

City of Fort Thomas, KY

Update of the Zoning and Subdivision Ordinances

Phase I – Diagnostic Report (Part 1)
January 12, 2022











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Introduction

The City of Fort Thomas, KY has retained CT Consultants, Inc. to undertake a comprehensive review of the City's existing Zoning and Subdivision Ordinances based on our experiences with numerous other communities.

The purpose of this Phase I – Diagnostic Report is to undertake a thorough evaluation of the existing provisions and organization of the current Zoning and Subdivision Ordinances and to achieve broad consensus, prior to developing the proposed Ordinance amendments in detail, on the range of changes needed to update the Zoning and Subdivision Ordinances. To produce this report, we have:

- Comprehensively reviewed the existing Zoning and Subdivision Ordinances;
- Conducted interviews with representatives from the City's administrative staff, Planning Commission, Design Review Board, Tree Commission, and several community members;
- Extensively toured the City and reviewed its current development patterns;
- Reviewed the recommendations in the Fort Thomas Community Plan (2018);
- Thoroughly analyzed historical variance data; and,
- Applied the Consultant's experience and understanding of "what works" and "what doesn't work" from a regulatory perspective.

We believe the following public purposes are achieved by this update:

- Implementing the Land Use and Zoning objectives and goals outlined in Fort Thomas Community Plan (2018);
- Modernizing the Ordinances and improving their user-friendly qualities;
- Addressing weaknesses, deficiencies, and omissions that have been identified within the Zoning and Subdivision Ordinances by City staff and appointed officials and/or the Consultants;
- Eliminating contradictions and redundancies; and,
- Incorporating contemporary zoning and land development practices, as appropriate.



Chapter 1 – Organization and Usability

The most effective zoning ordinances or development codes are logically organized and clearly written. These effective codes clearly lay out the rules for development with plain language, tables, and graphics. The City's existing Zoning Ordinance is generally well organized, but the existing organizational scheme is awkward. The Ordinance is somewhat wordy and usability would be enhanced with an increased use of tables and graphics to better communicate the zoning standards. This Chapter includes recommendations for improving the organization and usability of the Zoning Ordinance.

Recommendations:

- Retain the basic structure of using Articles, but rename the sections to chapters
- Create a Unified Development Code (UDO)
- Rearrange the Articles and group "like" topics in the same Article See Exhibit
 1, Proposed Reorganization of the Zoning and Subdivision Ordinances
- Augment the Administration Article to include all aspects of Ordinance administration
- Create a new Chapter for Conditional Use and Restricted Use Regulations
- Incorporate standards that relate to a particular zoning district into the zoning district chapter
- Include tables, photos, and graphics to improve usability and to illustrate desired outcomes for development
- Utilize a code codification service to take advantage of digital enhancements



- A. Create a Unified Development Ordinance (UDO). Incorporate the Subdivision Ordinance and the Zoning Ordinance into one code called a Unified Development Ordinance. This change puts most development regulations in one code for ease of use. Moreover, a UDO makes use of a common set of definitions, which prevents the same word from being defined one way in the zoning ordinance and a different way in the subdivision ordinance.
- B. <u>General Code Reorganization</u>. Retain the basic structure of using Articles, but rename the sections to chapters, as appropriate. This change clarifies that the Articles contain chapters that all relate to a single topic, such as Administration. Then, the individual provisions within these chapters are sections. See Exhibit 1, Proposed Reorganization of the Zoning and Subdivision Ordinances.
- C. Specific Organizational Modifications.
 - Rearrange Articles and Group "Like" Regulations in the Same Article. Generally speaking, codes should be organized in order of significance. For example, Administration of the Ordinance should be before the General Regulations. See Exhibit 1, Proposed Reorganization of the Zoning and Subdivision Ordinances, for other specific organizational changes.
 - 2. Expand the Administration Article to include all aspects of Ordinance Administration.
 - Move Development Plan review, Variance and Appeals as well as Conditional Use Permit procedures to the Administration Article in different chapters.
 - Create a new chapter entitled "Powers and Duties" that details the responsibilities of all boards, commissions, and staff charged with administrating the Ordinance.
- **D.** <u>Create a new Chapter for Conditional Use and Restricted Use Regulations</u>. (See Chapter 2, General Recommendations for additional information about Conditional Use and Restricted Use regulations.)
- E. Incorporate standards that relate to a particular zoning district into the zoning district chapter. For example, move the fence regulations that are applicable to residential uses from Article XII to the Single-Family and Two-Family Residential Zoning District chapter.



F. <u>Include tables, photos, and graphics</u>. Utilize tables rather than lists throughout the Ordinance. Tables easily display permitted uses and development standards. Tables of development standards allow a comparison of standards across zoning districts. For example, a series of districts with varying minimum lot areas can be displayed in a single table.

Photos and graphics can be useful tools to illustrate the City's desired built environment. It is important to show the outcomes the City desires, not just describe it through regulations.



G. Utilize a code codification service to take advantage of digital enhancements.

Today's codes no longer have to be static, written documents. Many community members and design professionals access the zoning and subdivision ordinances via the internet, and a fully functional electronic version of the code will enable users to click on a cross-reference and jump to that section, for example. A more functional digital code will enhance user-friendliness.

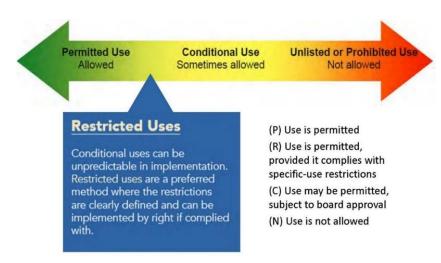


Chapter 2 – General Recommendations

- **A.** <u>Utilize Generalized Land Use Categories</u>. Create broad, generic categories of land uses, such as Retail Establishments, rather than listing specific uses like Antique Shop, Apparel
 - Shop, in the zoning district chapters. Using and appropriately defining "generic" land use categories eliminates the need for exhaustive lists of specific uses which is confusing if prospective businesses do not see their particular use listed, plus it provides more flexibility to administratively permit new businesses that meet the defined generic land use.
- B. Place All Use-Specific Standards in One Chapter and Expand Use Types. Place all regulations or specific-use standards for a particular land use in a separate chapter, not distributed throughout the Ordinance. Incorporate Restricted Uses in addition to Conditional and Permitted Uses:
 - Restricted Use. We propose creating a new Use
 Type called a Restricted Use. A Restricted Use is a
 use permitted provided it complies with the
 specific-use regulations listed in the Ordinance. For
 example, "Automobile or Truck Washes" in the
 Highway Commercial Zone would be a restricted
 use.

