

**Taylor Mill Board of Adjustment
Regular Meeting**

August 21, 2001

7:00 p.m.

**Taylor Mill City Building
5225 Taylor Mill Road
Taylor Mill, Kentucky**

MINUTES

ROLL CALL/DETERMINATION OF QUORUM:

PRESENT:

Paul Maxfield, Chairman

John Lucas

Lou Noll

John Osterhage

NOT PRESENT:

Paula Tretter Kuhne

Sherry Doggett

OTHERS PRESENT:

Diane Collins, NKAPC

Mr. Paul Maxfield, Chairman confirmed a quorum and called the meeting to order at 7:00p.m.

APPROVAL OF THE MINUTES:

The minutes from the June meeting were approved.

OLD BUSINESS:

NEW BUSINESS:

PUBLIC HEARING

TM2001-0048

APPLICANT: Mr. John T. Reynolds

GENERAL LOCATION: 5206 Sandra Drive, Taylor Mill

REQUEST FOR ACTION: a 25' front yard dimensional variance from the required 35' setback of the R-1C Zone to allow for construction of a single family detached house at 5206 Sandra Drive, Taylor Mill.

The Chairman confirmed notice was properly given and was advised that no conflicts existed.

Next, Diane Collins presented the professional staff report as attached. The report was accepted w/no comments.

Mr. John T. Reynolds, 12 Gunpowder Ridge, Ft. Thomas, Kentucky, the applicant, addressed the Board in regard to his application and answered questions by the Board Members.

Next, William Baker, Taft Highway, Dry Ridge, Kentucky, addressed the Board and advised that his mother owns the lot across the street and was concerned about possible off-street parking.

Next, Amos Oaks, 5224 Sandra Drive, Taylor Mill, Kentucky addressed the Board and had a question on water lines. He was advised that the Board did not address water line issues.

Next, Francis Grout advised the Board that as a neighbor she had no problem with the proposed application.

Next, Charleen Baker 3365 Tulip Tree Lane, Earlander, Kentucky, addressed the Board and was advised only one house as per the Deed could be placed on the lot.

Next, the Board Members discussed the proposed application and upon lengthy discussion approved the following motion made by Lou Noll, second by John Lucas:

Resolved, that application number TM 2002-0048 be approved based upon the following Findings of Fact, that pursuant to the Kentucky Revised Statutes the Board of Adjustments find the proposed variance will not adversely affect the public health, safety, and welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance and will not allow an unreasonable circumvention of the requirements of the zoning regulations subject to the additional facts:

1. the electrical easement and the lot topography have created unnecessary hardship on the applicant; and
2. the circumstances are not the result of actions taken by the applicant subsequent to the adoption of regulations from which the relief is sought.

ADJOURNMENT:

There being no further items to come before the Board, a motion was made to adjourn. All in favor voted "aye". The meeting adjourned at 7:50 PM.

Respectfully submitted,
John Lucas, Secretary Pro Tem

APPROVED:

CHAIRMAN

DATE _____