

**Taylor Mill Board of Adjustment Meeting 8/7/03**  
**7:00 p.m.**

- A. Call Meeting to Order
- B. Minutes of Last Meeting
- C. Old Business
- D. Public Hearing TM2003-0025/745 St. Matthew Circle
  - 1. Introduction of Applicant & Procedural Review
  - 2. Staff Report & Preliminary Board/Staff Review
  - 3. Presentation/Comments by Applicant
  - 4. Discussion between Board and Applicant
  - 5. Comments from General Public
  - 6. Final Discussion between Board and Applicant
  - 7. Close Public Hearing
  - 8. Final Discussion by Board Members
  - 9. Motion/Second-Regarding Findings of Fact
  - 10. Vote
- E. Announcements
- F. Adjournment

**Taylor Mill Board of Adjustments  
Regular Meeting  
August 7, 2003**

The City Clerk called the roll.

Mr. Fuller	Here
Chairman Lucas	Here
Mr. Noll	Here
Mr. Osterhage	Here
Mr. Sears	Here

Chairman Lucas confirmed that a quorum was present and called the meeting to order at 7:04 pm.

Mr. Fuller made a motion to accept the minutes of the July 17, 2003, meeting as presented. Mr. Noll made a second. All B.O.A. members were in favor.

MOTION CARRIED

**OLD BUSINESS**

**NEW BUSINESS**

**PUBLIC HEARING**

**TM2003-0025**

APPLICANT: Mrs. Nancy Bishop  
LOCATION: 745 St. Matthew Circle  
Taylor Mill, KY 41015  
Zone R-1D

DESCRIPTION OF REQUEST: Mrs. Bishop requested a dimensional variance reducing the setback for an obstruction in a side yard per Section 18.6 of the Taylor Mill Zoning Ordinance as applied to construction of a driveway for an existing single family home.

The Chairman confirmed notice was properly given and was advised that no conflicts existed. He also noted that several letters from neighbors had been written and submitted to the board, in support of the Bishop's request.

Ms. Conrad presented the professional staff report. She recommended the board grant approval of the variance with the following conditions: 1) that all necessary building and zoning permits be obtained, 2) that the driveway curb cut location meet the requirements of the Kenton County Subdivision Regulations.

The Board Members discussed the request. Mr. Osterhage indicated that he would like to tie the variance approval into the deteriorating health of Mr. Bishop and his progressive disease, hoping to deter other residents from applying for similar variances for with no special circumstances.

Mr. Noll made a motion to approve the variance due to the special circumstances of the handicapped status of the owner, because denial of the variance would cause an unnecessary hardship on the owner/occupant. The variance should be granted with the stipulation that the new driveway will be attached to the existing driveway, and that there is no second curb cut. Mr. Fuller made a second. The City Clerk called the roll.

Mr. Noll	Yes
Mr. Fuller	Yes
Chairman Lucas	Yes
Mr. Osterhage	Yes
Mr. Sears	Yes

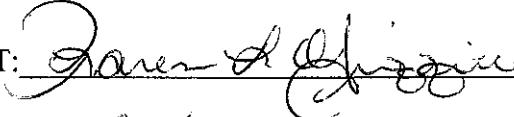
MOTION CARRIED

The requested variance was approved subject to conditions.

**ADJOURNMENT:**

There being no further items to come before the Board, Chairman Lucas made a motion to adjourn. The meeting adjourned at 7:40 pm.

  
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Chairman, John Lucas

ATTEST:   
\_\_\_\_\_

DATE: 9-4-03