

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E**  
**95325**  
**AUG 11 2026**

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

BOONE COUNTY  
PLANNING COMMISSION

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: Clayren Dralia Sandoval Garza

Address: 604 Edwards Ave.

Florence Ky 41042  
City State Zip Code

Phone Number: 2675796239 Fax Number: \_\_\_\_\_

Email: clayrensandoval@gmail.com

4. Description of Request: Home based nail business. Scheduling two - three clients per day with an hour between clients.

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

6. Location of Development: 604 Edward Ave

Florence Ky 41042  
City State Zip Code

7. Acreage Under Review: \_\_\_\_\_

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

9. Current Owner: Javi Rosario

Address: 604 Edwards Ave

Florence Ky 41042  
City State Zip Code

Phone Number: 859 8033813 Fax Number: \_\_\_\_\_

Email: jrg-92@hotmail.com

10. Proposed Use(s) on Site: See #4
11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_
12. Current Zoning: SR-1
13. 1128 412 2042  
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:

Louis Harris

Applicant's Signature:

James

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

1. Date Received: 8/11/26 Fee Received: \$816<sup>00</sup> Receipt #: 95325  
952
2. Is application complete: \_\_\_\_\_
3. Staff Reviewer: Steve Jolly
4. Scheduled Board Action Date: 9/10/26
5. Board Action: 9/10/26
- \_\_\_\_\_ Approved
- ☒ Approved with Conditions (see #6)
- \_\_\_\_\_ Denial (See #7)
6. Conditions of Approval: Per the attached minutes, & clar.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
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)

## **CONDITIONS OF APPROVAL**

**APPLICANT:** Clayren Oralía Sandoval Garza on behalf of Javi Rosario

**LOCATION:** 64 Edward Avenue, Florence, Kentucky

**ZONING:** Suburban Residential One (SR-1)

**DATE:** September 10, 2026

1. The business shall comply with Section 3142 of the Boone County Zoning Regulations.
2. No more than three (3) clients shall be seen on a business day.
3. Appointments shall be staggered so no more than one customer is on site at a time.
4. Customers shall park in the driveway.
5. Business hours shall be limited from 9:00 A.M. – 6:00 P.M.
6. No signs shall be permitted.
7. The approval shall be restricted to allow only a nail business per the application.

## STAFF REPORT

#1

APPLICANT: Clayren Oralia Sandoval Garza on behalf of Javi Rosario

LOCATION: 64 Edward Avenue, Florence, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: September 10, 2026

### PROPOSAL

- A. The Conditional Use Permit is to allow a Home Business (nail business) to be conducted out of the existing single-family residential dwelling.

### SITE HISTORY

- 1980 Based on information contained in the Boone County GIS, the site has been within a SR-1 Zone since 1980.
- 1993 Based on information contained in the Boone County GIS, the existing house was built.

### 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 2045 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.
- B. Edward Avenue is a local road maintained by the City of Florence, providing for two-way traffic within two driving lanes. There are sidewalks along the southwest of the roadway and street parking allowed on the northeast side.

#### SITE CHARACTERISTICS

- A. The approximate 0.16-acre area is located along the northeast side of Edward Avenue, approximately one hundred seventy (170) feet southeast of Circle Drive.
- B. The site has approximately forty-eight (48) feet of frontage along Edward Avenue.
- C. Access to the site is provided by one curb cut onto Edward Avenue.
- D. The site is currently occupied by a detached, single-family residential structure.
- F. Topographically, the site has been graded for the residential home.

#### SURROUNDING LAND USES AND ZONING

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

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the existing house for a nail business serving two to three clients per day. Clients will be scheduled with an hour between appointments.

#### CITY OF FLORENCE COMMENTS

1. Please have the applicant address the following:
  - a. Has reviewed Section 3142 of the Boone County Zoning Regulations?
  - b. Where will clients park?
  - c. Would she accept appointments any day (Sunday – Saturday)?
  - d. Can she define her hours of operation (what is the latest time she would accept an appointment)?

2. We recommend the following conditions:

- a. The business shall comply with Section 3142 of the Boone County Zoning Regulations.
- b. No more than three (3) clients shall be seen on a business day.
- c. Appointments shall be staggered so no more than one customer is on site at a time.
- d. Customers shall park in the driveway.
- e. Business hours shall be limited from 9:00 A.M. – 6:00 P.M.

STAFF COMMENTS

- A. Home Businesses were added as Conditional Uses to many of the residential zoning districts as part of the 2020 Zoning Update.
- B. The Board should consider the recommended conditions from the City of Florence. Staff does not have an objection to the number of clients per day if the appointments are staggered appropriately. Staff also believe that it may be appropriate to extend the business hours until 8:00 P.M. to allow for after business hours clients.

