

Taylor Mill Board of Adjustment Meeting
Thursday, November 1, 2007
7:00 p.m.

Agenda

1. Roll Call
2. Confirmation of Quorum
3. Adoption of Minutes
4. Public Hearing 07100002
 - 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
6. Adjournment

**Taylor Mill Board of Adjustments
Regular Meeting
November 1, 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	Absent
Chairman Lucas	Here
Mr. Noll	Here
Mr. Osterhage	Here
Mr. Sears	Absent

Mr. Noll made a motion to accept the minutes of the August 7, 2007, Board of Adjustment meeting as presented. Mr. Osterhage made a second. The City Clerk called the roll.

Mr. Noll	Yes
Mr. Osterhage	Yes
Chairman Lucas	Yes

MOTION CARRIED

OLD BUSINESS: None.

PUBLIC HEARING

07100002

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

APPLICANT: Giles W. Cox, Sr.
LOCATION: 810 Crocus Lane
Taylor Mill, KY 41015
Zone R-1D1

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

DECLARATION OF CONFLICTS: Mr. Noll declared by personally residing on Crocus Lane that he and Mr. Cox are neighbors, there being 20 or so, houses between them. Although, he didn't feel that living on the same street would be a factor on his decision making ability; he offered to excuse himself from the proceedings if the board so desired. Chairman Lucas stated that due to his integrity and knowledge of proper procedures, he didn't think that it was necessary for Mr. Noll to excuse himself.

DECLARATION OF SITE VISITS: Mr. Noll disclosed that he passes the Cox residence everyday.

DESCRIPTION OF REQUEST: To reduce the front yard setbacks in a R-1D1 zone; the applicant proposed to reduce the front yard setback from the required 35 feet to 27 feet for the construction of a front porch.

PRESENT AT THE HEARING: Zoning Administrator Megan Thompson, applicant Giles and Elizabeth Cox, 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 disapprove the requested variance to reduce the front yard setback from the required 35 feet to 27 feet for a front porch addition.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Cox stated that the front porch would be professionally built by a licensed contractor, and would be built across the front of his house. It would be aesthetically pleasing to the neighborhood and would improve his property value. He showed the Board pictures of other homes on his street with front porches.

COMMENTS FROM GENERAL PUBLIC: None.

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:37 p.m.

The board members discussed the request.

Chairman Lucas made a motion to accept the recommendation of the NKAPC staff and deny the request. Granting of this variance would not adversely affect the public health, safety or welfare, but would alter the essential character of the general vicinity, and would allow an unreasonable circumvention of the requirements of the zoning regulations. The requested variance does not arise from special circumstances, and the strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land nor would it create an unnecessary hardship on the applicant. Mr. Noll made a second. The City Clerk called the roll.

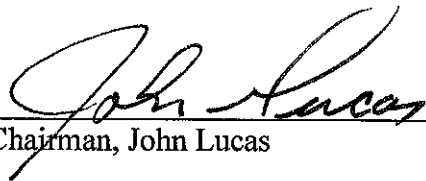
Chairman Lucas Yes

Mr. Noll Yes
Mr. Osterhage Yes

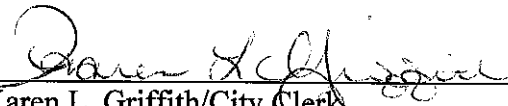
MOTION CARRIED

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 7:50 p.m.



Chairman, John Lucas

ATTEST: 

Karen L. Griffith/City Clerk

DATE: 1-3-2008