

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE FORT THOMAS COMMUNITY CENTER
ON TUESDAY, JANUARY 25, 2022
AT 6:00 P.M.**

PRESENT: Steve Dauer
Steve Kowolonic
Carol Dixon, Secretary
Carla Austin
Tom Duckworth
Susan Wingard

ABSENT: Jim Beineke, Chair
Cheri Scherpenberg, Administrative Assistant

ALSO PRESENT: Kevin Barbian, Building Inspector/Zoning Administrator

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

MINUTES – October 26, 2021

Members reviewed the minutes of the December 28, 2021 meeting. A motion was made by Tom Duckworth and seconded by Steve Dauer to approve the minutes as written. Motion carried 6-0.

Set 2022 Meeting Dates and Times

Steve Dauer made a motion and Susan Wingard seconded a motion for dates and times of meetings to remain the same. Motion carried 6-0.

Election of Officers

A motion was made by Steve Dauer and seconded by Carol Dixon for Jim Beineke to remain Chairman. Motion carried 6-0. Susan Windgard volunteered to be Vice-President, Seconded by Steve Dauer. Motion passed 6-0. Carol Dixon volunteered to be secretary, seconded by Steve Dauer. Motion passed 6-0

PUBLIC HEARING

CASE NO. 22-1593

**43 W. Kimberly Dr.
Jeff Bezold, Owners
Side Yard Variance
Shed**

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 shed on top of a deck at a single family home site. The site is currently zoned R-1B, which allows for sheds and requires setbacks of 5' on sides. The proposed shed will be 6" from the left property line and therefore, the request will be for a 4'-6" side yard variance.

An application at this same location came to the BOA in September of last year. A deck, which required an 8'-6" variance in this same location, was approved. The applicant wants to put the shed on the rear portion of the approved deck. The main rationale for the approval of the deck was that this portion of the yard tapers quickly and is shielded by the neighbors shed to the side and woods to the rear. The most closely affected neighbor again

wrote a letter of approval. Unlike the deck, the shed does not need a rear variance as the setback requirement is only 5' for a shed.

One of the concerns brought forth by the BOA and a homeowner from below, was water runoff. Since we will have an impervious surface, it is arguable that slightly more water will be onsite.

Minimal discussion ensued as the case was relatively recent.

Susan Wingard made a motion and Tom Duckworth seconded a motion to approve the shed on the previously approved deck. This will add function to the site and there are no public objections. Motion carried 6-0.

MOTION TO ADJOURN - Steve Kowolonic made a motion to adjourn, Steve Dauer seconded. Motion carried 6-0.