

**Taylor Mill Board of Adjustments
Regular Meeting
October 3, 2019**

PLEDGE OF ALLEGIANCE & CALL TO ORDER

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

Chairman Jack Osterhage	Present
Ms. Janice Foster	Present
Mr. Ed Kuehne	Present
Mr. Scott Smith	Absent
Mr. Russell Staubach	Present

Chairman Osterhage stated that a quorum was present. Mr. Smith recently submitted his resignation to City Administrative Officer, Brian Haney due to the selling and relocating of his home. Chairman Osterhage expressed appreciation for Mr. Scott Smith and the service that he provided for the last two years.

APPROVAL OF MINUTES

Chairman Osterhage called for a motion to approve the minutes of August 1, 2019 Board of Adjustments meeting as submitted. Mr. Kuehne so moved, with a second from Mr. Staubach. The City Clerk called the roll.

Mr. Ed Kuehne	Yes
Mr. Russell Staubach	Yes
Ms. Janice Foster	Yes
Chairman Jack Osterhage	Yes

MOTION CARRIED

PUBLIC HEARING

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

CASE NO: BOA 1909-0002

APPLICANT: David Thueneman

LOCATION: 730 Vincent Drive, Taylor Mill, Kentucky 41015

REQUEST: To seek a variance from the required side yard setback in the R-1C (Residential One-C) Zone of the Taylor Mill Zoning Ordinance; the applicant proposes to construct an attached garage within 5 feet of the side property line shared with 728 Vincent Drive where a distance of 12 feet is required.

CONFIRMATION OF NOTIFICATION: Chris Schneider of Planning and Development Services of Kenton County stated that all interested parties had been notified in accordance with Kentucky Revised Statutes.

Chairman Osterhage gave a brief explanation of the hearing process for everyone present.

DECLARATION OF CONFLICTS: None.

DECLARATION OF SITE VISITS: None.

STAFF REPORT AND REVIEW: Planning and Development Services Associate Planner, Chris Schneider, reviewed the request and maps of the site layout in various perspectives.

The site in question, containing an area approximately 0.29 acres, is located 320 feet west of the intersection of Vincent Drive and Bonnie Drive. Vincent Drive is classified as a local street. The site is currently occupied by a single-family residential home with a driveway and a rear outdoor patio.

In 2012 a permit was issued to permit the storage of a boat in the existing driveway.

The site in question is currently zoned R-1C (Residential One-C). The R-1C Zone permits single-family residential dwellings (detached).

STAFF RECOMMENDATION: Unfavorable recommendation for the variance from the side yard setback within the R-1C (Residential One-C) Zone, allowing for the construction of an attached garage 5 feet from the side yard property line shared with 728 Vincent Drive where 12 feet is required.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION:

Mr. Schneider reviewed supporting information for staff recommendations for the one request:

Granting the requested variance will not adversely affect the public health, safety, or welfare, will alter the essential character of the general vicinity, will not cause a hazard or public nuisance and will be an unreasonable circumvention of the zoning regulations. One and two car garages are the norm in this neighborhood. The construction of the proposed attached garage would create a 3 car garage which is out of character for the neighborhood. Additionally, the proposed attached garage would enlarge and extend the house from side property line to side property line, making it out of character with the rest of the neighborhood and an unreasonable circumvention of the zoning code.

PRESENTATION/COMMENTS BY APPLICANT: Mr. David Thueneman, addressed the Board of Adjustment to explain his situation and the need for his request of a variance to be granted. Mr. Thueneman explained that the design of his side one car garage makes it nearly impossible to park his vehicles in the garage. His garage is at a ninety degree angle and requires difficult maneuvering to park a vehicle in the garage. He requested to be allowed to build a two car attached garage. Mr. Thueneman explained that the garage exterior would be designed to match the brick and stucco of his residence to maintain the style and character of the neighborhood. Mr. Thueneman stated that his neighbor at 728 Vincent Drive is supportive of the garage being built. The building of the garage would allow him to get the boat out of view and make the property look better for the neighborhood.

Chairman Osterhage invited anyone from the audience to speak.

COMMENTS FROM PROPONENTS: None

COMMENTS FROM OPPONENTS: None

CLOSED PUBLIC HEARING: Chairman Osterhage thanked those who have attended the meeting and the public hearing portion closed at 7:37 p.m.

The Board members discussed the request.

Chairman Osterhage called for a motion to overrule the Staff recommendation and grant the variance based upon the findings and facts from the applicant. The design of the current garage creates a special circumstance where the degree makes it too difficult to maneuver their vehicles into the one car garage. Chairman Osterhage stated his motion to allow the two-car garage to be built is based upon the fact that the strict application of the zoning ordinance would create an unnecessary hardship on the owner because it deprives him from reasonable use of his property. The garage style and design would match Mr. Thueneman's residence and would not disrupt the aesthetic look of the neighborhood. The decision to allow the building of the two-car garage would not adversely affect the public health, safety, or welfare, and would not alter the essential character of the general

vicinity. It would not cause a hazard or a nuisance to the public. Ms. Foster made a second to allow the request of the applicant to build a garage within 5 feet of the side property line to be granted. The Clerk called the role.

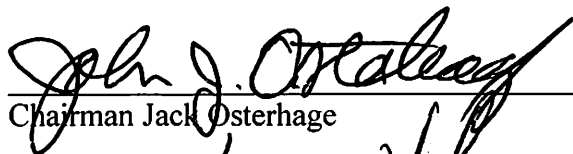
Chairman Jack Osterhage	Yes
Janice Foster	Yes
Mr. Ed Kuehne	Abstained
Mr. Russell Staubach	Yes

MOTION CARRIED


ADJOURNMENT: There being no further business before the Board, Chairman Osterhage called for a motion to adjourn, with a second from Mr. Kuehne to adjourn the meeting. The motion passed and the meeting was adjourned at the time of 7:52 p.m.

Chairman Jack Osterhage	Yes
Mr. Russell Staubach	Yes
Janice Foster	Yes
Mr. Ed Kuehne	Yes

MOTION CARRIED



Chairman Jack Osterhage

ATTEST: 

Kristy Webb, City Clerk

DATE: 11/7/2019