

**MINUTES OF A MEETING OF THE  
FORT THOMAS BOARD OF ADJUSTMENT  
HELD AT THE CITY BUILDING  
ON TUESDAY, FEBRUARY 25, 2020  
AT 6:00 P.M.**

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

**ABSENT:** Jim Beineke, Chair  
Julie Rice, Administrative Assistant

**Also Present:** Kevin Barbian, Building Inspector/Zoning Administrator

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

**MINUTES – January 28, 2020**

Members reviewed the minutes from the January 28, 2020 meeting. A motion was made by Carla Austin and seconded by Steve Dauer to approve the minutes with correction. Motion carried 5-0.

**PUBLIC HEARING**

**CASE NO. 20-1543**

**62 West Southgate Avenue  
Sarah Hairston, Owner  
Krumpleman Builders, Applicant  
Right & Left Side Yard Variance  
Addition and Deck**

Kevin Barbian reported that the applicant is requesting a variance from the provisions of Section 10.4 of the Zoning Ordinance to allow for a deck and addition to a single family home. The site is currently zoned R-1B, which allows for single family homes and additions and requires side setbacks of 9'. The addition to the home is proposed to be 5.49' from the right property line and therefore, the request will be for a 3.51' side yard variance. A deck will be 8.77' from the left side property line and therefore, the request will be for a .23' left side yard variance.

Sarah Hairston and her husband, 62 West Southgate Avenue, were present. Mrs. Hairston was sworn in and asked to give a brief explanation of her request. Mrs. Hairston stated that they would like to add a bigger master bedroom and bath, and deck. The exterior of the addition will be finished with siding.

Mr. Hairston added that the plans they submitted for the variance call for the addition of a bedroom and a family room but those plans have been revised. The footprint will remain the same, but the plans have been revised to include a master bedroom/bath and a deck in place of the family room. The basement foundation will not be expanded under the addition. The addition will be built on piers approximately 7 feet off of the ground. The HVAC unit for the addition will be placed at the rear of the home.

Mr. Fernandez opened the floor for public comment. There was none.

Following minor discussion, a motion was made by Steve Dauer and seconded by Carol Dixon to approve the request as submitted finding that the variance is minimal in nature, not disruptive to the neighbors on either side, and is aesthetically and architecturally correct.

Upon call of the roll, the following voted “aye”, Ms. Wingard, Ms. Dixon, Mr. Fernandez, Mr. Dauer, Ms. Austin. Voting “no”, none. Motion carried 5-0.

**CASE NO. 20-1544**

**24 Madonna Place  
Rob & Stephanie Hasson, Owners  
Rear Yard Variance  
Screened Porch and Deck**

Kevin Barbian reported that the applicants are requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for the addition of a screened porch and deck to a single family home. The site is currently zoned R-1C, which allows for single family homes and additions and requires a rear setback of 30'. The screened porch and deck at the home are proposed to be 9'-5.5" from the rear property line and therefore, the request is for a 20'-6.5" rear yard variance. The footprint of the existing deck will not change; the homeowners wish to replace it with a new screened, covered deck and add another smaller deck to the left-rear of the home. Mr. Barbian added that he has been contacted by both of the adjoining property owners who stated their approval of the variance request.

Mrs. Hasson, 24 Madonna Place, was sworn in and asked to give a brief explanation of the request. Mrs. Hasson stated that they would like to replace the existing deck with a new covered, screened porch as well as the addition of a new smaller deck.

Mr. Hasson presented a letter of support signed by Beth and Tom DuPont of 9 Kathy Lane. Mr. Fernandez opened the floor for public comment, there was none.

A motion was made by Carol Dixon and seconded by Carla Austin to approve the variance request as submitted for the replacement of an existing deck with a covered porch and deck 9'-5.5" from the rear property line. The addition will enhance the current functionality of the home, will not be a detriment to the neighborhood, and increase the use and enjoyment of the property for the family.

Upon call of the roll, the following voted "aye", Ms. Wingard, Ms. Dixon, Mr. Fernandez, Mr. Dauer, Ms. Austin. Voting "no", none. Motion carried 5-0.

**ADJOURNMENT**

With no further business to address, a motion was made by Steve Dauer and seconded by Susan Wingard to adjourn the meeting. Motion carried 5-0.

APPROVED: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Secretary