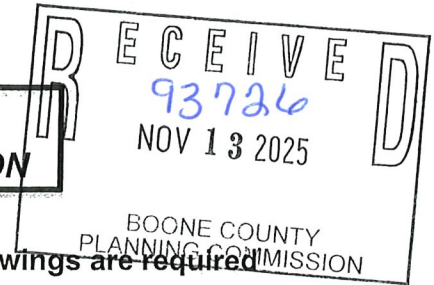


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

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

005

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: JoAnn Hester  
Address: 8700 Eden Court  
Union Ky 41091  
City State Zip Code  
Phone Number: 513-404-5485 Fax Number: —  
Email: hester.joann@yahoo.com
4. Description of Request:  
Dog grooming business in existing garage.  
\* See attached
5. Name of Development: The French Quarter at Orleans
6. Location of Development: 8700 Eden Ct.  
Union Ky 41091  
City State Zip Code
7. Acreage Under Review: .342
8. Lot Number and Name of Subdivision (if part of a subdivision):  
577 - Orleans French Quarter
9. Current Owner: Doug Hester + JoAnn Hester  
Address: 8700 Eden Court  
Union Ky 41091  
City State Zip Code  
Phone Number: 910-548-5312 Fax Number: —  
Email: dm hester 3 @ yahoo.com



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

1. Date Received: 11/13/25 Fee Received: \$816<sup>00</sup> Receipt #: 93726
2. Is application complete:
3. Staff Reviewer: Stacy Self
4. Scheduled Board Action Date: 12/10/25
5. Board Action: 12/10/25

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

6. Conditions of Approval: That approval is granted <sup>subject to</sup> per the applicant's submitted "description of at home business" narrative with the exception that item #3 be rewritten to "no more than four (4) pets shall be permitted on the premises at any time."
7. Reasons for Denial: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#2

APPLICANT: Jo Anne Hester

LOCATION: 8700 Eden Court, Florence, Kentucky

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

DATE: December 10, 2025

### PROPOSAL

- A. A Conditional Use Permit to allow a Home Business (dog and cat grooming) to be conducted within the attached garage of the existing single-family home.

### RELATIVE SITE HISTORY

- 1999 The City of Florence adopted Ordinance O-23-99 on September 28, 1999. This ordinance annexed approximately 367 acres which included the subject site. The current zoning was established in conjunction with the annexation.
- 2019 On January 25, 2019, the Boone County Planning Commission approved a Final Plat application approving French Quarter at Orleans, Section 11 which included the subject property. A zoning permit was issued for the single-family home on February 1, 2019.

### APPLICABLE REGULATIONS

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

refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
- f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
- g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

C. Section 903.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.

D. Section 4000 of the Boone County Zoning Regulations defines 'Home Business' and 'Home Occupation' as follows:

- 1. Home Business: A limited business activity that is incidental and secondary to the primary use of the principal dwelling unit, that is at a scale greater than a home occupation and is conducted in conformance with the home business requirements of these regulations.
- 2. Home Occupation: A limited business activity that is incidental and secondary to the primary use of the principal dwelling unit and that is conducted in conformance with the home occupation requirements of this order.

E. Section 3142.A.1 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for Home Businesses:

- 1. The use is conducted entirely within a dwelling or in an accessory structure.
- 2. Other than members of the household residing on the premises, no more than one (1) person who is not a member of the household residing on the premises, may be engaged in the operation of the home business.
- 3. On site sales or services shall be limited to products and services related to the home business.
- 4. There shall be no change in the exterior appearance of the building or premises, to evidence that such property is used for a home business.
- 5. No home business shall result in exterior evidence of such use being conducted by reason of atmospheric pollution, light flashes, glare, odors, noise, or vibration, discernable from abutting properties.
- 6. There shall be no pickup or delivery by business related commercial vehicles,

- except for U.S. mail and standard UPS/FedEx sized vehicles.
7. There shall be no outdoor display or storage of goods, equipment, or services that are associated with the home business.
  8. No new entrance or separate driveway shall be permitted for the home business.
  9. No commercial vehicle associated with the home business shall be permitted on the premises, except within a completely enclosed garage.
  10. Signage shall be regulated by ARTICLE 34.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Suburban Density Residential” uses which is described as single family housing of up to four units per acre.

