

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
90537
MAY 21 2024
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 002

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: Sarah Hall
Address: 73 W Cobblestone Ct
Florence KY 41042
City State Zip Code
Phone Number: 928.202.8899 Fax Number: _____
Email: arizonasunshinelover@gmail.com
4. Description of Request: To use the above address as a short term rental.
5. Name of Development: Stonegate Meadows Subdivision
6. Location of Development: West Cobblestone Ct.
Florence KY 41042
City State Zip Code
7. Acreage Under Review: .21
8. Lot Number and Name of Subdivision (if part of a subdivision):
Lot 90 Stonegate Meadows
9. Current Owner: Sarah Hall
Address: 73 W. Cobblestone Ct
Florence KY 41042
City State Zip Code
Phone Number: 928.202.8899 Fax Number: _____
Email: arizonasunshinelover@gmail.com

Mailing address: 660 King Copper Rd Clarkdale, AZ 86324

10. Proposed Use(s) on Site: Short term rental
11. Total Square Footage of Existing and/or Proposed Buildings: 1,266 sqft
12. Current Zoning: SR-1
13. 1187 205 _____
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: Sarah Hill

Applicant's Signature: Sarah Hill

* Permit has been applied for through City of Florence per phone call with shawnc 5/21/24

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

1. Date Received: 5/21/24 Fee Received: \$814 Receipt #: 90537

2. Is application complete: _____

3. Staff Reviewer: Steve Gill

4. Scheduled Board Action Date: 7/10/24

5. Board Action: 7/10/24

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 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#1

APPLICANT: Sarah Hall

LOCATION: 73 W. Cobblestone Ct, Florence, Kentucky

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

DATE: July 10, 2024

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

- 1983 A Zoning Map Amendment application was submitted to change the zoning of the site, and adjacent areas, from SR-1 to SR-1/PD (R-5-83).
- 1988 On May 25, 1988, the Boone County Planning Commission approved a Final Plat for Stonegate Meadows, Section Six, creating the lot in question.
- 1988 On October 13, 1988, the Boone County Planning Commission approved a zoning permit to allow the construction of a single-family residence on the site in question.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or

STAFF REPORT

#1

APPLICANT: Sarah Hall

LOCATION: 73 W. Cobblestone Ct, Florence, Kentucky

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

DATE: July 10, 2024

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

- 1983 A Zoning Map Amendment application was submitted to change the zoning of the site, and adjacent areas, from SR-1 to SR-1/PD (R-5-83).
- 1988 On May 25, 1988, the Boone County Planning Commission approved a Final Plat for Stonegate Meadows, Section Six, creating the lot in question.
- 1988 On October 13, 1988, the Boone County Planning Commission approved a zoning permit to allow the construction of a single-family residence on the site in question.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or

- agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 505.2 of the Boone County Zoning Regulations identifies 'Short Term Rental' as Conditional Uses within the SR-1 district.
- D. Section 903 A of the Boone County Zoning Regulations states that 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 nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
 - B. A bed and breakfast.
 - C. A hotel/residence hotel.
- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
- 1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
 - 2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
 - 3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
 - a. There shall be a maximum occupancy of ten (10) persons, adult or children.

- b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.
4. Parking requirements shall be as follows:
- a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
 - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
 - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
8. It shall be unlawful:
- a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
 - b. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court. (Applies to Unincorporated Boone County Only)
 - c. To advertise or offer a short term rental without first registering the property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)
 - d. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)
 - e. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.

- f. To operate a short term rental without paying the required hotel occupancy taxes.
 - g. To offer or allow the use of a short term rental in a manner which violates the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)
 - h. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
 - i. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
9. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as Suburban Density Residential, which is described as single family housing of up to four units per acre.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
 1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 2. 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).
 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 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).
 5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
 6. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).
 7. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 8. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).
 9. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
 10. Mixing of commercial and non-commercial uses shall occur in areas where

consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).