CONCLUSION

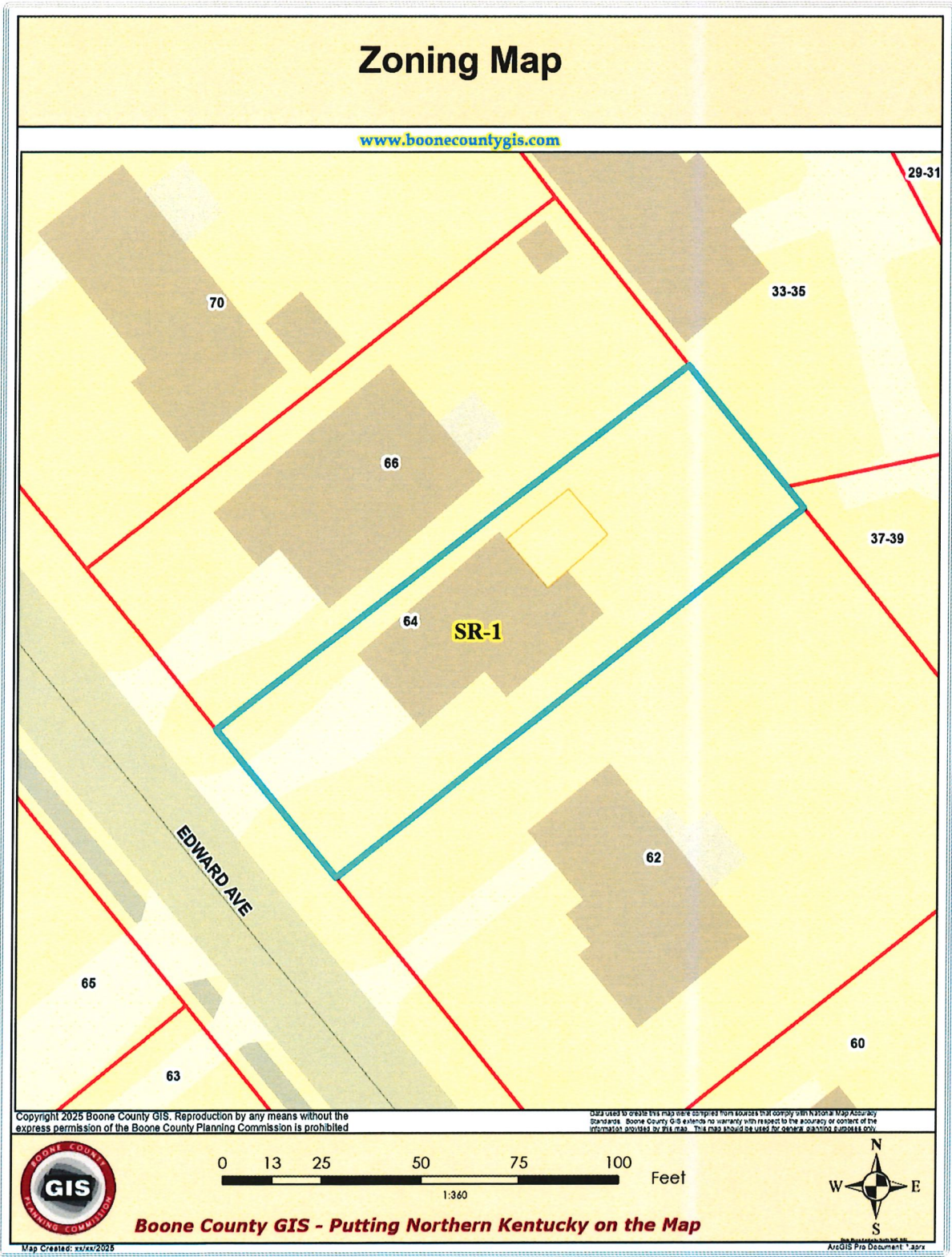
- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment the authority to act on the Conditional Use Permit request.

