

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE FORT THOMAS COMMUNITY CENTER
ON TUESDAY, FEBRUARY 22, 2022
AT 6:00 P.M.**

PRESENT: Steve Dauer
Steve Kowolonek
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. Wingard presided and called the meeting to order at 6:00 p.m. and roll was taken.

MINUTES – January 25, 2022

Members reviewed the minutes of the January 25, 2022 meeting. A motion was made by Tom Duckworth and seconded by Steve Dauer to approve the minutes as written. Motion carried 6-0.

PUBLIC HEARING

CASE NO. 22-1594

**18 Taylor Ave.
Kyle Hartmann, Owner
Side Yard Variance
Deck**

Kyle Hartmann who currently resides at 18 Taylor Ave., Ft. Thomas, KY 41075 was in attendance and sworn in to address the Board.

Kevin Barbian reported that the applicant is requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for a deck on a single family home site. The site is currently zoned R-1C, which allows for decks to single family homes and requires side setbacks of 8'. The proposed deck will be 6' from the side property line and therefore, the request will be for a 2' side yard variance.

Mr. Hartmann responded to the questions from board members that the structure would be completely new, completed by a contractor and constructed of wood.

Minimal discussion ensued.

Steve Kowolonek made a motion and Carol Dixon seconded a motion to approve the variance for the construction of a deck. Motion carried 6-0.

CASE NO. 22-1595

**31 Sheridan Ave.
Kevin David, Owner
Side Yard Variance
Single Family Home**

Kevin David and Cheryl David who currently reside at 325 Grant St., Ft. Thomas, KY 41075 were in attendance and sworn in to address the Board.

Kevin Barbian reported that the applicant is requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for a new single family home. The site is currently zoned R-1C, which allows single family homes and requires side setbacks of 8'. The proposed new home will be 1'-6 17/32" from the left side property line and therefore, the request will be for a 6'-5 15/32" left side yard variance. The home is proposed to be 6'-6 3/16" from the right side property line and therefore, a 1'-5 13/16" right side variance is requested.

Mr. and Mrs. David feel the new house will have a positive impact on the value of the neighborhood.

Susan Wingard clarified that there were 3 options presented depending on Board of Adjustment approval.

1. If both side yard variances are granted then the existing home will be demolished and the proposed new home will be built
2. Without the approval of both side yard variances the property owners may keep the existing home and add on
3. If variances are not granted then the existing home may be demolished and the property sold.

Mr. Barbian pointed out that the porch on the existing home is well in front of the average setback. The proposal of the new home will keep in line with the other houses on the street.

Significant discussion took place as it relates to the existing line of the house to the left, driveway distance and retaining wall location.

Mr. Tim Dougherty who resides at 27 Sheridan Ave., Ft. Thomas, KY 41075 was sworn in to address to Board. Mr. Dougherty expressed concern over the closeness as well as the depth of the proposed plans of the new home. He feels that placing a 40 ft. home on a 47 ft. lot would have a negative impact to his property. He states with the current house there is 25 ft. between houses and if the setback is granted there would only be 9 ft., and that the average on the street is between 11 to 12 ft. in distance.

Randy Borchers inquired about the turning radius associated with his driveway as it is very close to the property line.

Carol Dixon discussed the Board of Adjustments involvement and the compromises and adjustments that can be made for the satisfaction of all parties affected.

Bifurcating the case for the consideration of the immediate approval of the left side variance was discussed as there is currently a driveway located on the left and a greater distance between the houses.

Discussion ensued and a continuation was determined necessary for a possible reconfiguration of the home plans.

Steve Kowolonek made a motion and Tom Duckworth seconded a motion to table the case. Motion carried 6-0.

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