Recommendations:

- Utilize generalized land use categories, rather than listing specific uses
- Place all land use specific standards in one chapter and expand use types to include Restricted Uses.
- Include individualized standards for every Conditional Use.
- Incorporate contemporary land uses.
- Incorporate Purpose Statements for all Zoning Districts
- 2. **Conditional Use**. Individualized standards for each conditional use would also be located in this new Article.





- **C.** <u>Update Land Uses</u>. Incorporate contemporary land uses, like experiential retail, that are becoming more prevalent with the trend away from traditional brick and mortar stores that were previously necessary to meet community consumer needs.
- **D.** <u>Include Purpose Statements for all Zoning Districts</u>. Purpose Statements provide justification for the regulations, explain the "why" behind the zoning districts, and assist staff; elected and appointed officials; and the courts to interpret and apply the regulations.



Chapter 3 – Procedures

A. <u>Development Plan Review.</u>

- Retain Stage I and Stage II Development Plan Review Process. Amend the procedures to incorporate review by the Tree Commission.
- Remove Submission Requirements from the Ordinance. These requirements may change over time, and such changes should not necessitate a zoning text amendment. We recommend placing such requirements on the development plan application.
- 3. **Reject Incomplete Applications.** Grant explicit authority to the Zoning Administrator to reject applications that do not comply with the submission requirements. This practice ensures that the Planning Commission, the Design Review Board, and the Tree Commission do not review projects until the applicant provides all relevant information.
- 4. Include Criteria for Evaluating Development Plans. Add criteria for the Planning Commission to use when evaluating a Development Plan.
- B. Roles and Responsibilities. Clearly define the roles and responsibilities for the Zoning Administrator, City Engineer, Planning Commission, Tree Commission, Design Review Board, and Council.

C. Zoning and Building Permits & Certificates of Occupancy.

- Continue to Issue Zoning Permits. Clarify that such permits are not issued until relevant approvals have been granted, such as approval of a Development Plan or a Conditional Use Permit.
- Remove Building Permit Procedure from the Ordinance. It is not advisable to include the procedure for obtaining a Building Permit in

Recommendations:

- <u>Development Plan Review</u>
 - o Retain Stage I and Stage II
 Development Plan Review Process
 - o Remove Submission Requirements from the Ordinance
 - o Empower the Zoning Administrator to reject incomplete applications
 - o Include criteria for evaluating Development Plans.
- Create a chapter that defines roles & responsibilities for all official charged with administering the Ordinance
- Zoning and Building Permits & Certificates of Occupancy
 - o Continue to Issue Zoning Permits
 - o Remove the Building Permit procedure from the Ordinance
 - Eliminate the Certificate of Occupancy and Replace with Certificate of Zoning Compliance
- Empower the Planning Commission to grant Waivers to Zoning Ordinance provisions not governed by the Kentucky Revised Code definition of a Variance
- Recognize nonconforming site features and authorize the Planning Commission to negotiate reductions in nonconforming conditions
- Include an Equivalency Provision Administered by the Planning Commission
- Grant Authority to the Zoning Administrator to Determine Similar Uses
- Remove fees from the Ordinance



the Ordinance. The requirement to obtain a Building Permit should remain, but the remaining provisions should be deleted from the Ordinance.

3. Eliminate Certificate of Occupancy and Replace with Certificate of Zoning Compliance. Currently, the Zoning Ordinance uses the term "Certificate of Occupancy" for the certificate required to demonstrate compliance with both the Zoning Ordinance and the Kentucky Building/Residential Code after an applicant completes construction of an approved development.

The term "Certificate of Occupancy" can be confusing since it usually connotes the "Certificate of Occupancy" given when a building demonstrates compliance with the Kentucky Building/Residential Code and all approved building plans, not the Zoning Ordinance. To clear up this confusion, we recommend creating the term "Certificate of Zoning Compliance," which will be issued when a completed project complies with the Zoning Ordinance and any associated approvals. This separation of the Building Certificate of Occupancy from the Certificate of Zoning Compliance will allow the Building Inspector to issue the Building Certificate of Occupancy, but not the Certificate of Zoning Compliance, if necessary. Sometimes an applicant may meet the requirements for a Building Certificate of Occupancy, but does not comply with all zoning approvals and requirements. If this occurs, the Building Inspector will issue the Building Certificate of Occupancy and permit someone to occupy a building, if a surety is provided to insure compliance with any outstanding zoning approval requirements.

D. Empower the Planning Commission to Grant Waivers. The Kentucky Revised Code (KRS) in Section 100.111 (24) defines a variance as follows:

"Variance" means a departure from <u>dimensional terms</u> of the zoning regulation pertaining to the <u>height, width</u>, or <u>location of structures</u>, and the <u>size of yards and open spaces</u> where such departure meets the requirements of KRS 100.241 to 100.247.

This narrow definition of a variance precludes the Board of Adjustment from granting variances from other provisions in the Zoning Ordinance. For this reason, we recommend authorizing the Planning Commission to grant waivers to all Zoning Ordinance provisions not governed by the KRS definition of a variance.

E. Recognize Nonconforming Site Features. The Zoning Ordinance currently only recognizes nonconforming lots, uses, and structures. Sites also often have nonconforming features, such as landscaped areas; parking lots; or lights. Such nonconformities should be acknowledged. In addition, the Planning Commission should be given the flexibility to negotiate appropriate reductions in the nonconforming site features when a development plan is submitted for improvements on a developed site. This suggested provision could read as follows:



If a non-conforming site feature(s) exists when a revised development plan is required pursuant to Chapter _____, then such site feature(s) shall be brought into compliance with applicable regulations, unless the Planning Commission determines that such conformance cannot be reasonably achieved because of existing site conditions. Existing site conditions include, but are not limited to, the existing lot configuration and patterns of surrounding development; inability of the applicant to acquire additional property; location of the existing structures on the site in question; the location of parking and access on the site in question, and the location of utilities both on and off-site. In such case, the Planning Commission shall approve a development plan that reduces the existing non-conforming site condition(s) to the maximum extent practicable.