11. 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).
- C. West Cobblestone Court is a City of Florence maintained local cul-de-sac street providing for two-way traffic. There are sidewalks along both sides of the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.21 acre area is located along the west side of West Cobblestone Court, approximately eight hundred and fifty (850) feet west of Kelley Drive.
- B. The site has approximately forty (40) feet of frontage along West Cobblestone Court.
- C. Access to the site is provided by a single curb cut onto West Cobblestone Court.
- D. The site is currently occupied by three-bedroom detached single-family residential structure, with an attached two-car garage.
- E. The site can accommodate parking for two (2) cars in the garage and two (2) cars on the driveway.
- F. Topographically, the site is relatively flat.

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 three (3) bedroom house as a short term rental.

STAFF COMMENTS


- A. The site is located along West Cobblestone Court, a local cul-de-sac street.
- B. The site is located approximately 2,700 feet from the nearest approved Short Term Rental.
- C. It takes three (3) turning movement to get to the site in question from the nearest arterial street, which is Hopeful Church Road.

- D. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
1. Occupancy shall be limited to a maximum of eight (8) guests.
 2. 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.
 3. Installation of a six (6) foot-tall, privacy fence along the rear portion of the lot along the common lot line with 107 Meadow Creek Drive.
- E. An email has been received by Staff and has been attached to the report.

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,



Steven C. Lilly, PLS
Planner, Zoning Services

SCL

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *City of Florence Short Term Rental Permit Application
- *Concept Development Plan
- *Emails received

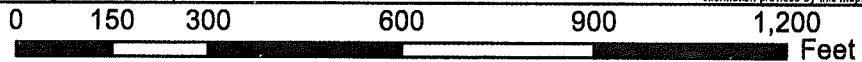
Vicinity Map

www.boonecountygis.com

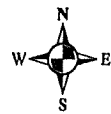


Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Document: *.mxd

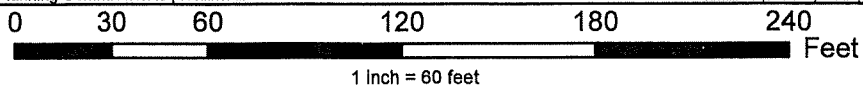
Aerial Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.

