

23

Taylor Mill Board of Adjustment Meeting 10/2/03
7:00 p.m. (10/23/03)

- A. Call Meeting to Order
- B. Minutes of Last Meeting
- C. Old Business
- D. Public Hearing TM2003-0039/843 Crocus Lane
 - 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
October 23, 2003**

The City Clerk called the roll.

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

Chairman Lucas confirmed that a quorum was present and called the meeting to order at 7:02 pm.

Mr. Noll made a motion to accept the minutes of the September 4, 2003, meeting as presented. Mr. Fuller made a second. All B.O.A. members were in favor.

MOTION CARRIED

OLD BUSINESS

PUBLIC HEARING

TM2003-0039

Chairman Lucas stated the purpose of the meeting, and reviewed for the applicant the procedure process.

APPLICANT: Mr. John Trinkle
LOCATION: 843 Crocus Lane
Taylor Mill, KY 41015
Zone R-1D1

John Trinkle and his wife Debbie Trinkle were both present at the hearing.

Board member Mr. Noll stated that although he resided on Crocus Lane he didn't feel that his participation in this hearing would present a conflict of interest.

DESCRIPTION OF REQUEST: Mr. John Trinkle is requesting a variance reducing the rear yard setback of 21 feet for the construction of a 144 square foot shed on the property located at 843 Crocus Lane.

STAFF REPORT AND REVIEW: Our Zoning Administrator, Ms. Susan Conrad presented the professional staff report. On September 9, 2003, during a routine inspection of a complaint, noted that a shed was under construction on the property and a stop work order was posted. On September 10, 2003, the applicant inquired regarding the stop work order. Mr. Trinkle had called before construction began to find out what was needed and was told by a staff member of NKAPC that a building permit was not required. Additionally, he was not informed that he could apply for a variance from the Board of Adjustments. Ms. Conrad confirmed the applicants' statements on this issue. On September 11, 2003, Mr. Trinkle applied for a permit for the shed and made an application to the Taylor Mill Board of Adjustments for a variance. It is the opinion of the zoning administrator to approve the variance requested.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Trinkle apologized for any wrongdoing and stated that he had called NKAPC and had been told that no permits were needed to proceed with the construction of a 12' x12' shed. The location of the 12' x 12' shed was dictated by the topography, and existing retaining wall in his rear yard. These obstacles would not allow placement of the shed to conform to code regulations.

COMMENTS FROM GENERAL PUBLIC: Four letters supporting the applicants request were submitted to the Board, by adjacent homeowners:

Dan Trame, 839 Crocus Lane
John & Cinda Muenchen, 847 Crocus Lane
Ken Hubbard, 834 Crocus Lane
Mr. & Mrs. Dan Marksberry, 838 Crocus Lane

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:20 P.M.

The Board Members reviewed the material provided by our zoning administrator and discussed the request.

Chairman Lucas made a motion to approve the application TM2003-0039 for a variance for a rear yard set back of 21 feet for the construction of a 144 square foot shed at the property located at 843 Crocus Lane with an understanding of the finding of fact that the BOA in granting the variance notes that it will not adversely affect the public health, safety, or welfare, and will not alter the essential character of the general vicinity, 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 variance arises from special circumstances; the strict application of the provisions of the regulation would

deprive the applicant of the reasonable use of the land or would cause an unnecessary hardship on the applicant. Mr. Noll made a second. The City Clerk called the roll.

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

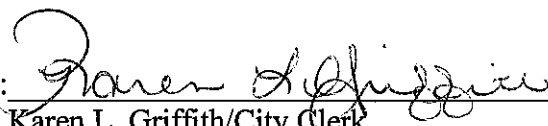
MOTION CARRIED

The requested variance was approved.

There being no further business to come before the Board, Mr. Noll made a motion to adjourn. Mr. Fuller made a second. The meeting adjourned at 7:27 P.M.



Chairman, John Lucas

ATTEST: 

Karen L. Griffith/City Clerk

DATE: 4-1-04