F. Miscellaneous Considerations.

- Include an Equivalency Provision Administered by the Planning Commission.
 Establish an Equivalency Provision that allows the Planning Commission to consider development plans with minor adjustments to specific development standards (when the minor adjustments result in a design that is better than or equal to strict compliance). An Equivalency Provision would apply in those instances when a variance would be required per the KRS definition of a variance. See <u>Exhibit 2</u> for sample language for this provision.
- Grant Authority to the Zoning Administrator to Determine Similar Uses. Currently
 the Zoning Ordinance does not contain a procedure for considering uses that are not
 specifically permitted. As noted above, broader land use categories will be utilized
 in the Zoning District Chapters, but determinations as to the similarity to listed uses
 will still be necessary.
- 3. **Remove Fees from the Ordinance**. Eliminate fees from the Ordinance. Instead, refer to a Fee Ordinance passed by Council. As a result, fee changes would not need to follow the zoning amendment procedure to be updated.



Chapter 4 – Definitions

The importance of definitions for both Zoning and Subdivision Ordinances cannot be overstated. Clear definitions both describe the term and provide meaning to the standards in the Zoning and Subdivision Ordinances. Ironically, terms within definitions often have to be defined for a definition to be fully understood. Definitions serve as the skeleton for the Ordinances themselves, and as such, must be precise, robust, and mindful of legal technicalities and consequences.

Recommendations:

- General Considerations
 - o Create one set of definitions due to the creation of a Unified Development Ordinance that includes both the Zoning and Subdivision Ordinances
 - o All definitions in both the existing Zoning and Subdivisions Ordinances will be evaluated and revised and added to, as necessary
 - o Centralize all definitions currently located in various sections in the Zoning Ordinance into the Definitions Chapter
- Modify the definition of "Family" and add a definition for "Single Housekeeping Unit"
- Specific Considerations
 - o Clarify the difference between a "Yard" and a "Setback"
 - o Differentiate between types of nonconformities



A. General Considerations.

- 1. **One Set of Definitions.** As discussed in Chapter 1, Organization and Usability, one benefit of creating a Unified Development Ordinance is a common set of definitions for both the Zoning and Subdivision Ordinances.
- Careful Review and Revision of Definitions. Revise the Definitions section to update terms, incorporate other terms, and ensure terms are used consistently. The Definitions Article will be one of the last sections completed since the development of other Chapters and Articles will necessitate that terms will need to be defined.
- 3. **Locate All Definitions in One Chapter**. Consolidate all definitions into one chapter. For example, the Definitions in Section 914, Lighting, will be removed and incorporated into the Definitions Chapter.
- **B.** Modify the definition of "Family." Traditionally, zoning ordinances have classified dwellings units using the term "family," such as "single-family or two-family dwelling." The result has been that the definition of "family" has been legally challenged many times, and consequently, updates to the definition have been required. We would recommend the following changes to the existing definition of "Family" and the addition of the following definition for "Single Housekeeping Unit."

"Family" - An individual or two (2) or more persons related by blood, or marriage, or adoption or foster children or and group of not more than three (3) additional persons (excluding servants) who need not be related by blood or marriage as set forth above, living together in a single housekeeping unit as their common home for the time, as distinguished from a group occupying a boarding house, lodging house, hotel, club, fraternity or sorority house.

"Single Housekeeping Unit" - A living arrangement in a single dwelling unit with common use and access to all living and eating areas, bathrooms, and food preparation and serving areas within the dwelling unit.

C. Specific Considerations.

1. Clarify the Distinction between a "Yard" and a "Setback." We recommend clarifying the distinction between "yard" and "setback." The "setback" is the minimum distance that a building or structure needs to be from a property line. The "yard" is the actual distance between the property line and the building, which can be greater than the required minimum setback. Regardless of where the building is located on a lot, the entire yard area is typically regulated – including the surplus area beyond the minimum setback. Referring to the "setback" as the "Minimum Yard Depth or Width" is confusing especially when zoning regulations require some structures to be, for example, located in the side or rear yard.



- 2. **Differentiate between Types of Nonconformities**. Provide separate definitions for "Nonconforming Use" and "Nonconforming Structure." Include definition for "Nonconforming Site Feature." These definitions are necessary in order to properly regulate nonconformities.
- 3. Other Revisions to the Definitions Article will be Necessary. As the Ordinance is updated, numerous other definitions will be modified or added.



Chapter 5 – Residential Uses & Districts and Residential Variances

As noted in the Introduction, changes to the Zoning Ordinance should align with the Goals and Objectives in the Fort Thomas Community Plan. The Goals and Objectives in the Land Use and Zoning element concerning the Residential Districts are as follows:

L2 Maintain and improve our housing stock and neighborhoods.

- L2.2 Promote continued neighborhood investment through renovations and rehabilitation of homes, along with compatible additions and new infill construction and other improvements that help neighborhoods retain their viability and desirability.
 - L2.2.1 Encourage sensitive renovations to older homes as a way of retaining the original character of Fort Thomas neighborhoods.
 - L2.2.3 Update the residential district zoning regulations to better suit the existing development patterns for the various neighborhoods, e.g. lot size, front setback from the street, and width/depth of side and rear yards, and reduce the administrative burden of reviewing variances.
- L2.3 Encourage a variety of housing types in select locations that meet the needs of residents, including older residents who desire low-maintenance, single-floor living, as well as younger adults who have not yet started a family.
 - L2.3.3 Encourage compatible infill development on scattered vacant lots in existing
 residential neighborhoods. Infill development that is similar to the size and placement on
 the lot of the surrounding houses is a sustainable form of development that enhances a
 walkable environment, uses existing infrastructure, and reduces the need to develop the
 remaining and often challenging open spaces in the city.
- L2.4 Ensure that new housing is compatible with the character of the surrounding area.
 - L2.4.1 Consider design guidelines that address the various types of new housing being
 considered: For example, ensure that new infill housing constructed in an established
 neighborhood (either on a vacant lot or after tearing down an existing house) is compatible
 with the character of the neighborhood concerning design issues such as the orientation of
 the garage to the street. The design guidelines should illustrate the desired features for
 new construction, including building features, landscaping in front yards, on-site
 circulation, and pedestrian access.

A. Residential Variances - Background.

Over the past six years, from 2016-2021, there have been 172 residential variance requests with most of the variances being in the R-1B and R-1C zoning districts. (See Exhibit 3 in the Appendix.) These variance requests are predominantly spread throughout the older portions of the City. (See Exhibits 4 and 5 in the Appendix.) Below are some quick facts about these variances:



Table 5A - Quick Facts - Types of Residential Variances from 2016 - 2021

Variance Request	Number	Approximate Percentage
Projections into Required Yards (Porches, Decks, Patios)	84	43%
Additions to Existing Homes	71	37%
Detached Structures (Garages, Sheds, A/C units)	26	13%
New Homes	13	7%
Total	194*	

^{*}This number exceeds the total number of variance requests since some applicants make multiple home improvements.