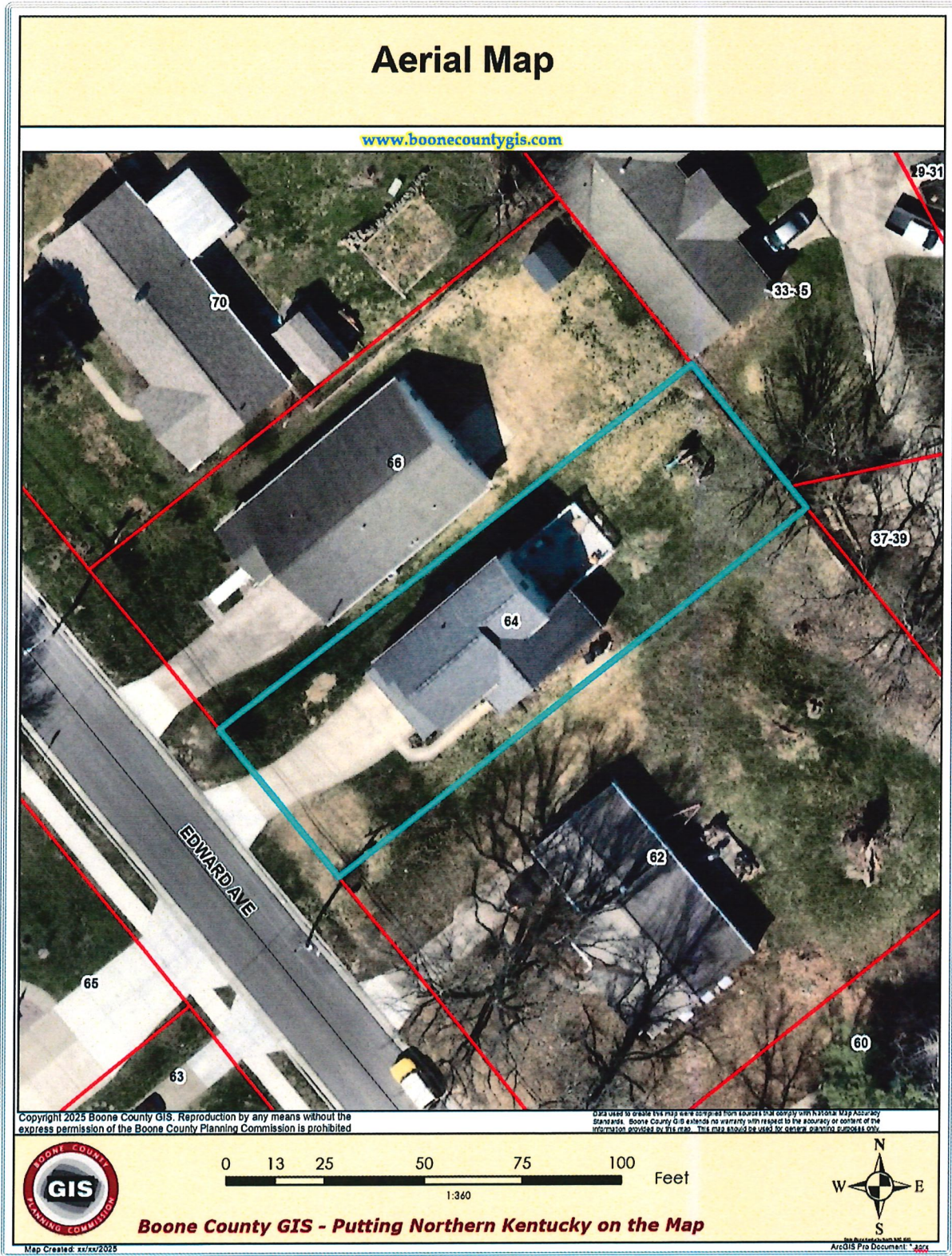
Respectfully Submitted,



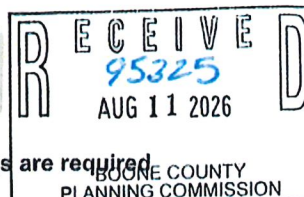
Steven C. Lilly, PLS, GISP  
Planner, Zoning Services

SCL/nd





**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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2. Check One ☒ Conditional Use Permit ☐ Variance ☐ Appeal  
☐ Change in Non-Conforming Use
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Address: 64 Edwards Ave.  
Florence Ky 41042  
City State Zip Code  
Phone Number: 2675796239 Fax Number: \_\_\_\_\_  
Email: clayrensandoval@gmail.com
4. Description of Request: Home based nail business. Scheduling two - three clients per day with an hour between clients.
5. Name of Development: \_\_\_\_\_
6. Location of Development: 64 Edward Ave  
Florence Ky 41042  
City State Zip Code
7. Acreage Under Review: \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_
9. Current Owner: Javi Rosario  
Address: 64 Edwards Ave  
Florence Ky 41042  
City State Zip Code  
Phone Number: 859 8032813 Fax Number: \_\_\_\_\_  
Email: jrg-92@hotmail.com

Board of Adjustment  
Page 2

10. Proposed Use(s) on Site: See #4
11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_
12. Current Zoning: SR-1
13. 1128 412 2042  
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:

Applicant's Signature:

**NEIGHBORHOOD SUPPORT LETTER**

Date:

To: Boone County Board of Adjustment

Re: Conditional Use Permit Request for Clayren O Sandoval Garza at 64 Edwards Ave,  
Florence, KY 41042

I, the undersigned, live at:

My neighbor, Clayren Sandoval, has explained to me her plan to operate a small home-based nail business from her residence.

