

Taylor Mill Board of Adjustment Meeting 11/4/04
7:00 p.m.

1. Roll Call
2. Confirmation Of Quorum
3. Approval Of Minutes
4. Public Hearing TM20040037, 103 Sunset Place
 - a. Confirmation of Notification
 - b. Declaration of Conflicts
 - c. Declaration of Site Visits
 - d. Professional staff report-Susan Conrad
 - Questions by Board Members
 - e. Zoning Administrator Report With Witnesses
 - Questions by Board Members
 - f. Applicant Report With Witnesses
 - Questions by Board Members
 - g. Interested Parties Report
 - Questions by Board Members
 - h. Closing Statements-Applicant & Zoning Administrator
 - i. Discussion by Board Members
 - j. Motion/Second-Regarding Findings of Fact
5. Public Hearing TM20040038, 713 Oakland Drive
6. Adjournment

**Taylor Mill Board of Adjustments
Regular Meeting
November 4, 2004**

The City Clerk called the roll.

Mr. Fuller	Absent
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 7:00 pm.

Mr. Noll made a motion to accept the minutes of the September 2, 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

TM2004-0037

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

APPLICANT: Mark Reinersman
LOCATION: 103 Sunset Place
Taylor Mill, KY 41015
Zone R-1G

Mark Reinersman and his wife Mary Ann Reinersman were both present at the hearing.

DESCRIPTION OF REQUEST: Variances from the minimum rear and side yard requirements pertaining to the conversion of a rear deck to a room addition on a single family residence in the R-1G 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 approve the requested variances. The minimum lot size in the R-1G Zone is 5,000 square feet. The lot in questions is 3,200 square feet, one of the two smallest lots which front on Sunset Place. Small lot sizes in the older urban areas make provision of amenities difficult within the parameters of the setback identified in the Taylor Mill Zoning Ordinance. Granting of the variance for the conversion of an existing structure into an addition would not adversely affect the yard separation between surrounding properties. The footprint of the new structure will not be larger than the existing deck.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Reinersman stated that the addition of a Sun Room would add much needed living space to their home. The proposed location of the addition is the only space on the entire property that could be used to gain meaningful space. They presented the board members with detail drawings and specifications from C & D Construction Company regarding the proposed room addition.

COMMENTS FROM GENERAL PUBLIC: The Reinersman had visited their surrounding neighbors soliciting their views and comments on their room addition proposal. They presented documentation to the board that all five neighbors have no objections to the Reinersman's room addition.

Charles Murphy 105 Sunset Place
Don Dejarnett 102 Sunset Place
Robert and Jennie Bell 104 Sunset Place
Tom Jett 4402 Church Street
John Mueller 4406 Church Street

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 the room specifications from the construction company, and then discussed the request. Mr. Noll stated that the plans that have been presented are very detailed and that the room should be built according to the specifications of the plans that have been submitted to the board. Any major plan changes should require that the applicant reappear before the board.

Mr. Noll made a motion to agree with the Zoning Administrator, to grant a 5 foot side yard variance and a 15 foot rear yard variance. The reasons for the motion are that there are special circumstances, that the lot is smaller than the majority of the lots on Sunset

Place and insufficient for an addition to the structure elsewhere on the lot. Strict application of the zoning ordinance would deprive the applicant of the reasonable use of this lot. Granting of this variance will not adversely affect the public health, safety or welfare, 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. Mr. Sears made a second. The City Clerk called the roll.

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

MOTION CARRIED

The requested variance was approved.

PUBLIC HEARING

TM2004-0038

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

Chairman Lucas stated that Ms. Conrad had been contacted by counsel for Mr. Peluso, and was asked to table the public hearing scheduled, and asked for a continuance of this application until a later date in time.

Mr. Osterhage made a motion to table this application TM2004-0038, until such time that we receive communication from the applicant and we establish a hearing date pursuant to the rules and regulations as required. At such time an additional \$50.00 fee will be collected from the applicant, to cover incidental cost to continue the case. Mr. Noll made a second. The City Clerk called the roll.

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

MOTION CARRIED

Mr. Sears questioned acquiring the continuing education hours that are required for each Board of Adjustment member to obtain. Each member needs a total of 8 hours every two years. After some discussion, Chairman Lucas stated that he would contact City

Administrator Jill Bailey to discuss options for training, and report his findings back to the board members.

There being no further business to come before the Board, Mr. Noll made a motion to adjourn. Mr. Sears made a second. The meeting adjourned at 7:47 P.M.



Chairman, John Lucas

ATTEST: 

Karen L. Griffith/City Clerk

DATE: 12-2-04