Table 5B - Quick Facts - Variance Needed - Residential Variances from 2016 - 2021

Variance Needed	Number	Approximate Percentage
Side Yard Variance	128	64%
Rear Yard Variance	45	23%
Front Yard Variance	26	13%
Total	199*	

^{*}This number exceeds the total number of variance requests since some applicants request more than one variance.

Table 5C - Quick Facts - Non-conforming Issues - Residential Variances from 2016 - 2021

Non-Conforming Condition	Number	Approximate Percentage
Lot Width	68	40%
Lot Width and Lot Area	33	19%
Lot Area	5	3%
Total	106	62%



B. Residential Variances - Projections into Required Minimum Yards (Setbacks).

The zoning districts that permit single-family detached dwellings, R-1 AA; R-1A; R-1B; R-1C; R-1D; R-2; and R-3, require a "Minimum Front and Rear Yard Depth" and a "Minimum Side Yard Width" meaning these "minimum yards" must remain free of obstructions and structures except as permitted by Section 9.10 F. and 9.10 G, "Permitted Obstructions in Minimum Required Yards or Courts." These permitted obstructions include:

- Roofed and unenclosed porches, not exceeding 20% of the width of the structure, which may project 6 feet into the minimum front and rear yard depth;
- Uncovered decks that may project 10 feet into the minimum rear yard depth;
- Uncovered porches, steps, and similar appurtenances that may project up to 3 feet into any <u>required yard</u>; and,
- Eaves and gutters that may project 30 inches into the minimum side yard width.

The required "minimum yards" in these districts are listed in Table 5D below.

Many of the requested variances from 2016 – 2021 result from these zoning constraints:

- The distance covered porches and decks are permitted to project as well as the restriction on the width of the covered porch or deck.
- The distance uncovered porches and decks may project into the required yards.

Recommendation:

Because deep porches that extend the full width of a home are a defining feature in Fort Thomas:

- Eliminate the "20% of the width of the structure" restriction
- Permit front porches to project 10 feet into the front yard preserving 5 feet between the porch and the front lot line

Because use of the rear yard increases the viability & desirability of existing homes:

- Eliminate the "20% of the width of the structure" restriction
- Permit covered & uncovered decks & patios to extend 15 feet into the rear yard maintaining 10 feet between the deck and the rear lot line

These recommendations support the *Community Plan* objective of promoting continued sensitive neighborhood investment particularly objectives L2.2, L2.2.1, and L2.2.3.



Table 5D – Minimum Depth and Width of Required Yards

Zoning District	Front* (feet)	Rear (feet)	Side (feet)	Total of Both Sides (feet)
R-1AA	40	40	12	38
R-1A	30	40	10	NA
R-1B	30	35	9	NA
R-1C	25	30	8	NA
R-1D	30	40	10	NA
R-2	25	30	8	NA
R-3	35	35	9	NA

NA = Not Applicable *Minimum Front Yard Depth can also be determined by the average front depth of the homes within 300 feet.



C. Residential Variances – Minimum Width of Yards (Setbacks).

As will be discussed more in Section D., many existing lots lack sufficient width and depth to accommodate the minimum depth and width of required yards as currently mandated by the Zoning Ordinance. In addition, many existing homes were constructed before the City adopted these standards, and these existing homes do not comply with the "Minimum Depth and Width of Required Yards" shown in Table 5D. Consequently, anytime a homeowner wishes to construct an addition to an existing, nonconforming home, the homeowner must seek a variance, which may act as a disincentive to invest in an existing home. To better reflect prevailing development patterns, we recommend the changes shown below. These recommended changes will not eliminate all of the requested variances, but the recommended modifications should reduce them.

Recommendation:

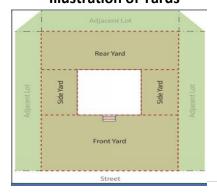
Recommended Changes Minimum Depth and Width of Required Yards

Zoning District	Front* (feet)	Rear (feet)	Side (feet)	Total of Both Sides (feet)
R-1AA	40	40	12	38
R-1A	30	40	10	NA
R-1B	30	35 30	9 5	NA 14
R-1C	25	30 25	8 5	NA 14
R-1D	30	40	10	NA
R-2	25	30	8	NA
R-3	35	35	9 5	NA 14

NA = Not Applicable

These recommendations support the *Community Plan* objective of "Promot[ing] continued neighborhood investment through renovations and rehabilitation of homes, along with compatible additions and new infill construction and other improvements that help neighborhoods retain their viability and desirability" particularly objectives L2.2.1 and L2.2.3.

Illustration of Yards





^{*} Minimum Front Yard Depth can also be determined by the average front depth of the homes within 300 feet.



D. Residential Variances - Nonconforming Lots.

Many of the existing lots in the City were created prior to the establishment of the minimum lot area and width standards shown in Table 5E, and these existing lots do not conform to these minimum standards especially the minimum lot width requirement. In addition, because these lots lack the minimum or even the sufficient lot width to provide the minimum required yards shown in Table 5D, variances result. In fact, 62% of the request variances between 2016 and 2021 involved lots that were either deficient in lot width, lot area, or both.

The City's Zoning Ordinance permits nonconforming lots that lack the required area to be developed under certain circumstances. Sub-section 9.12 A. 3. fails to acknowledge that existing lots may also be nonconforming because such lots do not conform to the minimum lot width requirement. We recommend amending this sub-section to reference lot width as well.

Given the mismatch between the area and width of existing lots and the standards in Table 5E, it could be argued that the minimum lot area and width requirements should be reduced to conform to the size of existing lots. However, such changes could result in some existing lots being subdivided, and new homes being inserted between existing homes. This insertion could disrupt the character and rhythm of existing neighborhoods. Therefore, we recommend retaining the existing residential zoning districts and the existing standards for minimum lot area and width since existing lots and homes can be improved with the suggested changes provided in this Diagnostic Report. However, infill development that can be accommodated on existing lots or newly created lots that meet the existing zoning standards is certainly desirable and appropriate as discussed in the *Community Plan*.