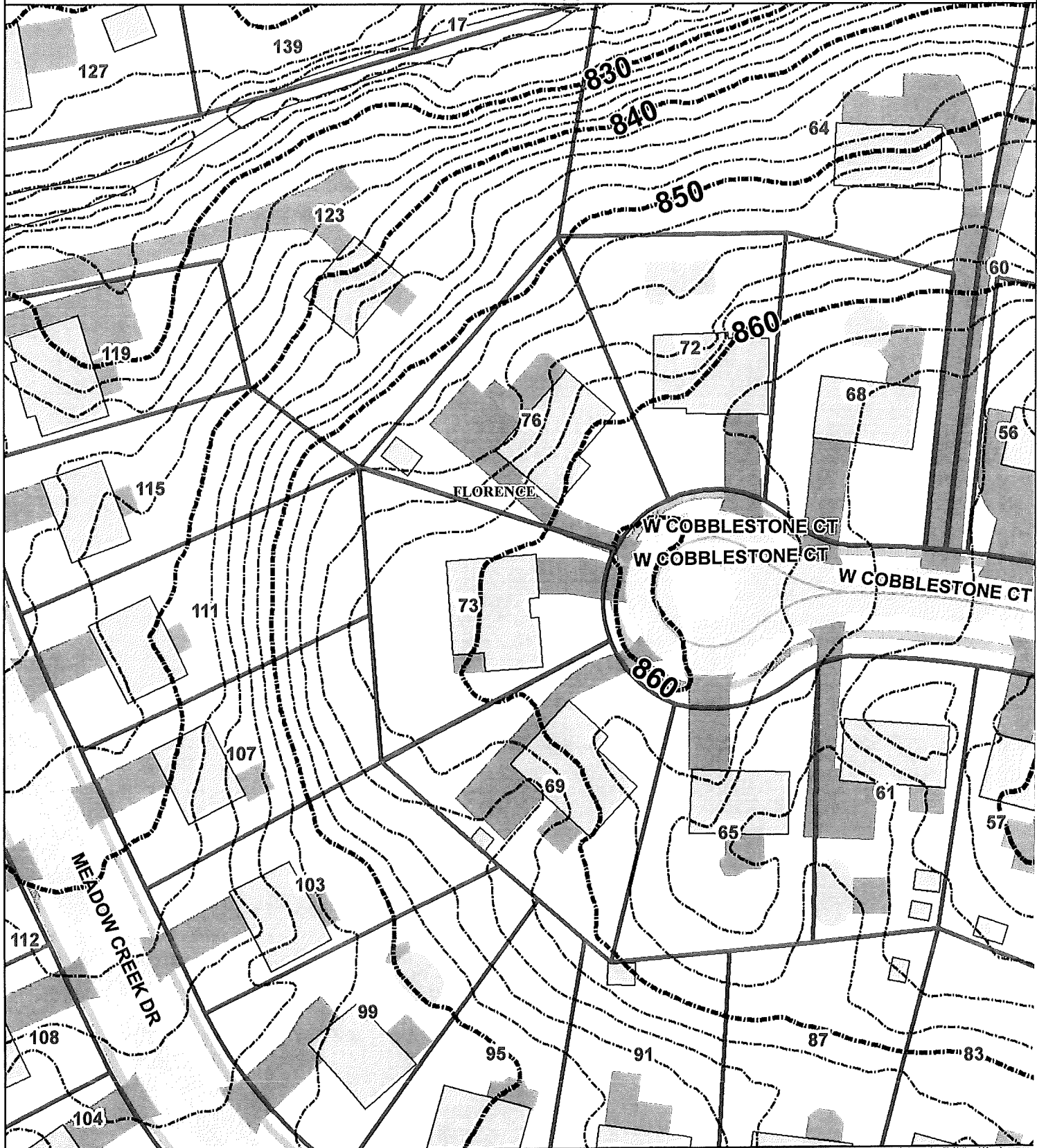


Boone County GIS - Putting Northern Kentucky on the Map

Only those features by map 2023-1102
ArcMap Document: *.mxd

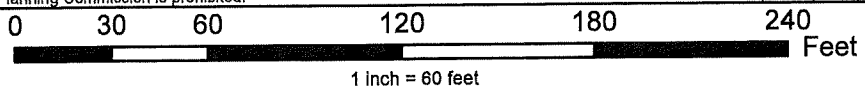
Topographic Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



