

**Taylor Mill Board of Adjustment Meeting**  
**Thursday, December 1, 2005**  
**7:00 p.m.**

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**Agenda**

1. Roll Call
2. Confirmation of Quorum
3. Adoption of Minutes from Last Meeting
4. Public Hearing TM-20052515
  - a. Confirmation of Notification
  - b. Declaration of Conflicts
  - c. Declaration of Site Visit
  - d. NKAPC Staff Report
  - e. Comments from Applicant
  - f. Comments from Proponents
  - g. Comments from Opponents
  - h. Discussion by Board Members
  - i. Motion/Second Regarding Findings of Facts
  - j. Vote
5. Adjournment

**Taylor Mill Board of Adjustments  
Regular Meeting  
December 1, 2005**

Chairman Lucas led the Pledge of Allegiance, and then called the meeting to order at 7:00 p.m. The City Clerk called the roll.

Mr. Fuller	Absent	
Chairman Lucas	Here	
Mr. Noll	Here	
Mr. Osterhage	Absent	*Mr. Osterhage arrived at 7:03 p.m.
Mr. Sears	Here	

Mr. Noll made a motion to accept the minutes of the August 4, 2005, Board of Adjustment meeting as presented. Mr. Sears made a second. The City Clerk called the roll.

Mr. Noll	Yes
Mr. Sears	Yes
Chairman Lucas	Yes

MOTION CARRIED

Mr. Osterhage arrived at 7:03 p.m.

**OLD BUSINESS:** None.

**PUBLIC HEARING**

**TM2005-2515**

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

APPLICANT: Riegler Engineering, LLC  
LOCATION: 5029 Sandman Drive  
Taylor Mill, KY 41015  
Zone R-2

CONFIRMATION OF NOTIFICATION: Ms. Thompson stated that all interested parties had been notified of the meeting.

DECLARATION OF CONFLICTS: None

DECLARATION OF SITE VISITS: Mr. Noll stated that he has visited the site in question. Mr. Lucas and Mr. Osterhage both stated that they were familiar with the site but had not made a special visit to the site prior to this meeting.

DESCRIPTION OF REQUEST: A variance for parking to be allowed within the front setback along Sandman Drive in the R-2 Zone. Current set back is 30 feet and the request is for a 20 feet variance for a 10 feet set back.

STAFF REPORT AND REVIEW: Zoning Administrator, Ms. Megan Thompson presented the professional staff report, which was previously distributed to all board members. Ms. Thompson recommended that the board disapprove the requested variance. The circumstances of the requested variance are the result of the desires of the applicant and not due to a hardship resulting from the strict application of the zoning ordinance. It does not deprive the applicant to make possible the reasonable use of the land. Meeting the setback requirements in the R-2 Zone is appropriated for this site. Finally, it does not arise from special circumstances which do not generally apply to land in the general vicinity or in the same zone.

PRESENTATION/COMMENTS BY APPLICANT: Daniel Riegler stated that they would like to build the new Feltman Community Center at the Springhill Village in the same location that the Feltman mansion stood. In doing so they would like to save as much green space as possible, and preserve the mature trees on the property. They feel that the requested variance would allow them to place the parking lot for the Community Center in a less obtrusive location and on less of a steep grade.

Mr. Noll questioned the set back restrictions if there was no entrance to the property from Sandman Drive. Ms. Thompson explained that in an R-2 zone the minimum set back is 30 feet from all sides of the property, according to section 10.9 page 1020 in the Taylor Mill Zoning book.

COMMENTS FROM GENERAL PUBLIC: Paul Myrose stated that the concept of the Community Center and the parking lot was designed to try and duplicate the elevation of the original mansion and surrounding land.

Lisa Hughes of 757 Honeysuckle spoke against granting the variance, citing that everything associated with the entire Springhill Village project has been underhanded and deceitful. She stated that they demolished the original mansion, which they had promised to leave in tact and the have taken down and destroyed most all of the trees and green space associated with the property.

Damien Weller of Klenco Construction stated that they had done nothing underhanded, and had asked the City Administrator Ms. Bailey, the steps required to obtain a demolition permit.

Chris Klensch of Klenco Construction stated that pieces from the original mansion will be placed in the new Community Center.

Dan Riegler stated that they would like the variance in order to move the parking lot closed to the Community Center.

Also in attendance was Gary Marsh from the Masonic Homes.

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:55 p.m.

The board members discussed the request. Chairman Lucas stated that in order to grant a variance the request has to meet one of the 3 conditions per K.R.S. 100.243, and he has been struggling to find a reason. Mr. Noll agreed that the request meets none of the requirements to grant the variance.

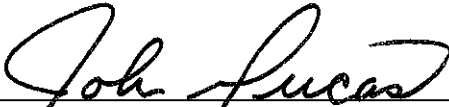
Mr. Noll made a motion to uphold the recommendation of the staff to deny the variance request because the requested variance does not arise from special circumstances which do not generally apply to land in the general vicinity or in the same zone, and the strict application of the regulations would not deprive the applicant of the reasonable use of land or would create an unnecessary hardship on the applicant. Mr. Osterhage made a second. The City Clerk called the roll.

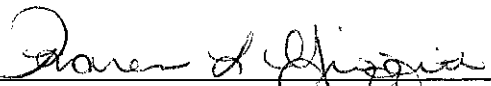
Mr. Noll	Yes
Mr. Osterhage	Yes
Chairman Lucas	Yes
Mr. Sears	No

MOTION CARRIED

Chairman Lucas announced that the request for a variance had been denied.

There being no further business to come before the Board, Chairman Lucas made a motion to adjourn. Mr. Osterhage made a second. The meeting adjourned at 8:17 p.m..

  
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Chairman, John Lucas

ATTEST:   
\_\_\_\_\_  
Karen L. Griffith/City Clerk

DATE: 8-2-2007