

**Taylor Mill Board of Adjustments
Regular Meeting
January 3, 2008**

Chairman Lucas led the Pledge of Allegiance, and then called the meeting to order at 7:00 p.m. The City Clerk called the roll.

Mr. Fuller Here
Chairman Lucas Here
Mr. Noll Here
Mr. Osterhage Here
Mr. Sears Here

Mr. Noll made a motion to accept the minutes of the November 1, 2007, Board of Adjustment meeting as presented. Mr. Osterhage made a second. The City Clerk called the roll.

Mr. Noll Yes
Mr. Osterhage Yes
Mr. Fuller Yes
Chairman Lucas Yes
Mr. Sears Yes

MOTION CARRIED

OLD BUSINESS: None.

PUBLIC HEARING

Chairman Lucas stated the purpose of the meeting, and reviewed for the applicant the procedure process.

FILE NO.: 07120004
APPLICANT: Keystone Home Builders, Inc.
LOCATION: 717 Oakland Drive
 Taylor Mill, KY 41015
ZONE: R-1C

CONFIRMATION OF NOTIFICATION: Ms. Thompson stated that all interested parties had been notified of the meeting.

DECLARATION OF CONFLICTS: Chairman Lucas declared that the homeowner Patricia Flores formerly coached his daughter in cheerleading years ago. He stated that it wouldn't be a factor on his decision making ability for this issue.

DECLARATION OF SITE VISITS: None

DESCRIPTION OF REQUEST: To reduce side yard setbacks in a R-1C zone; the applicant proposes to reduce the side yard setback on the side common to 715 Oakland Drive from the required 12 feet to 5 feet for the construction of a room addition and deck.

PRESENT AT THE HEARING: Zoning Administrator Megan Thompson, applicant Doug Pinney from Keystone Home Builders, Inc., homeowner Patricia Flores, and City Clerk Karen Griffith.

STAFF REPORT AND REVIEW: Zoning Administrator, Ms. Megan Thompson presented the professional staff report, which was previously distributed to all board members. Ms. Thompson recommended that the board approve the requested variance to reduce the side yard setback from 12 feet to 5 feet to accommodate a room addition and a deck.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Pinney stated that currently the residence does not meet the required 12 feet side yard setback, the home was built with only a 5 feet side yard set back, because the zoning requirements weren't in place when the home was built. The addition and deck will stay uniform with the current structure. From the front of the building the addition and deck will not be visible.

COMMENTS FROM GENERAL PUBLIC: None

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:23 p.m.

The board members discussed the request. Mr. Osterhage would like to work with residents with older homes, and would like to accommodate their requests when possible. Mr. Noll believes that the Taylor Mill City Commission should have "grandfathered in" the older homes located in the City that were built prior to the adoption of the zoning rules and regulations. However, he stated that he doesn't believe the variance requested arises from special circumstances. Much discussion followed.

Mr. Osterhage made a motion to accept the findings of fact as depicted in section 18.6, A, 2, of the Taylor Mill Zoning Ordinance. Mr. Fuller made a second. The City clerk called the roll.

Mr. Osterhage Yes
Mr. Fuller Yes
Chairman Lucas Yes
Mr. Noll No
Mr. Sears Yes

MOTION CARRIED

Mr. Osterhage made a motion to accept the recommendation of the NKAPC staff and approve the request. Citing strict application of the zoning ordinance would deprive the applicant of the reasonable use of the property. Granting of this variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations, but will follow the current setback of the existing dwelling. Agreeing with the supporting information and basis for their recommendation as detailed in the NKAPC staff findings report as listed in numbers 1 thru 6. Mr. Fuller made a second. The City Clerk called the roll.

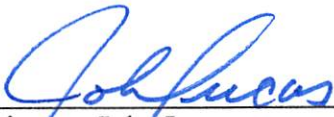
Mr. Osterhage Yes
Mr. Fuller Yes
Chairman Lucas Yes
Mr. Noll Yes
Mr. Sears Yes

MOTION CARRIED

Chairman Lucas announced that the request for a variance had been approved.

Chairman Lucas mentioned that several of the Board members are in need of Continuing Education hours and asked if any new training tapes were available. Ms. Thompson stated that she would forward a list of available material to Ms. Griffith to set up on site training. Ms. Griffith will contact Chairman Lucas to arrange the education sessions when the information is received.

There being no further business to come before the Board, Mr. Noll made a motion to adjourn. Mr. Fuller made a second. The meeting adjourned at 7:53 p.m.



Chairman, John Lucas

ATTEST: 

Karen L. Griffith/City Clerk

DATE: 10-2-2008