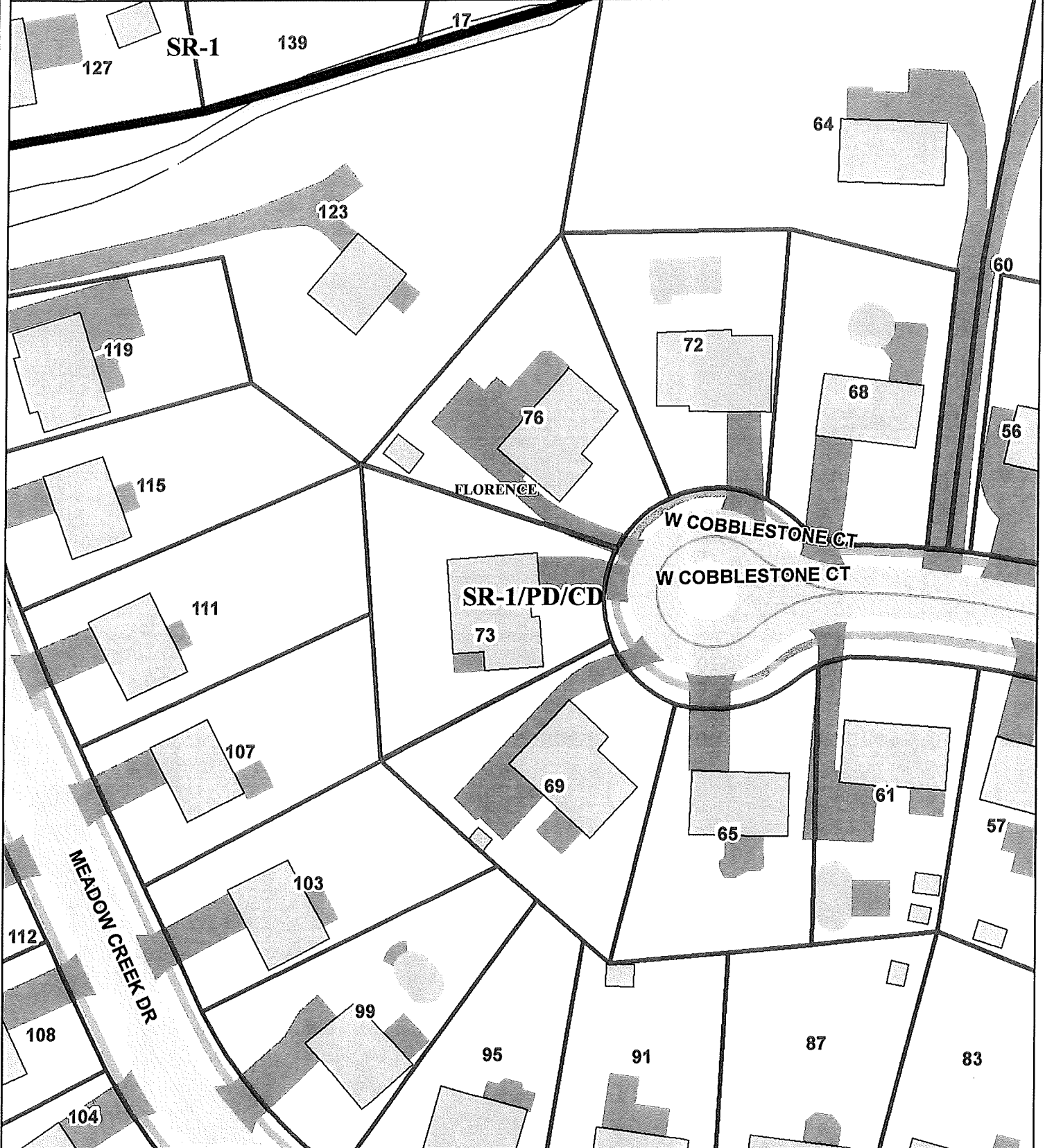
Boone County GIS - Putting Northern Kentucky on the Map



Small text at the bottom right corner, likely a file path or document name: "ArcMap Document: *.mxd"

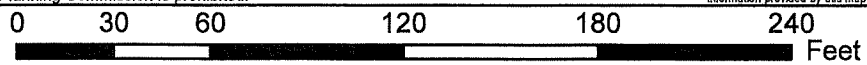
Zoning Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 60 feet

