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CITY OF TAYLOR MILL  
BOARD OF ADJUSTMENTS

March 11, 1993  
7:00 PM  
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 March 11, 1993 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 PM. 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: 5065 Sandman Drive  
Taylor Mill, KY.

Request: Conditional use as a service station and a dimensional variance for a 168 square foot sign and a canopy 145 feet from right of way; and an interpretation that self service car wash is an accessory use.

Applicant: Eric Deters as agent of owner

Zone: NSC with Development Plan

Witnesses: Frank Wichmann  
Ray Finnell  
Eric Deters  
Byron Fields  
Charles Deters  
Gary Turner  
Harry Davidow  
Afton Kordenbrock

After consideration of the testimony of the witnesses, and the report of the staff for the Northern Kentucky Area Planning Commission dated February 22, 1993, and the recommendation of

approval with conditions by the City of Taylor Mill, through the City Coordinator, Frank A. Wichmann and the Zoning Administrator, Ray Finnell, and discussion thereof among the members of the Board, there was a Motion by John Lucas, with a second by Leo Dolin that:

1. The Board conclude that Section 9.10G1 of the Taylor Mill Zoning Ordinance precluded any necessity for a variance for the proposed canopy, since it was more than five (5) feet from every property line; and

2. The Board conclude that the arterial street requirement was waived by the City Commission approval of the Development Plan for this area, which was agreed to in the rezoning of the property to NSC; and

3. The Board conclude that Sandman Drive is an arterial street according to the NKAPC staff analysis; and

4. The Board grant the requested variance for a sign with 168 square feet of message area because:

A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity in the same zone; and

B. A strict application of the provisions of the zoning ordinance would deprive the applicant of reasonable use of the land, or would create an unnecessary hardship on the applicant; and

C. The circumstances of the application are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation for which relief is sought; and

D. The granting of the variance will not:

i. Adversely effect the public health, safety or welfare; or

ii. Alter the essential character of the general vicinity; or

iii. Cause a hazard or nuisance to the public; or

iv. Allow an unreasonable circumvention of the requirement of the zoning regulations; and

5. The Board conclude that the 13 offstreet parking spaces in the proposal are more than adequate for the anticipated peak parking requirement for this type of development; and

6. The Board approve the application for a conditional use permit for a service station at this location, upon the following conditions, and on the basis that there is a need for this type of service station in the area, and it is suitable therefor in this specific location:

A. No automotive mechanics, mechanical repair, body work or service shall be allowed or conducted on the premises of the service station other than the retail sale of automotive fuels, oils and accessories; and

B. The service station shall be closed after midnight and before 6:00 AM each day; and during that time any open or enclosed carwash facilities of the service station shall be mechanically inoperative and physically inaccessible to motor vehicles; and

C. All outdoor lighting shall be "cutoff" lighting to minimize any glare therefrom outside of the premises of the service station; and

D. The service station shall not include any self-service carwash facilities unless there is at least one enclosed automatic carwash facility; and there shall be no more than four (4) bays for carwash facilities in any circumstances.

After discussion of the Motion among the members of the Board, it was unanimously adopted by the Board.

There being no further business presented to the Board for the consideration thereof, the meeting was adjourned.

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PAUL MAXFIELD, Chairman

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JOHN LUCAS, Secretary