

**MINUTES OF A MEETING OF THE
FORT THOMAS DESIGN REVIEW BOARD
HELD AT THE CITY BUILDING
ON THURSDAY, APRIL 22, 2021
6:00 P.M.**

PRESENT: Lori Wendling, Chair
Barry Petracco, Vice Chair
Mark Thurnauer, Secretary
Pat Hagerty

ABSENT: Jeffrey Sackenheim
Barb Thomas

ALSO PRESENT: Kevin Barbian, Building & Zoning Administrator
Julie Rice, Administrative Assistant

Lori Wendling presided and called the meeting to order at 6:00 P.M.

Minutes – March 25, 2021 - Postponed

OLD BUSINESS

Election of Officers for 2021 - Postponed

NEW BUSINESS

122 N. Fort Thomas Avenue – Tallant Music Studio

Caileen Tallant-Adams – Property/Business Owner
Building Signage

Caileen Tallant-Adams was present to address to the Board. Mrs. Tallant-Adams stated that she currently has a 2-sided, free-standing post sign located in the front yard of her existing business which was previously approved by the Design Review Board. She would like to use this sign at her new location.

Mrs. Tallant-Adams stated that she has considered several options for the placement of the sign at her new business location. After meeting with her sign contractor, they agreed that the most desirable and visible location for the sign would either be hanging perpendicular to the building on the front left of the building above an existing flowerbed or hanging from a post perpendicular to the building in the flower bed at the corner on the front left side of the building. Either option would allow traffic to read the sign when passing in either direction.

Mr. Barbian confirmed that the sign design was approved by the Board a few years ago. Mr. Barbian stated that this is a not a typical site because it is a single story building. Most of the projecting signs are located on 2-story buildings and therefore, meet the height requirement of 7'. This site is unique due to the fact that there is an approximate 3' deep landscaped area at the base of the building front. This provides a buffer from the public sidewalk.

Mr. Barbian added that with either of the sign options that have been presented, the applicant needs approval from the Board of Adjustment for a height variance for a building mounted projecting sign or a dimensional variance for a front yard setback for a post sign. The applicant is scheduled to appear before the Board of Adjustment next week.

Following a lengthy discussion related to the two options, a motion was made by Pat Hagerty and seconded by Barry Petracco to approve (1) the post sign providing it does not go over the public sidewalk or the railing associated with the handicap ramp to the building or (2) the projecting hanging sign on the front left corner of the building with the condition that additional landscaping (shrubs) is added to the planting bed directly under the sign which is to remain all year long to create a barrier so that pedestrians to not hit the sign. Motion carried 4-0.

8 Alexander Circle

Rachel and Steven Campbell, Applicants/Owners
Free-Standing Roof Structure

Steven Campbell, 8 Alexander Circle, was present to address the Board. Mr. Campbell stated that they currently have workout equipment located on a patio directly behind their garage. They are proposing to construct a roof over the patio in order to utilize the workout equipment in all types of weather.

Mr. Barbian noted that this is the first private improvement, beyond the actual development, that is coming before the Board. A copy of the applicable sections of the architectural guidelines agreed upon between the Veterans Administration and the City of Fort Thomas were referenced. Mr. Barbian noted that per the guidelines, "...any new addition be limited in size and scale in relationship to the historic building...". The proposed roof structure is located behind the approved detached garage addition which in its self is different from the historical character of the home and not directly off of the primary structure.

There is minimal visibility of the structure as you enter the subdivision but as you go around the cul-de-sac, the structure is very visible on the left side. Mr. Barbian noted that it appears from the submitted drawings, that the peak of the roof structure may be above the railing which goes around the rooftop patio. The applicant is proposing to use materials and colors which are compatible with his house. In an attempt to screen the proposed structure most visible from the street, Mr. Barbian suggested that the Board may wish to require some type of shrubbery be planted to screen the structure.

A lengthy discussion ensued regarding the construction and architecture of the proposed structure and how to make it compliant with requirements, compatible with the historical nature of the home, and serve its intended purpose.

It was the consensus of the Board to table a decision on the application at this time to allow the applicant time to revise the architecture of the proposed roof structure. Mr. Thurnauer agreed to assist Mr. Campbell in redesigning the structure in order to better meet the architectural requirements for the Alexander Circle homes and be acceptable to the Board.

A motion was made by Pat Hagerty and seconded by Barry Petracco to table a decision until the next meeting. Motion carried 4-0

Adjournment

With no further business to address, a motion was made by Barry Petracco and seconded by Pat Hagerty to adjourn the meeting at 7:15 p.m. Motion carried 4-0.