

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE CITY BUILDING
ON TUESDAY, JANUARY 28, 2020
AT 6:00 P.M.**

PRESENT: Tom Fernandez, Vice Chairman
Carol Dixon, Secretary
Carla Austin
Steve Kowolonek
Susan Wingard

ABSENT: Jim Beineke, Chair
Steve Dauer
Kevin Barbian, Building Inspector/Zoning Administrator

Also Present: Julie Rice, Administrative Assistant

Mr. Fernandez presided and called the meeting to order at 6:00 p.m. and roll was taken.

MINUTES – December 17, 2019

Members reviewed the minutes from the December 17, 2019 meeting. A motion was made by Susan Wingard and seconded by Carla Austin to approve the minutes as written. Motion carried 5-0.

SET MEETING DATE AND TIME FOR 2020

A motion was made by Carol Dixon and seconded by Steve Kowolonek to continue the regular monthly meetings for the 2020 calendar year on the fourth Tuesday of the month at 6:00 p.m. Motion carried 5-0.

ELECTION OF OFFICERS

A motion was made by Steve Kowolonek and seconded by Susan Wingard to maintain the current slate of officers (Jim Beineke – Chair, Tom Fernandez – Vice Chair, Carol Dixon – Secretary) for the 2020 calendar year. Motion carried 5-0.

PUBLIC HEARING

CASE NO. 20-1542

**43 Homestead Place
Tim O’Hearn, Owner
Front Yard Variance
Covered Porch**

Members reviewed the staff report prepared by Kevin Barbian. The applicant is requesting a variance from the provisions of Section 10.4 of the Zoning Ordinance to allow for the addition of a porch to a single family home. The site is currently zoned R-1B, which allows for single family homes and additions and requires a front setback, keeping in general conformance with the adjacent structures. The covered porch is proposed to be 34'-10" ' from the front property line and therefore, the request will be for a 1'-10" front yard variance as the average front setback is 36'-8".

Tim O’Hearn, 43 Homestead Place, was sworn in and asked to give a brief explanation of his request. Mr. O’Hearn stated that their home is a bi-level with a very plain front. The are proposing to construct a covered porch on the front of the home. The length of the porch will remain the same, the width will be

increased by 2', and a roof constructed over the porch. They have extensive plans for altering the front façade of the home in the near future.

Following a brief discussion on the materials which will be used on the exterior finish of the front of the home, and with no comment from the public, a motion was made by Susan Wingard and seconded by Carla Austin to approve the 1'-10" front yard variance for the construction of a covered porch. This addition will add curb appeal to the home as well as the neighborhood and find no reason that this variance would have a negative impact on the area. Motion carried 5-0.

ADJOURNMENT

With no further business to address, a motion was made by Steve Kowolonek and seconded by Carol Dixon to adjourn the meeting at 6:19 p.m. Motion carried 5-0.

APPROVED: _____
Chair

ATTEST: _____
Secretary