#### SITE CHARACTERISTICS

- A. The approximate 0.34-acre area is located along the north side of Eden Court and along the west side of Iberville Court.
- B. The site has approximately one hundred (100) feet of frontage along Eden Court and one hundred and fifty (150) feet of frontage along Iberville Court.
- C. Access to the site is provided by one curb cut onto Eden Court.
- D. The site is currently occupied by a detached, single-family residential structure and an inground pool.
- E. Topographically, the site has been graded for the house and improvements which include retaining walls on the north and west property lines.

#### SURROUNDING LAND USES AND ZONING

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

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the existing attached, two car garage for dog and cat grooming.

#### CITY OF FLORENCE COMMENTS

1. The owner should verify that there are no private deed restrictions or HOA rules which would prohibit a home-based business.
2. We recommend the following conditions if the application is approved:
  - a. The business operation shall be limited to dog and cat grooming.

- b. Business hours shall be limited to 8:00 A.M. to 5:00 P.M., Monday-Saturday.
- c. No more than 8 animals shall be groomed per business day.
- d. Clients shall be required to pick up their pet(s) once the grooming is complete.
- e. No overnight animal boarding shall be permitted.

STAFF COMMENTS

- A. Home Businesses were added as a Conditional Use to many of the residential zoning districts as part of the 2020 Zoning Update.
- B. The applicant has provided a project narrative indicating the following:
  - 1. Work will be limited to the garage with its own entrance and be furnished with professional grade equipment and tools.
  - 2. Hours of operation will be limited to 8:00 am – 5:00 pm Monday thru Saturday.
  - 3. The number of animals being groomed daily will fluctuate depending on the size and needs of the pet and would likely not exceed 8 pets per day.
  - 4. Services will include but not limited to bathing, drying, nail trimming/paw pad care, de-shedding, and trimming/shaving.
  - 5. Dog/cat boarding will NOT be a service, however one large and 2 small kennels will be available for clients who bring more than 1 pet to be groomed or if there is an overlap between drop off and pickup of pets. Having kennels available is for the safety of the pet, owner and groomer. Clients will be required to pick up their pet once the grooming is completed.
  - 6. All doors and windows will be closed during grooming hours for the safety of the pets.
  - 7. Pets being groomed will only have access to the yard in the presence of the groomer and leashed for eliminating purposes only. Clients will be asked to allow their pet to eliminate prior to arrival.
  - 8. No exterior renovations/alterations will be made to accommodate this venture to include signage.

