

**MINUTES OF THE TAYLOR MILL
BOARD OF ADJUSTMENTS
SEPTEMBER 4, 1997
7:00 P.M.**

Chairman Maxfield called the meeting to order at 7:00 p.m. The Secretary called the role.

Paul Maxfield, Chairman	Present
Cary Bushman	Present
Sherry Doggett	Absent
Leo Dolan	Present
Lee Flischel	Present
Paula Tretter Kuehne	Present

There being no Old or New Business, Chairman Maxfield opened the public hearing portion of the meeting.

PUBLIC HEARING #1

5615 Taylor Mill Road, Taylor Mill, Kentucky.

Request to grant a Variance at the address indicated above for the purpose of building a single family home which would require that the minimum lot area required (12,500 ') be modified to 12,266'.

Mr. James Sebree (applicant) was present. Also present were the following individuals:

Madonna Cress of 709 Carol Drive.

Mike Gregory of 710 Carol Drive.

Letter received and placed on record from Mr. David Cress of 709 Carol Drive.

Chairman Maxfield asked if Mr. Sebree would like to begin his explanation of his request.

Mr. Sebree indicated that he would like to purchase the lot at 5615 Taylor Mill Road to build a single family home. He indicated that to do so he would need a variance of the minimum lot area required to build. The minimum lot area is currently 12,500'. He is requesting that this be decreased to 12,266'.

B.O.A minutes, 09/04/97

At this time Ms. Cress of 709 Carol Drive expressed her concern of additional water run-off being deposited into her yard from this home and explained her current problem with rain water run-off through this vacant lot.

Mr. Sebree indicated that he was aware of the Cress' current problem and that he could design a swail and build the berm up to restore adequate drainage from his lot.

Ms. Cress indicated that she had no problem if the home was built but that he did not want his water problem to increase due to the development.

Mr. Lucas asked if we could put a condition on the variance that proper swail conditions must exist. It was determined that this could be accomplished.

Mr. Gregory of 710 Carol Drive indicated that he did not want such a large home built on this lot. He expressed safety concerns over the ingress and egress of individuals on Carol Drive in regards to blocked vision clearance. He said that he felt we had an ordinance establishing buildable lot sizes and we should follow it. He also expressed concern over a decrease in his property value.

The Board of Adjustments and Mr. Sebree discussed the dimensions of the home.

Mr. Sebree indicated that his contract on the lot was dependent on the outcome of this hearing and that he would not lose any money due to the B.O.A decision.

Mr. Bushman indicated that he felt Mr. Gregory's property value would not decrease, but in all probability increase.

Ms. Cress wanted to know where the driveway access would be for this home. Mr. Sebree said that it would be off of Carol and it would be at least 80 feet from her property.

Mr. Sebree said that he would set up a temporary berm and seed this area to divert water from Mr. and Ms. Cress' property prior to his development starting.

B.O.A minutes, 09/04/97

Mr. Flischel made a motion to accept the variance request to adjust the minimum lot area from 12,500' to 12,266' subject to a drainage swail being built and designed subject to the approval of the Building Inspector and the City Engineer with the applicant bearing any cost associated with the review of plans.

Ms. Tretter Kuehne made a second. The secretary called the role.

Paul Maxfield, Chairman	Yes
Cary Bushman	Yes
Sherry Doggett	Absent
Leo Dolan	Yes
Lee Flischel	Yes
Paula Tretter Kuehne	Yes

Motion passed.

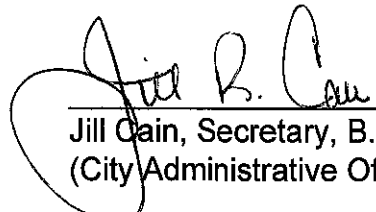
Mr. Maxfield encouraged Ms. Cress to contact the City if water problems persisted or if she felt conditions for the variance were not adequately met.

Motion to Adjourn by Mr. Dolan. Mr. Bushman made a second. All in favor.

Meeting adjourned at 7:55 p.m.



Paul Maxfield, Chairman



Jill Cain, Secretary, B.O.A
(City Administrative Officer)