

**Taylor Mill Board of Adjustments
Regular Meeting
August 2, 2007**

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	Here	
Chairman Lucas	Here	
Mr. Noll	Absent	*Mr. Noll arrived at 7:08 p.m.
Mr. Osterhage	Here	
Mr. Sears	Here	

The NKAPC notified us that it was time to appoint or re-appoint two Board of Adjustment members to serve as Chairman and Vice-Chairman. Mr. Osterhage made a motion to re-appoint John Lucas to serve as Chairman. Mr. Sears made a second. The City clerk called the roll.

Mr. Osterhage	Yes
Mr. Sears	Yes
Mr. Fuller	Yes
Mr. Lucas	Abstain

MOTION CARRIED

Mr. Fuller made a motion to appoint Jack Osterhage to serve as Vice Chairman. Mr. Lucas made a second. The City Clerk called the roll.

Mr. Fuller	Yes
Mr. Lucas	Yes
Mr. Osterhage	Abstain
Mr. Sears	Yes

MOTION CARRIED

Mr. Osterhage made a motion to accept the minutes of the December 2, 2005, Board of Adjustment meeting as presented. Mr. Sears made a second. The City Clerk called the roll.

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

MOTION CARRIED

OLD BUSINESS: None.

PUBLIC HEARING

TM07070002

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

APPLICANT: Gregory R. Moellering
LOCATION: 5573 Taylor Mill Road
Taylor Mill, KY 41015
Zone R-1D

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

DECLARATION OF CONFLICTS: None

DECLARATION OF SITE VISITS: None

Mr. Noll arrived at 7:08 p.m.

DESCRIPTION OF REQUEST: To reduce the rear and side yard setbacks in a R-1D zone; the applicant proposed to subdivide the property and reduce the rear yard setback from 25 feet to 10.82 feet for the front dwelling and reduce the side yard setback from 10 feet to 6.88 feet to accommodate an addition to the rear dwelling.

PRESENT AT THE HEARING: Zoning Administrator Megan Thompson, applicant Gregory R. Moellering, Tony Berling with Berling Engineering, and City Clerk Karen Griffith.

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 approve the requested variance to reduce the rear yard setback from 25 feet to 10.82 feet for the front dwelling and reduce the side yard setback from 10 feet to 6.88 feet to accommodate an addition to the rear dwelling, subject to the following condition. That an access and maintenance easement be recorded pertaining to the use and maintenance of the common access drive from Taylor Mill Road to the site in question and an adjacent property.

PRESENTATION/COMMENTS BY APPLICANT: Gregory "Chip" Moellering spoke and apologized to the board and staff for not realizing that special permits and variances were needed to properly complete the work being done on his property. After receiving a violation citation, he quickly made arrangements and applied for the proper permits to move forward with this project. He respectfully requested that the Board approve his request.

COMMENTS FROM GENERAL PUBLIC: One letter was received from Philip Resnick 5577 Taylor Mill Road. Mr. Resnick was not opposed to the requested variances. He asked that a tree be removed from the property in question that was hanging over his property and creating a potential problem. Mr. Moellering stated that he had already taken the tree down.

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:42 p.m.

The board members discussed the request.

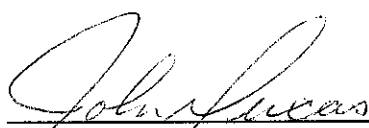
Mr. Fuller made a motion to accept the recommendation of the NKAPC staff and approve the request. Citing strict application of the zoning ordinance would deprive the applicant of the reasonable use of this lot. Granting of this variance will not adversely affect the public health, safety or welfare, 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. Agreeing with the supporting information and basis for their recommendation as detailed in the NKAPC staff findings report as listed in numbers 1 thru 6. Mr. Osterhage made a second. The City Clerk called the roll.

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

MOTION CARRIED

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

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 7:48 p.m.



Chairman, John Lucas

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

DATE: 11-1-2007