She has explained to me how the business will operate, including clients, parking and hours, and I understand it will be run in a quiet and professional manner.

I have no objection to her request and I support her application for a Conditional Use Permit.

Signature:

Print Name: Donald Colston

Address: 64 Edward Ave - Florence KY, 41042

Phone (optional):

**NEIGHBORHOOD SUPPORT LETTER**

Date:

To: Boone County Board of Adjustment

Re: Conditional Use Permit Request for Clayren O Sandoval Garza at 64 Edwards Ave,  
Florence, KY 41042

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I have no objection to her request and I support her application for a Conditional Use Permit.

Signature:

Print Name: Amanda Merrell

Address: 65 Edwards Ave Florence Ky

Phone (optional):

## NEIGHBORHOOD SUPPORT LETTER

Date:

To: Boone County Board of Adjustment

Re: Conditional Use Permit Request for Clayren O Sandoval Garza at 64 Edwards Ave,  
Florence, KY 41042

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She has explained to me how the business will operate, including clients, parking and hours, and I understand it will be run in a quiet and professional manner.

I have no objection to her request and I support her application for a Conditional Use Permit.

Signature:

Print Name: DONALD COLSTON

Address: 62 Edwards Ave - Florence KY 41042

Phone (optional): \_\_\_\_\_

## NEIGHBORHOOD SUPPORT LETTER

Date:

To: Boone County Board of Adjustment

Re: Conditional Use Permit Request for Clayren O Sandoval Garza at 64 Edwards Ave,  
Florence, KY 41042

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My neighbor, Clayren Sandoval, has explained to me her plan to operate a small home-based nail business from her residence.

She has explained to me how the business will operate, including clients, parking and hours, and I understand it will be run in a quiet and professional manner.

I have no objection to her request and I support her application for a Conditional Use Permit.

Signature:

Print Name:\_\_\_ Amanda Merrell

Address:\_\_\_ 65 Edwards Ave Florence Ky

Phone (optional):\_\_\_

# 64 Edward Avenue

[www.boonecountygis.com](http://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.



0 15 30 60 90 120 Feet  
1:360



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

Map Created: xx/xx/2025

ArcGIS Pro Document: \*.aprx

**COPY**

CLUR #26-FBOA-004-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Javi Rosario  
64 Edward Ave  
Florence, KY 41042
2. ADDRESS OF PROPERTY  
64 Edward Ave  
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Garza Home Based Nail Salon
4. DEED BOOK 1128                      PAGE NO. 412                      GROUP NO. 2042
5. TYPE OF RESTRICTION(S) (Check all that apply)  
  

☐ Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_

☒ Conditional Use Permit

☐ Development Plan

☐ Conditional Zoning

☐ Subdivision Plat  
(Not Recorded)

☐ Other:

☐ 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

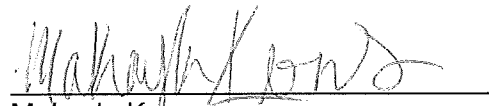
COUNTY OF BOONE

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 September, 2026.

  
Sara L. Smith  
Notary ID KYNP52540  
NOTARY PUBLIC, State at Large

My commission Expires:  
May 27, 2030

This instrument was prepared for recording purposes only by:

  
Makayla Kerns  
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 September 11<sup>th</sup>, 2026, Certificate of Land Use Restriction (#26-FBOA-004-A), for Javi Rosario, Property Owner(s).

The following conditions will apply:

1. The business shall Comply with Section 3142 of the Boone County Zoning Regulations.
2. No more than three (3) clients shall be seen on a business day.
3. Appointments shall be staggered so no more than one customer is on site at a time.
4. Customers shall park in the driveway.
5. Business hours shall be limited from 9:00AM – 6:00PM
6. No signs shall be permitted.
7. The approval shall be restricted to allow only a nail business per the application.

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

DEED BOOK 1128

PAGE NO. 412

GROUP NO. 2042