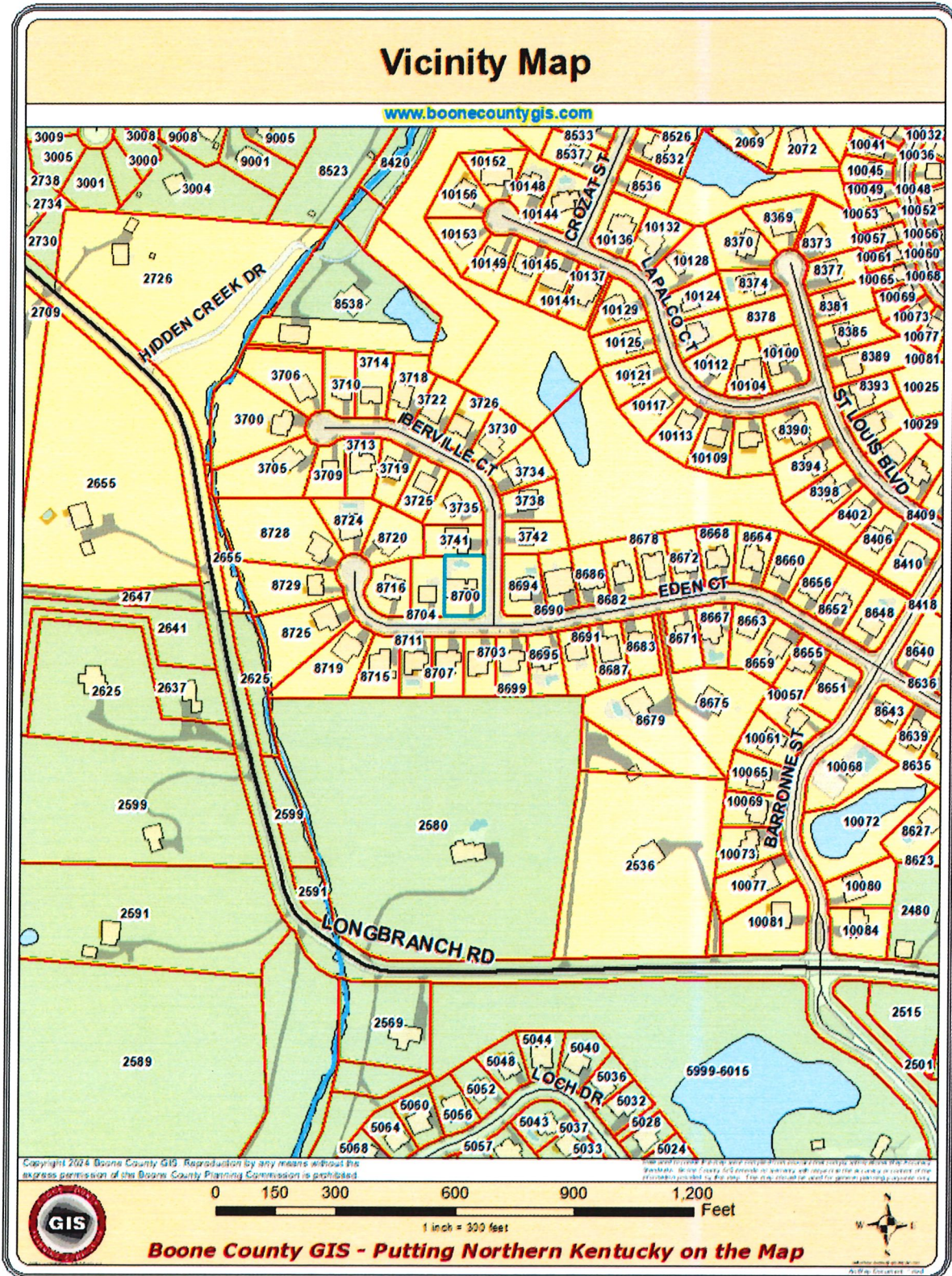
CONCLUSION

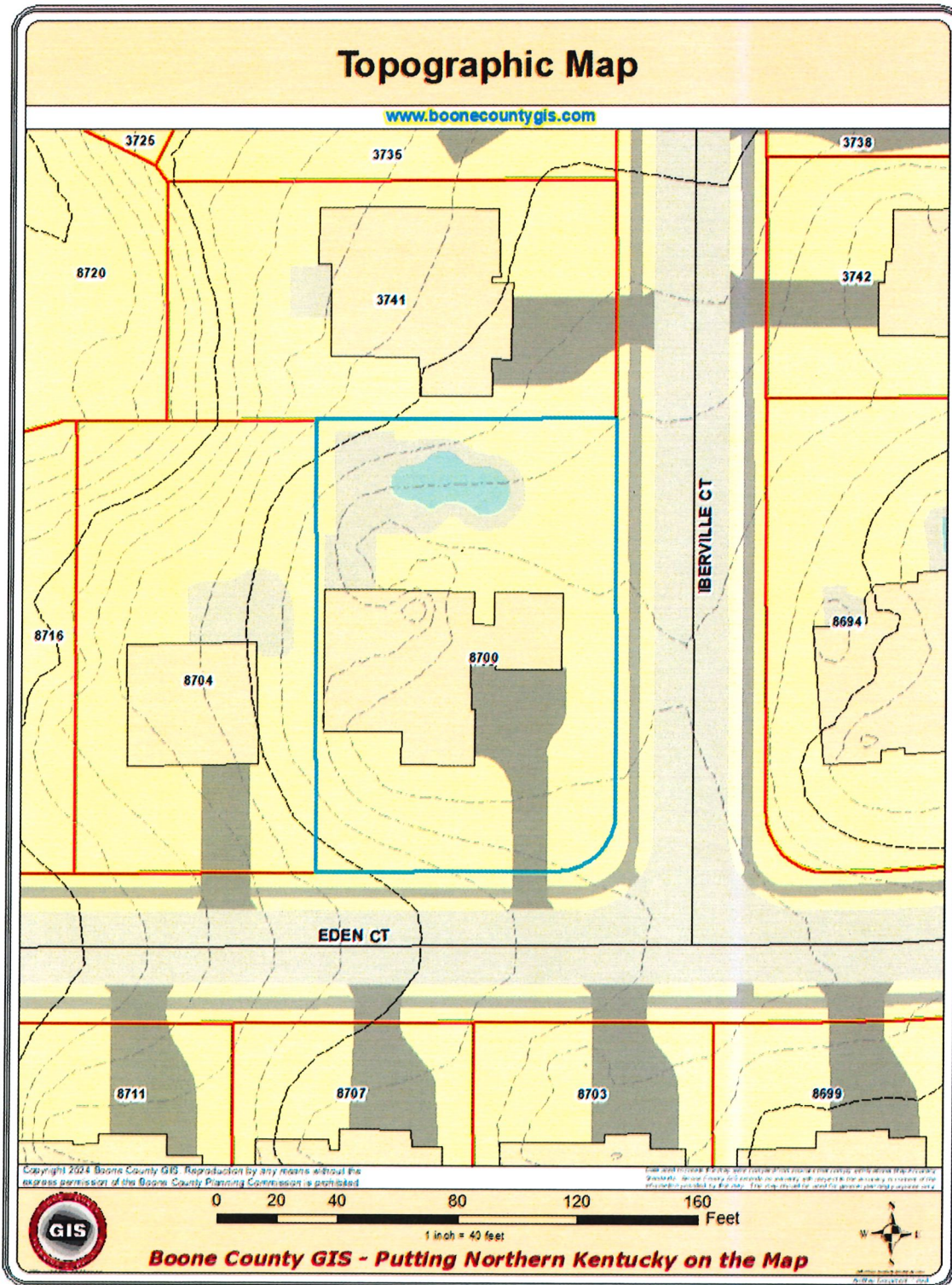
- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Florence Board of Adjustment the authority to act on the Conditional Use Permit request.

