

**Taylor Mill Board of Adjustment Meeting 1/6/05
7:00 p.m.**

1. Roll Call
2. Confirmation Of Quorum
3. Approval Of Minutes
4. Public Hearing TM20040038, 713 Oakland Drive
 - 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. Adjournment

**Taylor Mill Board of Adjustments
Regular Meeting
January 6, 2005**

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

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

Mr. Noll made a motion to accept the minutes of the December 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

TM2004-0038

Chairman Lucas stated the hearing that originated on December 2, 2004 had been tabled until plat plans or drawings could be presented for review by the Board. With the submission of plat plans, he reviewed the purpose of the meeting and the procedure process. Ms. Conrad confirmed that proper notification had been sent to all interested parties.

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

Mr. Fuller, Mr. Noll, Chairman Lucas, and Mr. Sears all disclosed that they had driven by the site in question.

PRESENT AT THE HEARING: Zoning Administrator Susan Conrad, applicant Louis Peluso, attorney Darrell Cox, Darrin Spar with Century Construction, 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. The R-1C Zone identifies a minimum front yard depth of 35 feet; the proposed addition would leave a 26 feet front yard depth and would require a 9 feet variance.

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: 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 (that was installed before Mr. Peluso purchased the house), and the side yard would not accommodate such an addition.

Mr. Darrin Spar of Century Construction stated that the 9 foot variance originally applied for has been reduced to a 7 foot variance.

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
-------------	-------------------

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:27 P.M.

The Board Members reviewed the plat plans and the schematic drawing of the addition provided by Mr. Spar, and then discussed the request.

Mr. Noll made a motion to allow the 7 ft. variance because the strict application of the zoning ordinance would deprive the applicant of a reasonable use of the land. Granting this variance would not adversely affect the public health, safety, or welfare of the community, or cause a hazard or nuisance to the public. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone, in that there is a pool in the back and a garage that precluded the expansion of the home, and the side yard requirement could not be met if expansion would take place in that direction. The addition that has been presented will be in conformity with the existing home, in that the room will primarily be bricked and the roof line will be maintained with this addition. The brick on the addition should match or be reasonably close to matching the brick on the existing structure. Mr. Fuller made a second. The City Clerk called the roll.

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

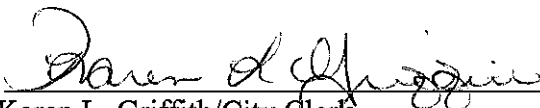
MOTION CARRIED

Chairman Lucas announced that the variance will be granted.

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 7:42 P.M.



Chairman, John Lucas

ATTEST: 

Karen L. Griffith/City Clerk

DATE: 3-3-05