

**MINUTES OF A MEETING OF THE  
FORT THOMAS BOARD OF ADJUSTMENT  
HELD AT THE FORT THOMAS COMMUNITY CENTER  
ON TUESDAY, DECEMBER 28, 2021  
AT 6:00 PM**

**PRESENT:** Jim Beineke, Chair  
Tom Fernandez, Vice Chair  
Carol Dixon, Secretary  
Tom Duckworth  
Susan Wingard

**ABSENT:** Steve Dauer  
Carla Austin

**Also present:** Ron Dill, City Administrative Officer

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

**MINUTES – November 23, 2021**

Members reviewed the minutes of the November 23, 2021 meeting. A motion was made by Tom Duckworth and seconded by Carol Dixon to approve the minutes as written. Motion carried 5-0

**PUBLIC HEARING**  
**CASE NO. 21-1592**

**126 Sherman Avenue  
Lea Dickman, Owner  
Side Yard Variance  
Addition and Deck**

Ron Dill reported that the applicant is requesting a variance from the provisions of Section 10.15 of the Zoning Ordinance to allow for an addition and deck on the single family home. The site is currently zoned R-1C which allows additions to homes with a required side yard setback of 8". The proposed addition & deck will be 4' from the side property line and therefore, the request will be for a 4' side yard variance.

Mr. Ray Bowman, 126 Sherman Avenue, was present to address the Board. He indicated that his wife is the listed owner of the property and explained their proposal. He stated that there was an existing deck at the proposed location that was removed because it was deteriorated. Their proposal is to replace the deck at that location with a full basement structure added underneath. Additionally, they will be adding a basement foundation under the existing addition that was previously supported by a beam & post structure. He referenced the photo that shows the existing conditions. He indicated that the existing

addition will have a poured footer & masonry block foundation but the deck will have a wood frame walls with a rubber roof under the deck portion that will serve as a storage room. He stated that the previous deck structure was inset by a foot or so and the proposed deck will be extended with the side of the house, therefore the need for a 4 foot variance. He added that the existing addition is only adding a foundation and is approximately 15' from the side yard so no variance is necessary on that portion of the project.

Following a brief discussion, members agreed that the proposal is reasonable and will enhance the viability of the home. Further, it will not be a detriment to the health or safety in the neighborhood. A motion was made Tom Fernandez and seconded by Susan Wingard to approve the side yard variance to be in line with the house.

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

**Adjournment**

After a brief discussion recognizing Tom Fernandez serving his last meeting and appropriate thank you being acknowledged from his many years of service on the Board, a motion was made by Mr. Fernandez and seconded by Mrs. Wingard to adjourn the meeting at 6:27 pm. Motion carried 5-0.

APPROVED:

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ATTEST:

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