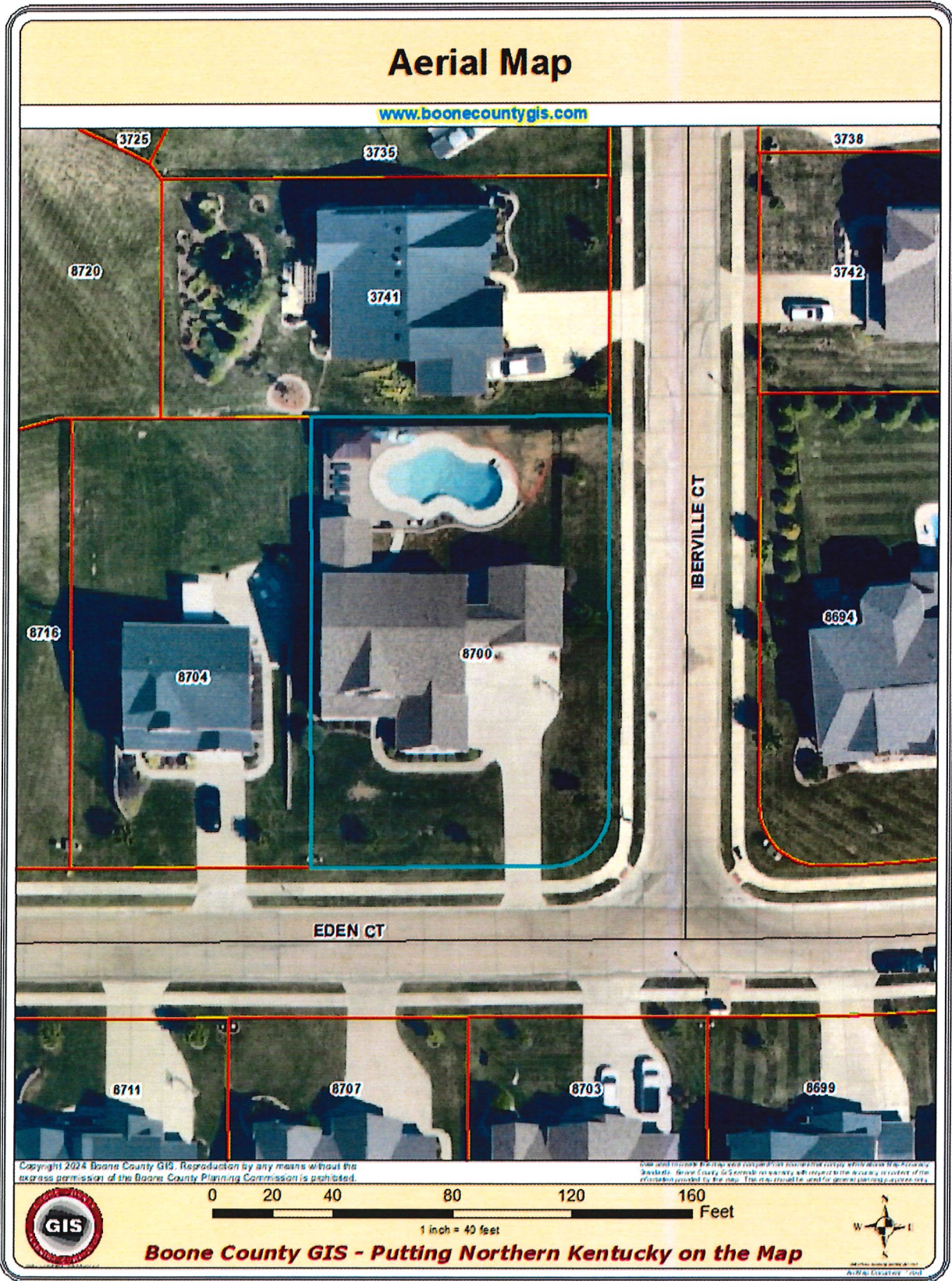
Respectfully Submitted,

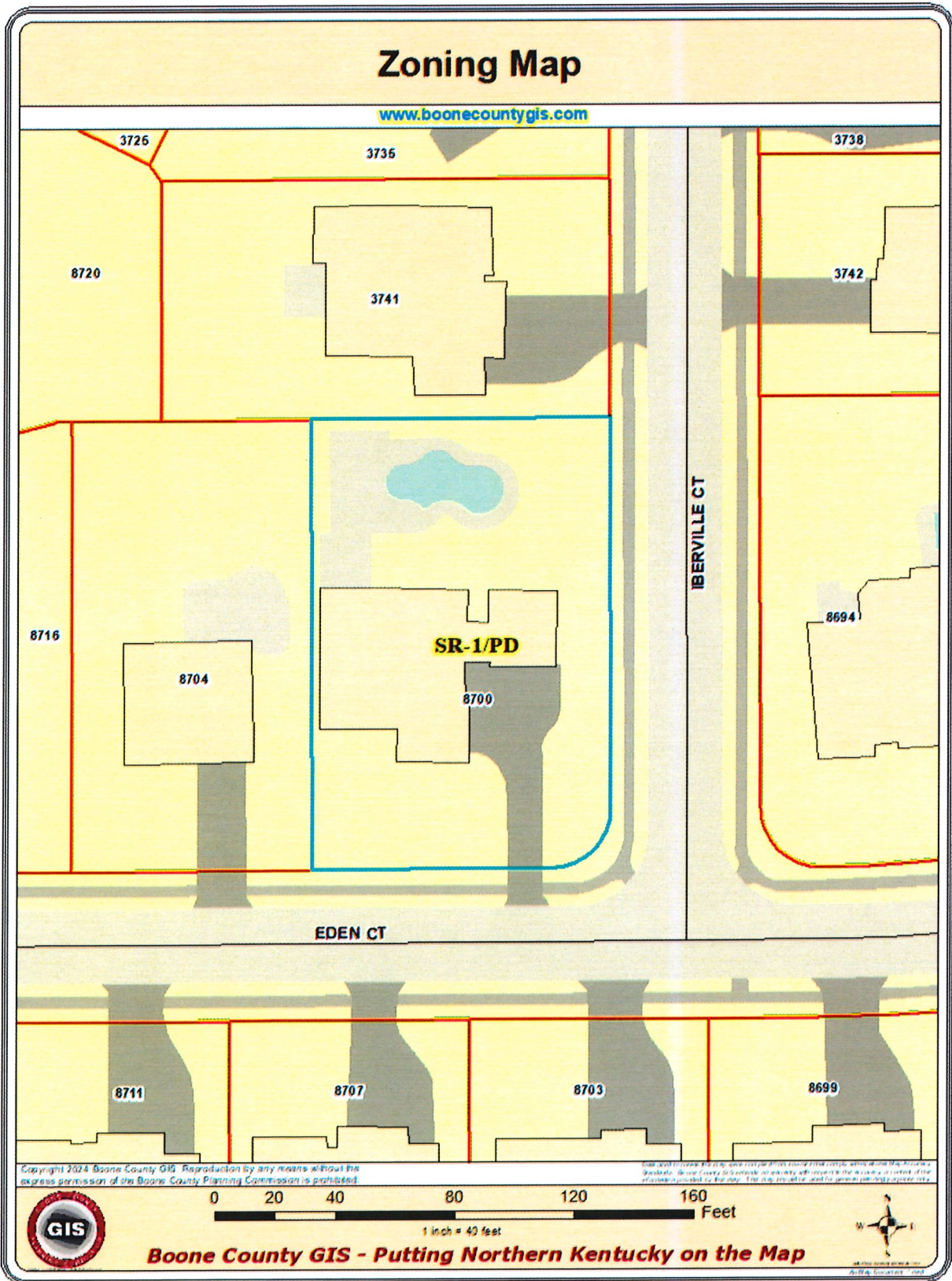


Steven C. Lilly, PLS  
Planner, Zoning Services  
SCL/ss

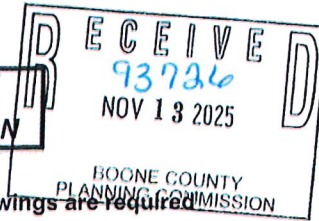








**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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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

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2. Check One  Conditional Use Permit  Variance  Appeal  
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Address: 8700 Eden Court  
Union Ky 41091  
City State Zip Code  
Phone Number: 513-404-5485 Fax Number: —  
Email: hester.joann@yahoo.com
4. Description of Request:  
Dog grooming business in existing garage.  
\* See attached
5. Name of Development: The French Quarter at Orleans
6. Location of Development: 8700 Eden Ct.  
Union Ky 41091  
City State Zip Code
7. Acreage Under Review: .342
8. Lot Number and Name of Subdivision (if part of a subdivision):  
577 - Orleans French Quarter
9. Current Owner: Doug Hester + JoAnn Hester  
Address: 8700 Eden Court  
Union Ky 41091  
City State Zip Code  
Phone Number: 910-548-5312 Fax Number: —  
Email: dmhester3@yahoo.com

Board of Adjustment  
Page 2

10. Proposed Use(s) on Site: Dog grooming - in existing garage
11. Total Square Footage of Existing and/or Proposed Buildings: 4,300 sq. ft. total property  
528 sq ft for business use
12. Current Zoning: Residential
13. M4376 P2437 474 5525  
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: Douglas M. Hester John M. Hester

Applicant's Signature: John M. Hester

Description of proposed at home business

We are seeking approval for an at home dog (and cat) grooming business. The business would open in the spring of 2026 upon graduating dog grooming school.

The operations would be limited to the garage with its own entrance and be furnished with professional grade equipment and tools.

Hours of operation will be 8:00 am – 5:00 pm Monday thru Saturday.

