

CITY OF TAYLOR MILL  
BOARD OF ADJUSTMENTS

October 22, 1992  
7:00 P.M.  
Taylor Mill, KY City Building

M E E T I N G    M I N U T E S

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A.    CALL TO ORDER

The October 22, 1992 meeting of the City of Taylor Mill Board of Adjustments was called to order by Chairperson Paul Maxfield. The meeting was held at the City Building at 7:00 P.M. Present were Sherry Doggett, John Lucas, Leo Dolan, Charles Darpel and Paul Maxfield.

B.    MINUTES OF LAST MEETING

Review of minutes of past meetings was postponed.

C.    OLD BUSINESS

No "old business" was discussed.

D.    PUBLIC HEARING

Address:            745 Beech Drive  
                      Taylor Mill, KY

Request:            Variance from the twelve foot minimum side yard setback requirement of Section 10.3D4 of the Taylor Mill Zoning Ordinance to construct an 8' X 12' greenhouse one foot from the northeasterly side line.

Applicant:          Carl E. Knochelmann

Zone:                R-1C

Discussion ensued regarding the description and proposed construction materials of the structure and regarding the circumstances which resulted in this variance request. The following was determined by the Board.

Given the nature of the request and the limited size of the greenhouse, the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity (low density residential), will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone. The structure would, for all practical purposes, be located no further from houses on adjacent properties if it were located in the rear of the applicant's house.

Although strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land nor create an unnecessary hardship on the applicant, it would be more difficult for the applicant to service the proposed greenhouse if it were placed in the rear yard and locating the structure in the side yard 12 ft. from the property line would be aesthetically inappropriate.

The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation since original layout and development of the subdivision occurred prior to adoption.

Based on the findings of fact, Mr. Lucas made a motion to grant the request. Mr. Dolan seconded the motion.

Motion carried 5/0.