Recommendation:

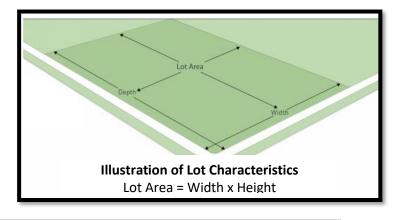
- Amend sub-section 9.12 A, Nonconforming Lots of Record, to reference nonconformity due to insufficient lot width
- Retain existing minimum lot area and lot width requirement for existing residential zoning districts



These recommendations support the *Community Plan* objective of promoting continued sensitive neighborhood investment while "encouraging sensitive renovations to older homes to retain the original character of Fort Thomas neighborhoods," particularly objectives L2.2, L2.2.1, and L2.2.3.

Table 5E - Minimum Lot Area and Width

Zoning District	Lot Area (square feet)	Lot Width (feet)
R-1AA	43,560	150
R-1A	9,500	75
R-1B	7,500	65
R-1C	7,000	60
R-1D	13,000	85
R-2	8,000	75
R-3	8,000	80





E. Residential Districts and Variances - Nonconforming Lots.

The Community Plan discusses the problems associated with improving the homes on the nonconforming lots sandwiched between Hagedorn Lane, Lumley Avenue, Miller Lane, and North Shaw Lane. These lots are so narrow and deficient in lot area, that even with the proposed zoning changes discussed in the previous sections of this report, any proposed additions will require a variance. Moreover, because these lots are adjacent to the Town Center Focus Area and contain both single-family as well as two-family dwellings, recognizing the value of the compact nature of this neighborhood by creating a new residential zoning district is appropriate. Therefore, we recommend creating a new residential zoning district, called R-1 CBD. This new district would have greatly reduced development standards as shown in Table 5F and would permit single-family and two-family dwelling units by right.

Recommendation:

- Create a new residential zoning district, called R-1 CBD, for the lots located between Hagedorn Lane, Lumley Avenue, Miller Lane, and North Shaw Lane
- Permit reduced development standards as shown in Table 5F to facilitate investment in these properties
- Permit both single-family and twofamily dwellings by right

These recommendations support the *Community Plan* objectives of:

- Promoting continued sensitive neighborhood investment particularly objectives L2.2, L2.2.1, and L2.2.3.
- Encouraging property owners to update and improve existing houses by revising the zoning regulations to more closely match the existing lot sizes and setbacks, thereby reducing the need for variances, which is Town Center Objective 6.

<u>Table 5F</u> – Recommended Zoning Standards for the Proposed R-1 CBD District

Zoning Requirement	Proposed Standards
Minimum Lot Area	3,400 square feet
Minimum Lot Width	45 feet
Required Front Yard Depth	Average of homes within 300 feet
Required Rear Yard Depth	20 feet
Required Side Yard Width for One Side	3 feet
Required Total Width for Both Sides	9 feet



F. Residential Uses & Districts - Miscellaneous Considerations

- 1. **Design Review for Single-Family Homes**. The *Community* Plan discusses expanding the duties of the Design Review Board to include the review of new single-family homes and home additions in order to achieve "compatible additions and new infill construction" as noted in Objective L2.2. Requiring the Design Review Board to review all residential construction would be burdensome to both the Board and homeowners. In addition, minor residential improvements such as rear decks and additions to the rear and side of a home do not generally affect compatibility. New homes are most impactful to retaining and enhancing neighborhood character. For this reason, we recommend augmenting the duties of the Design Review Board to include the review of new, infill homes. This review would be advisory, and the Board would provide only recommendations to homeowners. The Board would not have the authority to approve or deny the proposal.
- 2. Minimum Square Footage of Single-Family Homes. Many communities are receiving requests for "tiny homes" or shipping containers turned into dwelling units. (A "tiny home" is a dwelling unit that is less than 600 square feet that is placed on a permanent foundation.) Providing these "tiny homes" or container homes meet the Kentucky Residential Code, municipalities must permit these types of dwellings. (Some "tiny homes" are on trailers, so this type of "tiny home" would not be subject to the Kentucky Residential Code. "Tiny homes" on trailers are usually classified as recreational vehicles.) In order to retain a community's established character, some communities are establishing a minimum floor area per dwelling unit or a minimum building footprint tailored to each residential zoning district. Because of the diversity of lot sizes and widths within each residential zoning district, we would recommend utilizing a minimum floor area per dwelling unit tailored to each residential zoning district.

Recommendation:

 Expand the duties of the Design Review Board to include an advisory review of new, infill single-family homes



Incorporate a minimum floor area per dwelling unit requirement to help retain the character of the City's neighborhoods

These recommendations support the *Community Plan* objective of promoting continued sensitive neighborhood investment while "encouraging sensitive renovations to older homes to retain the original character of Fort Thomas neighborhoods," particularly objective L2.2.2 which includes providing design assistance to homeowners in addition to objectives L2.2, L2.2.1, and L2.2.3.



- 3. Accessory Dwelling Units. An Accessory Dwelling Unit (ADU), which is sometimes referred to as an "in-law suite," is a self-contained, smaller, secondary dwelling unit located on the same lot as the larger principal dwelling that contains a living/bedroom space, a kitchen, and a bathroom. Accessory Dwelling Units can be internal to the home such as in an upper or lower level; attached to the home; or a separate, accessory structure. A "tiny home" could be an ADU. Accessory Dwelling Units can be a viable housing type for aging and young adults that fit seamlessly into established neighborhoods when constructed and located appropriately. The concerns associated with adding ADUs to existing neighborhoods usually include parking, adding density, and disrupting neighborhood character with poorly sited units. These concerns can be mitigated with appropriate zoning controls. Since adding a diversity of housing types that are sensitive to the character of Fort Thomas' neighborhoods is a priority in the Community Plan, we would recommend the following:
 - In the R-1AA, R-1A, and R-1D Districts, permit:
 - One ADU per lot;
 - Internal, attached, or detached ADUs;
 - Require one additional parking space;
 - As a restricted use since detached ADUs will require siting and area standards.
 - In the R-1B, R-1C, and the new R-1CBD, permit:
 - As a conditional use;
 - One ADU per lot;
 - On conforming lots, both internal and attached ADUs. Attached ADUs must meet the setback requirements for the principal dwelling unit;
 - On nonconforming lots, only internal ADUs;
 - Require one, additional parking space, which the Board of Adjustment may waive based on individual site conditions.