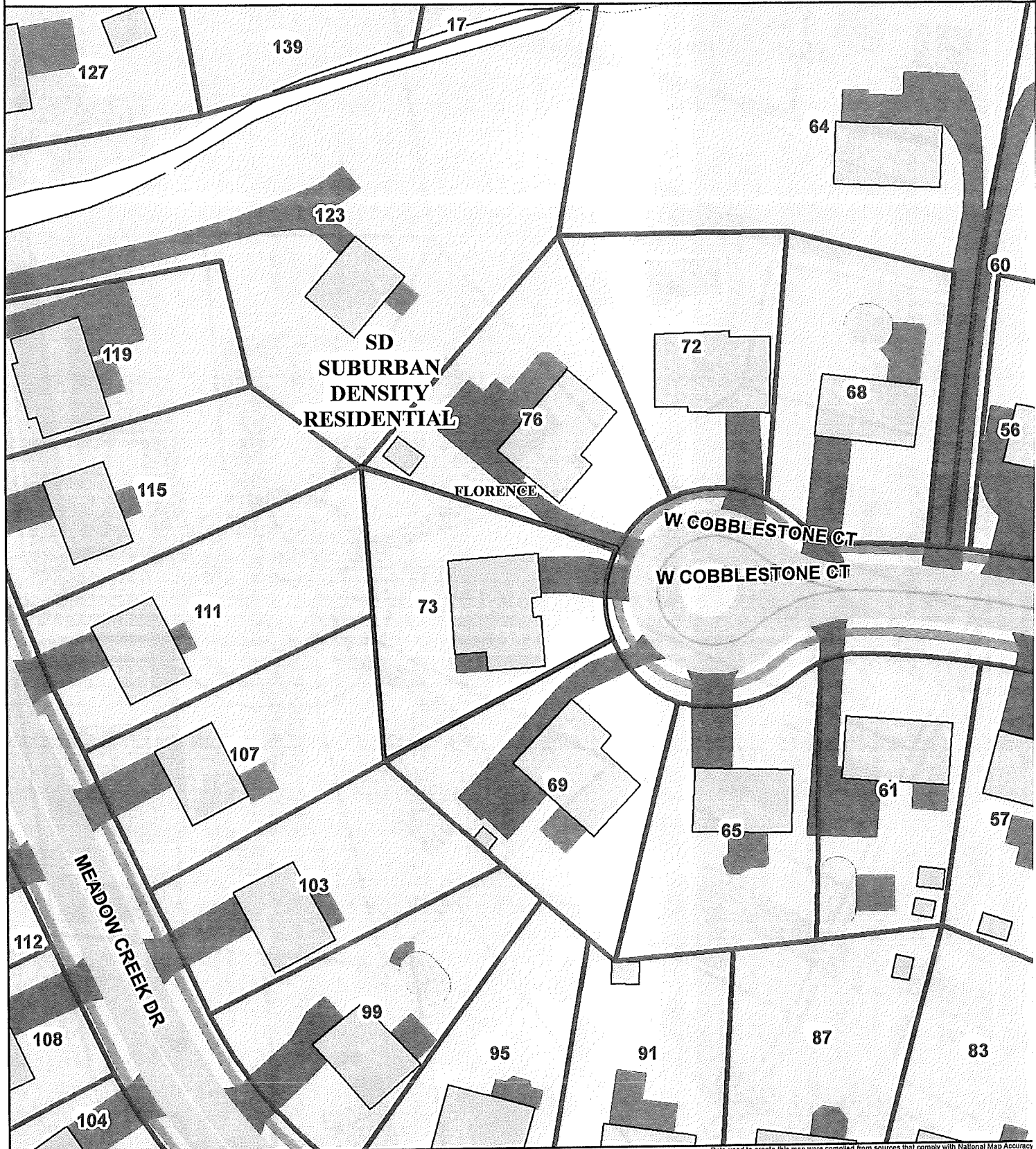


Boone County GIS - Putting Northern Kentucky on the Map

Web Data Enabled by Esri MapInfo
ArcMap Document: *.mxd

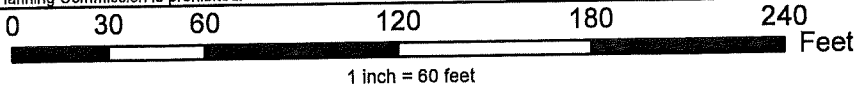
2040 Future Land Use Map

www.boonecountygis.com



Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



Boone County GIS - Putting Northern Kentucky on the Map

Map File: \\boone\gis\maps\2040 Future Land Use Map
ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
90537
MAY 21 2024
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: Sarah Hall
Address: 73 W Cobblestone Ct
Florence KY 41042
City State Zip Code
Phone Number: 928.202.8899 Fax Number: _____
Email: arizonasunshinelover@gmail.com
4. Description of Request: To use the above address as a short term rental.
5. Name of Development: Stonegate Meadows Subdivision
6. Location of Development: West Cobblestone Ct.
Florence KY 41042
City State Zip Code
7. Acreage Under Review: .21
8. Lot Number and Name of Subdivision (if part of a subdivision):
LOT 90 Stonegate Meadows
9. Current Owner: Sarah Hall
Address: 73 W. Cobblestone Ct
Florence KY 41042
City State Zip Code
Phone Number: 928.202.8899 Fax Number: _____
Email: arizonasunshinelover@gmail.com

Mailing address: 6660 King Copper Rd Clarkdale, AZ 86324

10. Proposed Use(s) on Site: Short term rental
11. Total Square Footage of Existing and/or Proposed Buildings: 1,266 sqft
12. Current Zoning: SR-1
13. 1187 205 _____
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: *Shirley Hall*

Applicant's Signature: *Shirley Hall*

* Permit has been applied for through City of Florence per phone call with Shawne. 5/21/24



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: Sarah Hall
Mailing Address: 1016 King Copper Rd Phone: 928 202 8899
City: Clarkdale State: AZ Zip: 86324
Email Address: arizona.sunshine/over@gmail.com

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

Name/Primary Owner: Brandon Pilcher
Mailing Address: 3045 Toulouse Dr. Phone: 910-205-8273
City: Union State: KY Zip: 41091
Email Address: brandon.pilcher25@gmail.com

SHORT TERM RENTAL UNIT INFORMATION:

Address of Property: 13 W. Cobble Stone Court, Florence, KY 41042
Number of Bedrooms: 3
Maximum Number of Occupants: 8

The below documents are required prior to processing:

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

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**. SH (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.

