

Taylor Mill Board of Adjustment Meeting 12/2/04
7:00 p.m.

- A. Call Meeting to Order
- B. Minutes of Last Meeting
- C. Old Business
- D. Public Hearing TM2004-0038/713 Oakland Dr.
 - 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
December 2, 2004**

The City Clerk called the roll.

Mr. Fuller	Absent
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. Noll requested that the meeting begin with the Pledge of Allegiance.

Mr. Noll made a motion to accept the minutes of the November 4, 2004, Board of Adjustment meeting as presented. Mr. Osterhage made a second. All B.O.A. members were in favor.

MOTION CARRIED

OLD BUSINESS

PUBLIC HEARING

TM2004-0038

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

APPLICANT: Louis Peluso
LOCATION: 713 Oakland Drive
Taylor Mill, KY 41015
Zone R-1G

Present at the hearing: Zoning Administrator Susan Conrad, Louis Peluso and girlfriend, attorney Darrell Cox, Darrin Spar with Century Construction, City Commissioner Lee Moening, and City Clerk Karen Griffith.

DESCRIPTION OF REQUEST: Variances from the minimum front yard requirements pertaining to the construction of a room addition on a single family residence in the R-1C Zone.

STAFF REPORT AND REVIEW: Zoning Administrator, Ms. Susan Conrad presented the professional staff report, which was previously distributed to all board members. Ms. Conrad recommended that the board disapprove the requested variance. The request does not arise from special circumstances. Granting of the variance will alter the essential character of the general vicinity and will allow an unreasonable circumvention of the requirements of the zoning regulations. All of the houses on Oakland Drive are set back the same distance, and granting of the variance will alter the character of the streetscape.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Cox spoke on behalf of Mr. Peluso, citing that the proposed addition would enhance and expand the home, and provide additional living space. The architectural design of the addition is consistent with the neighborhood and would compliment the existing home. The addition can not be placed in the rear of the home due to the location of a swimming pool, and the side yard would not accommodate an addition.

COMMENTS FROM GENERAL PUBLIC: Seven letters from neighbors were received regarding Mr. Peluso's request for the variance which would allow him to build the addition to the front of his home. Six of the neighbors were in favor of the addition, and one was against.

Neighbors in favor of the variance:

Gary Mersch	5204 Woodland Drive
William & Donna Huggins	709 Oakland Drive
Patricia & Robert Tormey	715 Oakland Drive
Nancy & Russell White	5224 Woodland Drive
Robert Roden	721 Oakland Drive
Evelyn Keeney	5220 Woodland Drive

Neighbors opposed of the variance:

Mary Wagner	716 Oakland Drive
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Commissioner Moening stated that there should be a plat depicting the actual dimensions and set backs, before a ruling was made for this variance request.

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

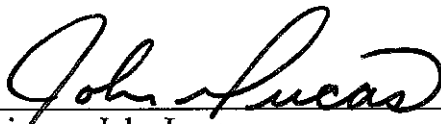
The Board Members reviewed the material provided by our zoning administrator, and then discussed the request. Mr. Noll stated that he would like to have a plat and actual drawing of the location, and the requested structure before continuing.

Mr. Noll made a motion to table this request until the January 6, 2005 regular Board of Adjustments meeting, when a plat plan/drawing must be supplied by Mr. Peluso. Mr. Osterhage made a second. The City Clerk called the roll.

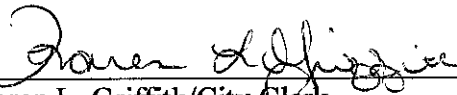
Mr. Noll	Yes
Mr. Osterhage	Yes
Mr. Lucas	Yes

MOTION CARRIED

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 7:58 P.M.



Chairman, John Lucas

ATTEST: 

Karen L. Griffith/City Clerk

DATE: 1-6-05