Recommendation:

- Accessory Dwelling Units (ADUs) are small housing units located on the same lot as a single-family home
- ADUs can be internal or attached to single-family homes as well as separate detached buildings
- Permit Accessory Dwelling Units (ADUs) in the Residential Zoning Districts to provide a variety of housing types in Fort Thomas
- Include zoning standards that integrate ADUs into existing neighborhoods

These recommendations support the *Community Plan* objectives of:

- "Encourag[ing] a variety of housing types in select locations that meet the needs of residents" and
- "Promot[ing] continued neighborhood investment... that help neighborhoods retain their viability and desirability" and,
- Encourag[ing] new housing redevelopment and infill development adjacent to business districts.

City of Fort Thomas, KY
Diagnostic Report – Update to Zoning & Subdivision Ordinances
January 12, 2022



Appendix



EXHIBIT 1 Proposed Reorganization of the Zoning and Subdivision Ordinances

Existing	<u>Proposed</u>	
Official Zoning Ordinance	Unified Development Ordinance	
ARTICLE II - AUTHORITY AND PURPOSE	Article I – General Provisions and Administration	
SECTION 2.0 AUTHORITY	Chapter	
SECTION 2.1 PURPOSE	Title, Purpose, and Application	
ARTICLE III - SHORT TITLE	Definitions	
SECTION 3.0 SHORT TITLE	Administrative Powers and Duties	
ARTICLE IV - INTERPRETATION	Development Plan Review Procedures	
SECTION 4.0 GREATER RESTRICTION	Zoning Permits & Certificates of Zoning Compliance	
SECTION 4.1 PERMIT OR LICENSE IN VIOLATION	Appeals & Variances	
ARTICLE V - CONFLICT	Amendments	
SECTION 5.0 CONFLICT	Nonconforming Uses, Lots, Structures, & Features	
ARTICLE VI - SEVERABILITY CLAUSE	Enforcement and Penalties	
SECTION 6.0 SEVERABILITY CLAUSE		
ARTICLE VII - DEFINITIONS	Article III – Zoning Districts	
SECTION 7.0 WORDS AND PHRASES	River Preservation Zone	
ARTICLE VIII - ESTABLISHMENT OF ZONES	Conservation Zone	
SECTION 8.0 ZONES	Single-Family & Two-Family Residential District	
SECTION 8.1 OFFICIAL ZONING MAP OR MAPS	Regulations	
SECTION 8.2 CHANGES ON ZONING MAP OR MAPS SECTION 8.3 REPLACEMENT OF OFFICIAL ZONING MAP OR MAPS	Residential Cluster Development Overlay Zone	
SECTION 8.4 RULES FOR INTERPRETATION OF ZONE BOUNDARIES	(RCD)	
SECTION 8.5 AREAS NOT INCLUDED WITHIN ZONES	Multi-family District Regulations	
	Non-Residential District Regulations	
	Form-Based Districts	
ARTICLE IX - GENERAL REGULATIONS	Article V – Regulations Applicable to All Districts	
SECTION 9.0 PURPOSE	General Regulations	
SECTION 9.1 REDUCTION IN BUILDING SITE AREA	Environmental Regulations	
SECTION 9.2 INTERFERENCE WITH TRAFFIC CONTROL DEVICES SECTION 9.3 VISION CLEARANCE AT INTERSECTIONS, CURB CUTS,	Landscaping & Screening Regulations	
PEDESTRIAN AND RAILROAD CROSSINGS	Conditional Use and Specific Use Regulations	
SECTION 9.4 CORNER LOTS, DOUBLE FRONTAGE LOTS, FLAG LOTS	Off-Street Parking Regulations	
SECTION 9.5 UTILITIES LOCATION	Wireless Telecommunication Facilities	
SECTION 9.6 RAILROAD RIGHTS-OF-WAY LOCATION SECTION 9.7 EXCAVATION, FILLING OR GRADING OPERATIONS	Sign Regulations	
SECTION 9.8 UNSIGHTLY OR UNSANITARY STORAGE		
SECTION 9.9 JUNKYARD LOCATION		
SECTION 9.10 APPLICATION OF ZONING REGULATIONS SECTION 9.11 REQUIREMENTS FOR OTHER RESIDENTIAL	Article VII – Subdivision Regulations	
ACTIVITIES SECTION 9.12 MONICONFORMANC LOTS MONICONFORMANC LISES	Procedures for Subdivision Approval	
SECTION 9.12 NONCONFORMING LOTS, NONCONFORMING USES, NONCONFORMING STRUCTURES, REPAIRS & MAINTENANCE	Subdivision Construction & Design Standards	



Existing	Proposed
LAISTING	110розец
Official Zoning Ordinance	Unified Development Ordinance
SECTION 9.13 EXCEPTIONS AND MODIFICATIONS	
SECTION 9.14 LIGHTING	
SECTION 9.15 SATELLITE RECEIVING ANTENNA FOR ALL ZONES	
SECTION 9.16 MOVE AND SET	
SECTION 9.17 LANDSCAPE/SCREENING REQUIREMENTS	
SECTION 9.18 OUTDOOR SWIMMING POOLS	
SECTION 9.19 DEVELOPMENT PLAN REQUIREMENTS	
SECTION 9.20 PLAN REQUIREMENTS-STAGES I, II & RECORD PLAT	
SECTION 9.21 REGULATIONS CONCERNING AIR RIGHTS	
SECTION 9.22 AIR CONDITIONING	
SECTION 9.23 DEVELOPMENT PLAN MODIFICATIONS FOR CERTAIN	
PUBLIC AND SEMI-PUBLIC USES SECTION 9.24 HILLSIDE DEVELOPMENT CONTROLS	
SECTION 9.24 HILLSIDE DEVELOPMENT CONTROLS SECTION 9.25 PHASED ZONING REGULATIONS	
SECTION 9.25 PHASED ZONING REGULATIONS SECTION 9.26 TREE CONSERVATION AND RESTORATION	
REQUIREMENTS	
SECTION 9.27 CELLULAR TELECOMMUNICATION FACILITIES	
ARTICLE X - ZONE REGULATIONS	
SECTION 10.0 RIVER PRESERVATION ZONE (RP)	
SECTION 10.1 CONSERVATION ZONE (CO)	
SECTION 10.2 RESIDENTIAL-1AA ZONE (R-1AA)	
SECTION 10.3 RESIDENTIAL-1A ZONE (R-1A)	
SECTION 10.4 RESIDENTIAL-1B ZONE (R-1B)	
SECTION 10.5 RESIDENTIAL-1C ZONE (R-1C)	
SECTION 10.7 RESIDENTIAL-2 ZONE (R-2)	
SECTION 10.8 RESIDENTIAL-3 ZONE (R-3)	
SECTION 10.9 RESIDENTIAL-5 ZONE (R-5)	
SECTION 10.10 RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY	
ZONE (RCD)	
SECTION 10.11 CENTRAL BUSINESS DISTRICT (CBD)	
SECTION 10.12 GENERAL COMMERCIAL ZONE (GC)	
SECTION 10.13 HIGHWAY COMMERCIAL ZONE (HC)	
SECTION 10.14 PROFESSIONAL OFFICE BUILDING ZONE (PO)	
SECTION 10.15 INDUSTRIAL PARK ZONE (IP)	
ARTICLE XI -PERFORMANCE STANDARDS FOR IP ZONE	
SECTION 11.0 APPLICATION OF PERFORMANCE STANDARDS	
SECTION 11.1 TIME SCHEDULE FOR COMPLIANCE OF PERFORMANCE STANDARDS	
SECTION 11.2 EFFECTS OF CONCURRENT OPERATIONS	
ARTICLE XII - FENCES, WALLS AND OBSTRUCTION TO	
VIEW REGULATIONS	
SECTION 12.0 VISION CLEARANCE AT CORNERS AND RAILROAD	
CROSSINGS	
SECTION 12.1 CLASSIFICATION OF FENCES AND WALLS	
SECTION 12.1 CLASSIFICATION OF TENCES AND WALLS SECTION 12.2 CONSERVATION ZONE & RIVER PRESERVATION	
ZONE	
SECTION 12.3 RESIDENTIAL ZONES	
SECTION 12.4 COMMERCIAL/PROFESSIONAL OFFICE ZONES	
SECTION 12.5 INDUSTRIAL ZONES	
SECTION 12.6 MEASUREMENT OF ALL FENCE AND/OR WALL	
HEIGHTS	