Sarah Hall

Sarah Hall

3-26-24

Name (Print)

Signature

Date

For Official Use Only- Approvals/Denial

City of Florence Planning Commission _____

Date: _____

Issuance of License is:

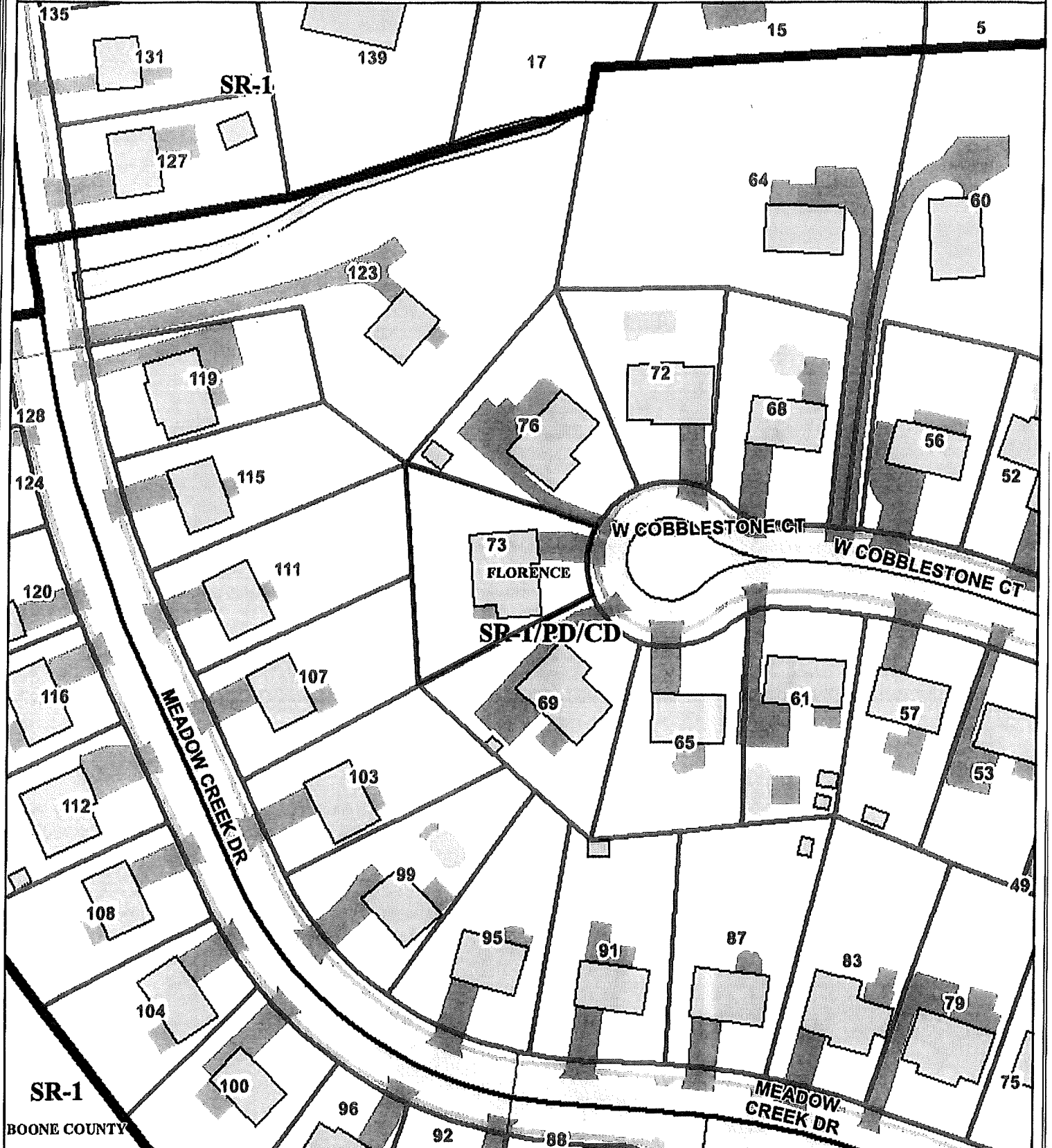
Approved