The number of animals being groomed daily will fluctuate depending on the size and needs of the pet and would likely not exceed 8 pets per day.

Services will include but not limited to bathing, drying, nail trimming/paw pad care, de-shedding, and trimming/shaving.

Dog/cat boarding will NOT be a service, however one large and 2 small kennels will be available for clients who bring more than 1 pet to be groomed or if there is an overlap between drop off and pickup of pets. Having kennels available is for the safety of the pet, owner and groomer. Clients will be required to pick up their pet once the grooming is completed.

All doors and windows will be closed during grooming hours for the safety of the pets.

Pets being groomed will only have access to the yard in the presence of the groomer and leashed for eliminating purposes only. Clients will be asked to allow their pet to eliminate prior to arrival.

No exterior renovations/alterations will be made to accommodate this venture to include signage.

---

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Douglas & JoAnn Hester  
8700 Eden Ct  
Union, KY 41091
2. ADDRESS OF PROPERTY  
8700 Eden Ct  
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
JoAnn Hester Home Business
4. DEED BOOK 1129                      PAGE NO. 571                      GROUP NO. 2038A
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 11<sup>th</sup> day of December, 2025.

---

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

My commission Expires:  
November 12, 2029

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 December 10, 2025, Certificate of Land Use Restriction (#25-FBOA-005-A), for Douglas and JoAnn Hester, Property Owner(s).

The following conditions will apply:

1. Approval is subject to the applicant's submitted "Description of At-Home Business" narrative, with the exception that item #3 be rewritten to "No more than four (4) pets shall be permitted on the premises at any time."

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

DEED BOOK 1129

PAGE NO. 571

GROUP NO. 2038A