Evicting	Proposed
Existing	<u>Proposed</u>
Official Zoning Ordinance	Unified Development Ordinance
SECTION 12.7 HEIGHT OF ANY BARBED WIRE OR SHARP POINTED	
FENCES	
SECTION 12.8 HEIGHT OF FENCES ATOP RETAINING WALLS SECTION 12.9 ATHLETIC FENCES	
SECTION 12.19 ATRILETIC PENCES SECTION 12.10 STRUCTURAL ELEMENTS OF FENCES	
ARTICLE XIII - OFF-STREET PARKING AND ACCESS	
CONTROL REGULATIONS	
SECTION 13.0 GENERAL REQUIREMENTS	
SECTION 13.1 DESIGN AND LAYOUT OF OFF-STREET PARKING	
AREAS	
SECTION 13.2 SPECIFIC OFF-STREET PARKING REQUIREMENTS	
SECTION 13.3 ACCESS CONTROL REGULATIONS	
ARTICLE XIV - OFF-STREET LOADING AND/OR	
UNLOADING REGULATIONS	
SECTION 14.0 GENERAL	
SECTION 14.1 OFF-STREET LOADING AND/OR UNLOADING	
ARTICLE XV - SIGN REGULATIONS	
SECTION 15.0 SCOPE OF REGULATIONS	
SECTION 15.1 GENERAL PROVISIONS SECTION 15.2 TEMPORARY SIGNS	
SECTION 15.2 FEINIFORARY SIGNS SECTION 15.3 PERMITS, PLANS AND FEES	
SECTION 15.4 SIGNS EXEMPT FROM REGULATION UNDER THIS	
ORDINANCE	
SECTION 15.5 SIGNS BY TYPE	
SECTION 15.6 NON-CONFORMING SIGNS	
SECTION 15.7 VIOLATIONS AND ENFORCEMENT	
ARTICLE XVI - ADMINISTRATION	
SECTION 16.0 ENFORCING OFFICER	
SECTION 16.1 ZONING PERMITS SECTION 16.2 BUILDING PERMITS	
SECTION 16.2 BOTEDING FERRINGS SECTION 16.3 CERTIFICATE OF OCCUPANCY	
SECTION 16.4 CERTIFICATE OF OCCUPANCY FOR EXISTING	
BUILDING	
SECTION 16.5 CERTIFICATE OF OCCUPANCY FOR LAWFUL	
NONCONFORMING USES AND STRUCTURES	
SECTION 16.6 DENIAL OF CERTIFICATE OF OCCUPANCY SECTION 16.7 CERTIFICATE OF OCCUPANCY RECORDS	
SECTION 16.7 CERTIFICATE OF OCCOPANCE RECORDS SECTION 16.8 COMPLAINTS REGARDING VIOLATIONS	
SECTION 16.9 PENALTIES	
SECTION 16.10 INTENT CONCERNING DETERMINATIONS	
INVOLVED IN ADMINISTRATION AND ENFORCEMENT OF	
PERFORMANCE STANDARDS SECTION 16 11 DUTIES OF ZONING ADMINISTRATOR RECARDING	
SECTION 16.11 DUTIES OF ZONING ADMINISTRATOR REGARDING PERFORMANCE STANDARDS	
ARTICLE XVII - ZONING AMENDMENT PROCEDURE	
SECTION 17.0 DECLARATION OF PUBLIC POLICY	
SECTION 17.1 LIMITATIONS ON ALL PROPOSED AMENDMENTS	
SECTION 17.2 PUBLIC HEARING REQUIRED, NOTICE GIVEN	
SECTION 17.3 APPLICATION FOR AMENDMENTS	
SECTION 17.4 EXAMINATION OF APPLICATIONS	
SECTION 17.5 DISPOSITION OF APPLICATIONS	



<u>Proposed</u>
Unified Development Ordinance



EXHIBIT 2Sample Language for an Equivalency Provision

SECTION_____EQUIVALENCY PROVISION.

In reviewing the application, the Planning Commission may find that a development plan either adheres or is equivalent to the requirements of this Zoning Ordinance.

- (a) The Planning Commission may consider elements of a development planto be equivalent to a requirement if:
 - (1) The proposed development plan substantially complies with all specific requirements and with the purposes, intent and basic objectives of the zoning district;
 - (2) Through imaginative and skillful design in the arrangement of buildings, open space, streets, access drives and other features, as disclosed by the application, the proposal results in a development of equivalent or higher quality than that which could be achieved through strict application of such standards and requirements; and,
 - (3) The development, as proposed, shall have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
- (b) It shall be the responsibility of the applicant to demonstrate to the Planning Commission that the provisions of this Section have been satisfied. When evaluating the application with respect to this Section, the Planning Commission shall make any finding of equivalency in writing which explains how and why the proposal has satisfied the above criteria. When making such a finding, the Commission may approve the proposed application, including waivers from the numerical standards herein, as if the application were in strict compliance with the standards and requirements in this Zoning Ordinance.
- (c) Approval under this Section is not a variance. Instead, this Section allows applicants to satisfy zoning requirements in ways not anticipated by the City.

