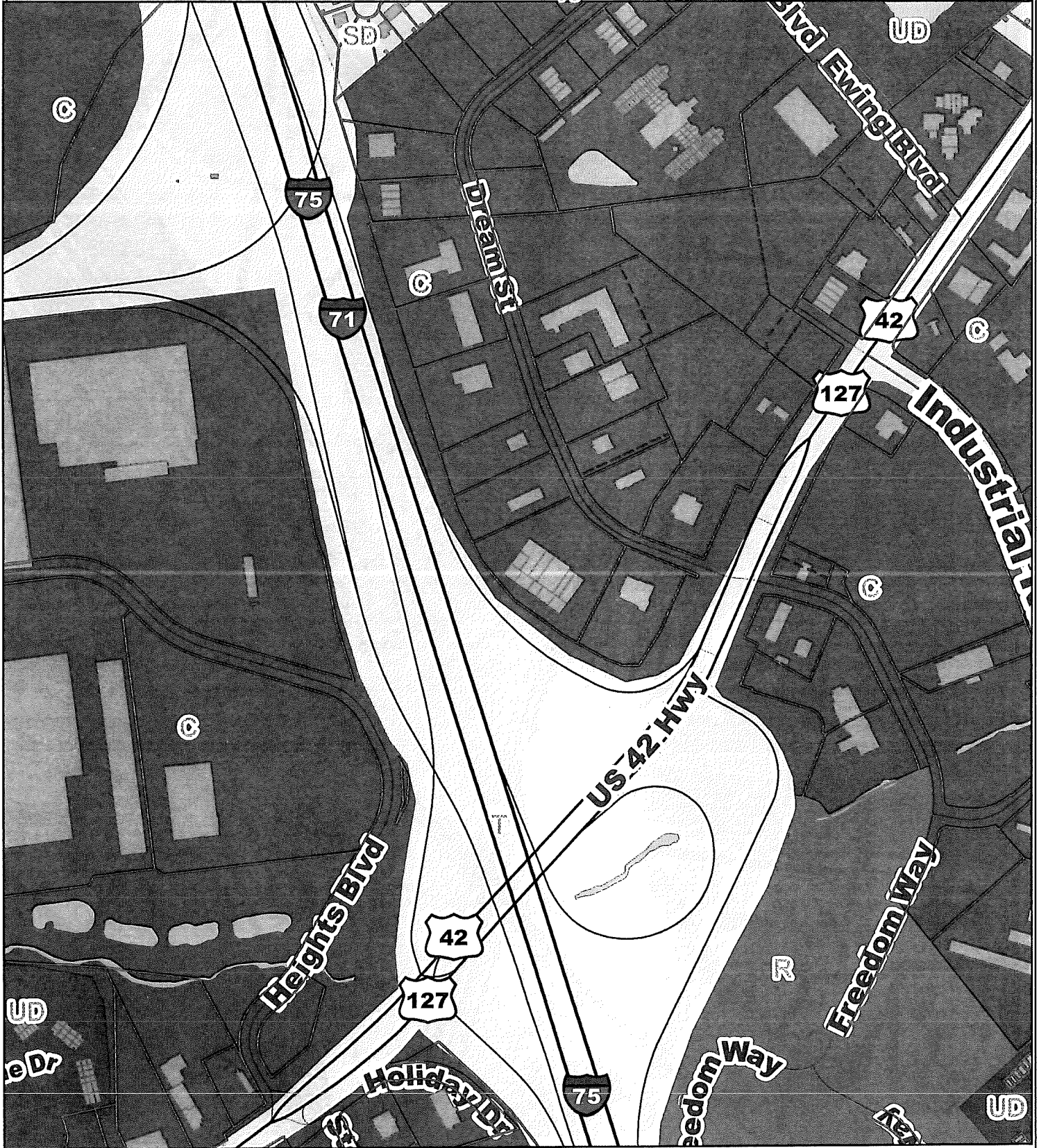


**Boone County GIS - Putting Northern Kentucky on the Map**



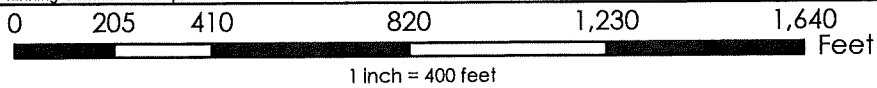
# 2040 FUTURE LAND USE MAP

www.boonecountygis.com



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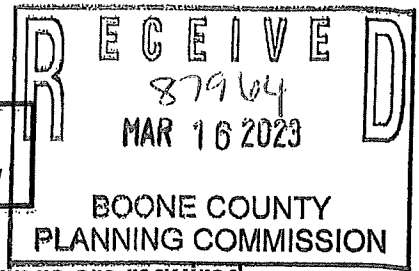
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2020

Map File Path: C:\Users\jgibson\Documents\2020\2040\2040\_LandUse.mxd  
ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
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: Tracy Taylor  
Address: 15064 Lebanon Crittenden Rd  
Verona Ry 41092  
City State Zip Code  
Phone Number: 859/525-7297 Fax Number: \_\_\_\_\_  
Email: Tracy.Taylor@KlasyK-9.com
4. Description of Request: TO Allow a kennel - see attached letter
5. Name of Development: \_\_\_\_\_
6. Location of Development: 7901 Dream Street St #1  
Florence Ry 41042  
City State Zip Code
7. Acreage Under Review: 2.5
8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_
9. Current Owner: James A Gallenstein A Family LLC  
Address: 501 Crescent Avenue  
Corington Ry 41011  
City State Zip Code  
*Tracy* Phone Number: 859/431-8116 Fax Number: \_\_\_\_\_  
Email: tgallenstein@3gsliquor.com

10. Proposed Use(s) on Site: Dog grooming, doggy daycare, training
11. Total Square Footage of Existing and/or Proposed Buildings: 2080
12. Current Zoning: C-3/PD/PO
13. 819 204 2041A  
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:** Tracy Dallenstein  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
James A. Gallenstein Family LTD Liability Co.  
501 Crescent Ave  
Covington, KY 41011
  
- 2. ADDRESS OF PROPERTY  
7901 Dream St, Suite 1  
Florence, KY 41042
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Klassy K-9
  
- 4. DEED BOOK 819                      PAGE NO. 204                      GROUP NO. 2041A
  
- 5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
    From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
 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

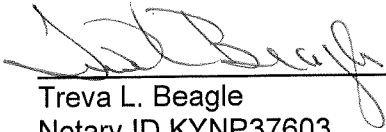
*Todd K. Morgan*  
SIGNATURE OF COMPLETING OFFICIAL

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 12<sup>th</sup> day of April, 2023.



Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:



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 April 10, 2023, Certificate of Land Use Restriction (#23-FBOA-005-A), for James A. Gallenstein Family LTD Liability Co., Property Owner(s).

The following conditions will apply:

1. There will be no overnight boarding.
2. No activities, including exercising or walking dogs, occurs outside.
3. There shall be a maximum of 26 cages. No more than 26 dogs shall be permitted on site at any given time.
4. The daycare shall care for no more than four (4) dogs on any given day.

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

DEED BOOK 819

PAGE NO. 204

GROUP NO. 2041A