

**Taylor Mill Board of Adjustments
Regular Meeting
September 4, 2003**

The City Clerk called the roll.

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

Chairman Lucas confirmed that a quorum was present and called the meeting to order at 7:00 pm.

Mr. Fuller made a motion to accept the minutes of the August 7, 2003, meeting as presented. Mr. Noll made a second. All B.O.A. members were in favor.

MOTION CARRIED

OLD BUSINESS

PUBLIC HEARING

TM2003-0038/13

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

APPLICANT: Ms. Deborah Vickers
LOCATION: 13 Grand Avenue
Taylor Mill, KY 41015
Zone R-1F

DESCRIPTION OF REQUEST: Ms. Vickers is appealing a decision of the zoning administrator whereby a zoning permit was denied for a 6' fence in the side yard of the property, which exceeds the 4' height permitted by the Taylor Mill Zoning Ordinance.

STAFF REPORT AND REVIEW: Our Zoning Administrator, Ms. Conrad presented the professional staff report. On March 13, 2003, during routine inspections she discovered

that a new fence had been constructed on Ms. Vickers property. Records indicated that a building permit had not been issued for the construction of the fence. Violation notices were issued on April 30, 2003 and July 22, 2003. On August 11, 2003, Ms. Vickers applied for a building permit for the fence. The permit was denied due to the violations of the Taylor Mill Zoning Ordinance. The staff recommendation is to deny the appeal request. The basis for the staff recommendation to disapprove the requested appeal is as follows and should be included in the Board action, should the Board agree with the staff recommendation: 1)The applicant made application in accordance with Section 18.5B of the Taylor Mill Zoning Ordinance, 2)The privacy fence installed in the side yard does not meet the requirements of Figure 1 in Section 13.3, (A)1, of the Taylor Mill Zoning Ordinance, 3)Section 90.19(A) of the Taylor Mill Code of Ordinances requires all dogs to be contained on the property of the owner, however it does not state that the containment device must be a fence, nor where on the property that the animal must be contained.

PRESENTATION/COMMENTS BY APPLICANT: Ms Vickers explained that her large breed dogs could not be contained with a 4 foot high fence, so she constructed the 6 foot high fence for dog containment as required by city regulation. She understood that no permits were required when replacing an existing fence. There was not a standing fence immediately before the construction of the 6 foot high fence; however, Ms. Vickers stated that there had been a fence at one time, because they had to remove fence posts. The current 6 foot high fence has been in place for a year and a half.

COMMENTS FROM GENERAL PUBLIC: None.

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:50 P.M.

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

Mr. Noll made a motion that the Board of Adjustments concur with the zoning administrator and her interpretation of the ordinance regarding fences in side yards according to section 13.3 of the Taylor Mill Zoning Ordinance, and deny the appeal. Mr. Osterhage made a second. The City Clerk called the roll.

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


MOTION CARRIED

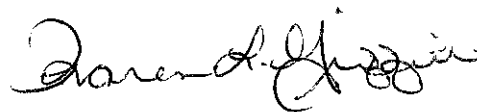
The requested appeal was denied.

There being no further business to come before the Board, Mr. Noll made a motion to adjourn. Mr. Osterhage made a second. The meeting adjourned at 8:04 P.M.



Chairman, John Lucas

ATTEST: 
DATE: October 23, 2003


10-23-03

Taylor Mill Board of Adjustment Meeting 9/4/03
7:00 p.m.

- A. Call Meeting to Order
- B. Minutes of Last Meeting
- C. Old Business
- D. Public Hearing TM2003-0038/13 Grand Avenue
 - 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