

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE CITY BUILDING
ON TUESDAY, JANUARY 26, 2021
AT 6:00 P.M.**

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

ABSENT: Jim Beineke, Chair
Steve Dauer

Also Present: Kevin Barbian, Building Inspector/Zoning Administrator
Julie Rice, Administrative Assistant

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

MINUTES – January 26, 2021

Members reviewed the minutes of the November 24, 2020 meeting. A motion was made by Susan Wingard and seconded by Carla Austin to approve the minutes as written. Motion carried 5-0.

Set 2021 Meeting Dates, Times, Location

A motion was made by Carol Dixon and seconded by Carla Austin to continue the monthly meetings for the 2021 calendar year on the fourth Tuesday of each month at 6:00 p.m. The meetings will be held at the Fort Thomas Community Center until further notice. Motion carried 5-0.

Election of Officers for 2021

Mr. Fernandez opened the floor for nominations. A motion was made by Carla Austin and seconded by Susan Wingard to reelect the same slate of officers for the 2021 year. Mr. Beineke – Chair, Mr. Fernandez – Vice Chair, Carl Dixon – Secretary. Motion carried 5-0.

PUBLIC HEARING

CASE NO. 21-1568

**57 West Villa Place
Adam Rankle, Owner
Left Side Yard Variance
Addition**

Kevin Barbian reported that the applicant is requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for an addition to a single family home. The site is currently zoned R-1C, which allows for additions to single family home sites and requires a side setback of 8'. The proposed addition will be 3.38' from the left property line and therefore, the applicant is asking for a 4.62' left side yard variance. Although 3' is rather close to a property line, the request is in line with the existing home. A driveway is a bit of a buffer to the adjacent home.

Adam Rankle and Amanda Ciccarella, 57 West Villa Place, were present to address the board. Mr. Rankle and Ms. Ciccarella were sworn in and asked to give a brief explanation of the request.

Mr. Rankle stated that the proposed addition will continue the line of the house, not getting any closer to the property lines. This is a 2-story addition which extends out 30 feet from the rear of the home. The exterior of the addition will be a vinyl siding.

Ms. Ciccarella added that the addition includes a first floor master bedroom, pantry, and mudroom, and the second floor includes 3 additional bedrooms and a laundry room.

Ms. Dixon asked the applicants what the distance would be from the adjoining neighbor's house on the left side of the property, to the proposed addition.

Ms. Ciccarella stated that there is approximately a 3-foot-wide strip of grass to a fence and then the width of their driveway.

Ms. Austin asked if there will be any new HVAC equipment added to the exterior of the addition and, if so, where the unit will be located.

The applicant stated that they will either increase the capacity of their existing unit or add an additional unit to service the addition. If an additional unit is added, they would place it next to the existing unit on the left side of the home.

Mr. Barbian noted that our zoning ordinance requires that a condenser unit be a minimum of 5 feet from the property line. If the applicant wishes to place the unit on the left side of the addition, a variance would be required to do so. Because this item was not included in the current variance request, another public hearing would be required.

If an additional unit is required, the applicant agreed to place it in the rear of the addition.

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

Ms. Ciccarella noted that they spoke with their adjoining neighbors and received no negative comments.

Following minor discussion, a motion was made by Carol Dixon and seconded by Susan Wingard to approve the 4.62' left side yard variance for a building addition finding that it will enhance the usage of the home and not be a detriment to the adjoining neighbors. The applicants agreed to place the additional HVAC condenser unit on the rear of the addition.

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

CASE NO. 20-1569

**26 Linden Avenue
John Edington, Owner
Right Side Yard Variance
Addition**

Mr. Barbian reported that the applicant is requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for an addition on a single family home. The site is currently zoned R-1C, which allows for additions and decks on single family home sites and requires a side setback of 8'. The proposed addition will be 44.52" from the right property line and therefore, the applicant is asking for a 4'-3.48" right side yard variance.

John Edington, 26 Linden Avenue, and Matthew Evans, Architect, were present to address the board. Mr. Edington and Mr. Evans were sworn in and asked to give a brief explanation of the request.

Mr. Edington stated that they would like to construct a 2-story addition on the rear of the home which will follow the line of the right side of the existing home. The left side of the addition is bumped in for the addition of a garage underneath. The first floor of the addition is a large living room and the second floor includes a bedroom and office space.

Mr. Evans stated that the exterior of the addition will be a cement based siding with wood trim, the back porch will have a wood ceiling and posts. The condenser unit will be located on the driveway side of the addition and be further away from the property line than 5 feet. Mr. Evans noted that the house does not sit square to the property lines. As the addition extends towards the rear of the property it actually gets farther away from the side property lines. Construction of the addition meets requirements for fire separation on the right side.

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

Following brief discussion related to a retaining wall, a motion was made by Susan Wingard and seconded by Tom Duckworth to approve a 4'-3.48" right side yard variance as requested for the construction of an addition finding that it will greatly add to the livable space of the home and will not encroach any further on either side of the existing home.

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

With no further business to address, a motion was made by Carl Dixon and seconded by Carla Austin to adjourn the meeting at 6:45 p.m. Motion carried 5-0.

APPROVED: _____
Chair

ATTEST: _____
Secretary