Denied (Notification to Applicant Attached)

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

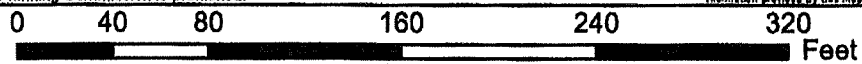
Boone County GIS Map

www.boonecountygis.com

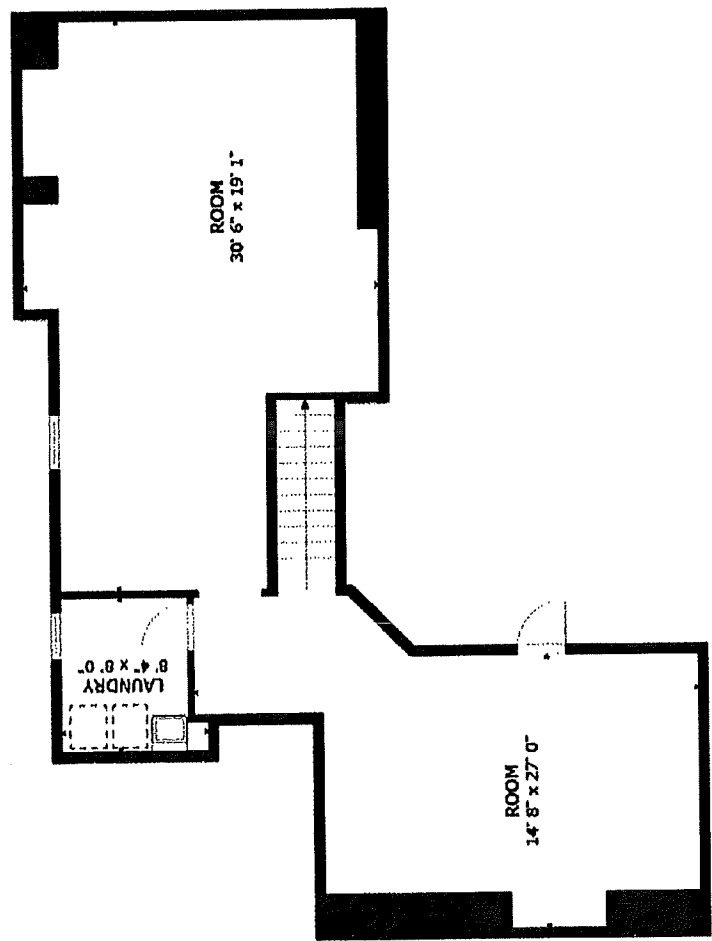
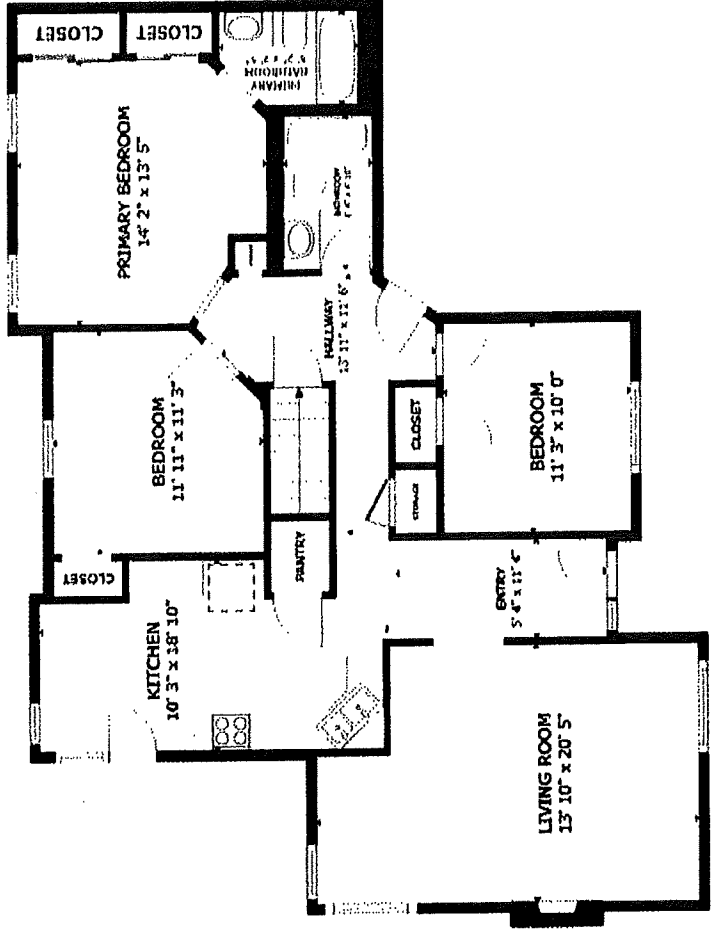


Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



Boone County GIS - Putting Northern Kentucky on the Map



GROSS INTERNAL AREA
 FLOOR 1 944 sq.ft. FLOOR 2 1,216 sq.ft.
 TOTAL : 2,160 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



- A. There will never be any signage or display on the property advertising for rent or short term rental.
- B. Only the primary home will be offered as an entirety to be rented.
- C. We offer the rental as an 8 person max and agree and understand the guidelines in regards to how many people per room.
- D. No parking is allowed on the street. Including the garage there is 4 regular vehicle parking spots available for guests. The spots are in the driveway and garage.
- E. The number of guests and the parking available will be advertised and made very clear.
- F. There are currently no other short term rentals within 1000ft of this home.
- G. The entrance is the front door and all rooms are completely accessible from within the home and is not closed off or separated.
- H. We completely understand and will abide by the rules and conditions set forth. It is our intention to work with you to do this correctly as you require.
- I. When I looked on the County website in regards to zoning it did not appear any thing needs to be changed. It all has to do with the conditional use permit as far as I can tell.

5/17/24
Sarah
Kathleen

Steve Lilly

From: Sara Smith
Sent: Tuesday, June 4, 2024 3:28 PM
To: Steve Lilly
Subject: FW: 73 West Cobblestone Court, Florence, KY 41042

From: Kim Berling <kberling@cbman.com>
Sent: Tuesday, June 04, 2024 3:27 PM
To: Planning Commission General Account <plancom@boonecountyky.org>
Subject: 73 West Cobblestone Court, Florence, KY 41042

EXTERNAL MESSAGE

June 4, 2024

Steve Lilly
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Dear Mr. Lilly,

We are responding to your letter regarding a Conditional Use Permit for Sarha Hall asking to allow 73 West Cobblestone Court, Florence, KY 41042, to be used as a short-term rental. CB Management Services, Inc. and CJB Properties, LLC have owned and managed the property located at 123 Meadow Creek Drive as a long-term rental for several years. We have prided ourselves in maintaining our rental units in excellent condition and providing consistent screening of future residents to ensure they are positive additions to the Florence community. We do not support the Conditional Use Permit for a number of reasons including concern over a consistent screening process. We are also concerned about the transient nature of the short-term renters creating a lot of uncertainty for our tenants over who is coming and going from the home.

Please feel free to contact me with any questions or concerns.

Thank you,

Kim Berling
Regional Property Manager

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Sarah Hall
73 W Cobblestone Ct
Florence, KY 41042
2. ADDRESS OF PROPERTY
73 W Cobblestone Ct
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Hall Short Term Rental
4. DEED BOOK 1187 PAGE NO. 205 GROUP NO. 2039
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


Steven C. Lilly, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

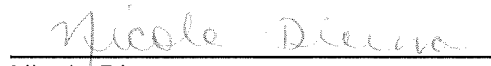
Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone
County Planning Commission this 11th day of July, 2024.



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.)