

Taylor Mill Board of Adjustment Meeting
Thursday, June 21, 2012
7:00 p.m.

Agenda

1. Roll Call
2. Confirmation of Quorum
3. Adoption of Minutes
4. Public Hearing 12060001
 - 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
June 21, 2012**

Chairman Lucas called the meeting to order at 7:00 p.m. The City Clerk called the roll.

Mr. Coppage	Here
Mr. Fuller	Here
Chairman Lucas	Here
Mr. Meyer	Here
Mr. Osterhage	Here

Chairman Lucas stated that a quorum was present.

Mr. Meyer made a motion to accept the minutes from the October 6, 2011, Board of Adjustment meeting as submitted. Mr. Fuller made a second. The City Clerk called the roll.

Mr. Meyer	Yes
Mr. Fuller	Yes
Mr. Coppage	Yes
Chairman Lucas	Yes
Mr. Osterhage	Yes

MOTION CARRIED

OLD BUSINESS: None.

PUBLIC HEARING

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

APPLICANT: John Wegener, property owner

LOCATION: 726 Forest Lane
Taylor Mill, KY 41015

REQUEST: To appeal the Zoning Administrator's decision denying the applicant's Request to construct an accessory structure that is not subordinate in Area, extent, or purpose to the principal structure on a residential Property; the site is located in the R-1C (Residential) Zone

CONFIRMATION OF NOTIFICATION: Mr. Ionna stated that all interested parties had been notified of the meeting; legal advertisement published, and packets sent out.

DECLARATION OF CONFLICTS: None

DECLARATION OF SITE VISITS: Mr. Coppage drove past the site. Mr. Fuller visited the site.

PRESENT AT THE HEARING: Zoning Administrator Mike Ionna, City Clerk Denise Skirvin, Mr. and Mrs. Wegener and Phil Lockhart.

STAFF REPORT AND REVIEW: Mike Ionna presented and read aloud the professional staff report, which had been previously distributed to all board members. He went over in depth the site description and zoning requirements. Mr. Ionna recommended that the board disapprove the request to construct an accessory structure that is not subordinate in area, extent, or purpose to the principal structure on a residential property located in the R-1C (residential) Zone. Mr. Ionna stated that the interpretation of Section 7 would allow accessory structures to be constructed half the size of the residential dwelling.

PRESENTATION/COMMENTS BY APPLICANT: Mr. Wegener gave a slide presentation which gave a brief history of the property and information about the proposed structure. Mr. Wegener stated that a security light will be added to the outside of the structure at the front peak.

CLOSED PUBLIC HEARING: Chairman Lucas closed the public hearing at 7:45 p.m.

The board members discussed the request.

Mr. Fuller made a motion to not uphold the decision of the zoning administrators to deny the request of the applicant to construct an accessory structure that is not subordinate in area, extent, or purpose to the principal structure on a residential property located in R-1C (Residential) Zone subject to the following conditions:


1. That the proposed garage/storage not be used for any commercial business operation or activity.
2. That the exterior of the proposed garage/storage structure feature an earth-tone color.
3. The area, height and location of the proposed garage/structure be consistent with those dimensions submitted within the application and on file at the NKAPC staff office.
4. That the one (1) entrance light on the garage/storage structure be located no higher than the top of the roofline of the structure.
5. That no lighting for the garage/storage be placed on any electrical utility pole.
6. That sufficient landscape be kept along the property line in order to provide a buffer between the surrounding neighbors and the proposed garage/storage.

Mr. Coppage made a second to the motion. The City Clerk called the roll.

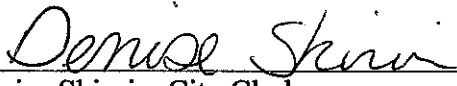
Mr. Fuller	Yes
Mr. Coppage	Yes
Chairman Lucas	Yes
Mr. Meyer	Yes
Mr. Osterhage	Yes

MOTION CARRIED

There being no further business to come before the Board, Mr. Meyer made a motion to adjourn 8:00 p.m.



Chairman, John Lucas

ATTEST: 

Denise Skirvin, City Clerk

DATE: 07/19/12