

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE FORT THOMAS COMMUNITY CENTER
ON TUESDAY, OCTOBER 26, 2021
AT 6:00 P.M.**

PRESENT: Jim Beineke, Chair
Tom Fernandez, Vice Chairman
Carla Austin
Tom Duckworth
Susan Wingard

ABSENT: Carol Dixon, Secretary
Steve Dauer

Also Present: Kevin Barbian, Building Inspector/Zoning Administrator
Cheri Scherpenberg, Administrative Assistant

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

MINUTES – September 28, 2021

Members reviewed the minutes of the September 28, 2021 meeting. A motion was made by Tom Duckworth and seconded by Tom Fernandez to approve the minutes as written. Motion carried 5-0.

PUBLIC HEARING

CASE NO. 21-1589

**22 Sheridan Ave.
John Klump, Owner
Rear Yard Variance
Garage**

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 detached garage on a single family home site. The site is currently zoned R-1C, which allows for detached garages and requires rear setbacks of 30' as the structure proposed is higher than 15'. The proposed garage will be 2' from the rear property line and therefore, the request will be for a 28' rear yard variance.

Mr. Barbian added that the garage received a variance from the Board of Adjustment (BOA) in 1998 for a one story garage similarly sized, but it was never built. The variance would have been for only 3' as the garage was under the 15' and 600 sf threshold. At about this time, an old garage, slightly smaller but closer to the property line, was razed. It was also under the size and height threshold for a full setback. The proposed garage will have a slightly larger footprint and be 24' in height, thus requiring the full setback and a larger request than the prior case.

John Klump, 22 Sheridan Ave., was present to address the Board. Mr. Klump was sworn in and asked to give a brief explanation of his request. He stated that previously there was a garage in the location of the space for which he is requesting the variance. He stated that the previous structure was on the property

line and the new garage would be 2 ft. in distance from the property line. Mr. Beineke also pointed out that there would be additional square footage with the new garage and asked if he had the support of his neighbors. Mr. Klump replied that his neighbors were all in support and would like to see the materials and work trailer currently stored on his lot stowed away. He informed the board that the second story would likely be used as a shop area for putting together cabinets. Ms. Wingard asked if there would be an HVAC system for the structure. Mr. Klump replied that he ran a gas line back to the area for heating, however, was unsure at this time if there would be HVAC added, but most likely no. Mr. Beineke asked if there were any further questions or comments. Mr. Fernandez asked about the distance of the proposed structure from the property line of the 2nd lot owned by Mr. Klump. Mr. Barbian informed the board that he was unsure if the lots were deeded separately. Mr. Klump believes the property is deeded as one lot and that each lot is 40' in width. The width of the lots would be difficult to subdivide. The owner stated he has no plans to separate the property.

Following a brief discussion, members agreed that this is a reasonable and straight forward request and since it is only slightly different than the previously granted request aside from height, that the variance should be granted. A motion was made by Susan Wingard and seconded by Carla Austin to approve the 28' rear yard variance finding that the applicant would have better use of his yard and be able to have a more attractive area than is currently there.

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

Adjournment

With no further business to address, a motion was made by Tom Fernandez and seconded by Susan Wingard to adjourn the meeting at 6:18 p.m. Motion carried 5-0.

APPROVED: _____
Chair

ATTEST: _____
Secretary