Exhibit 3 - Spreadsheet of Variance Requests from 2016-2021

							REQUEST							
DATE	ADDRESS	VARIANCE REQUEST	PROJECT	ZONE	SET BACK	RIGHT SIDE	LEFT SIDE	REAR	FRONT	Lot Area- Conforming	_	ot Width - onforming	Lot Width	Odd/Corner/ Flag Lot
1/26/2016	37 Earnscliff Ct.	Side and Rear Yard Variance	new single family home	R-1C	8' in side yards and 30' in rear yards	6.37' off the right side, requesting a 1.63' right side yard variance		22.11' off of the rear, requesting a 7.89' rear yard variance		N	4791	N	50 ft.	+
	23 Sunset Ave.	Rear Yard Variance	addition and deck	R-1B		0.57 on the right state, requesting a 1.05 right state yard variance		22' off of the rear, requesting a 13' rear yard variance		N	7405.2	N	60 ft.	
2/23/2016	28 Highview Dr.	Side Yard Variance	deck	R-1B	9' in side yards	6' off of the right side, requesting a 3' right side yard variance				Y	10,000	Υ	80 ft.	
	131 Tower Pl.	Side Yard Variance	porch and garage addition	R-1A		4'-1" off the side, 5'-11" side yard variance				Y	11,325.60	Y	75 ft.	
	170 Sherman Ave.	Side Yard Variance	addition and deck deck and porch	R-1C R-1B	8' in side yard	4' right side yard variance	6' 2" from the left side a 2' 10" left side variance		requested front yard variance is 6' 9"	Y	10,018.80	N V	50 ft. 75 ft.	
	114 Summit Ave. 31 Klainecrest	Front and Side Yard Variance Side Yard Variance	deck and garage	R-1D R-1C	9' in side yards, front setback 30' 8' in side yard	5.46' right side yard variance	6'-2" from the left side, a 2'-10" left side variance		requested front yard variance is 6'-8".	Y Y	10,890 7405.2	N N	75 ft.	+
	170 Holiday Lane	Side Yard Variance	deck and garage	R-1B		5'-7" to the property line, 3'-5" right side yard variance				Y	9147.6	N	60 ft.	†
6/28/2016	57 Miami Pkwy.	Side Yard Variance	addition on single family	R-1B	9' in side yards	5'-8" to the property line, 3'-4" right side yard variance				Y	16,988.40	N	48 ft.	
	327 N Ft. Thomas Ave.	Rear Yard Variance	deck	R-1B	35' in rear yards			15'-7" to the property line, 19'-5 rear yard variance		Y	82.76.4	Y	86 ft.	Y
	9 Elmwood Dr.	Side Yard Variance	shed stay after conveyance	R-1C	side setback of 5' for accessory	current setback 2.7' and 1.9', ask 2.3' and 3.1' side yard variance				N	6098.4	N	50 ft.	<u> </u>
	31 Cliffview Ave. 18 Linden Ave.	Side Yard Variance	rear porch	R-1C R-1C	8' in side yard 8' in side yard	2.11' to the side property line, 5.89' right side variance	211-6 -i.ddi	_		Y	12,196.80	N N	100 ft.	
	85 S. Crescent Ave.	Side Yard Variance Side Yard Variance	addition to a single family addition to a single family		8' in side yard	6'-10" right side yard variance	3' left side yard variance			Y	7405.2 7840.8	N N	50 ft.	+
	555 Highland Ave	Side Yard Variance	addition to a single family			3'-8 1/2" from the property line, 5'-3 1/2" right side variance				Y	10,890	N	55 ft.	†
	27 Earnscliff	Rear Yard Variance	new single family home	R-1C	setback of 30'			rear setback to 15'		N	3904.4	N	57 ft.	
	36 Highview	Front and Side Yard Variance	garage addition	R-1B	9' in side yards	6.1' from the side property, 1.9' side variance			31.3 ' from the front, 1.7' front yard variance	Υ	15,246	Υ	102 ft.	
	201 Highland Ave.	Side and Rear Yard Variance	garage addition	R-1B	35' in rear yards, 9' in side yards		8.98 ' from the left side property line, .02' side yard variance	22.78' from rear property line, 12.22' rear yard variance		Y	9543.2	N	62 ft.	
	97 S. Shaw Lane	Side Yard Variance	garage addition		side setback of 12'	_	5' from the left side property, 7' side yard variance	251 511 5		Y	43,560	?	?	Y
	31 Klainecrest	Side and Rear Yard Variance Rear Yard Variance		R-1C	8' in side yards and 30' in rear yards rear yard setback of 40'.	-	2 ' from the left side property, 6' left side yard variance	25'-6" from rear property line, 4'-6" rear yard variance		Y	7405.2 12,632.40	N N	50 ft. 70 ft.	+'
	44 Carrington Pt. 17 Sheridan Ave.	Side Yard Variance	pool new single family home		8' in side yard	5' from each side property line, side yard variance of 3'	5' from each side property line, side yard variance of 3'	23'-4.5" from rear property line, 6'-7.5" rear yard variance		Y	10,018.80	N N	70 ft. 51 ft.	+
.2/1//2010		Ind Falance	single mini j nome		a mac jara	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2 1 2 1 2 1 2 1 2 1 2 2 2 2 2 2 2 2 2 2			' '	1 20,020.00		1 3210	
	49 Sweetbriar	Side Yard Variance	addition to a single family		9' in side yards	8' of property line, 1' right side yard variance				Y	11,325.60	Υ	75 ft.	
	125 Ohio Ave.	Side Yard Variance	pool		8' in side yard		3' of property line, 5' left side yard variance			Y	10,018.80	N	50 ft.	
	311 Grant St.	Side Yard Variance	garage addition	R-1C		_	4'-3" off property line, 3'-9" left side yard variance	10.0416		Y	12,196.80	N	50 ft.	 '
	18 Lafayette. 46 Sterling	Rear Yard Variance	addition and covered deck	R-1C	30' in rear yards	5! 2" -65 -id	7! 11 2/4" -6 -id	10.21' from rear, asking for a 19.79' rear yard variance		Y N	7,840.80	Y	64 ft	
	125 Hartweg	Side Yard Variance Side Yard Variance	addition to a single family addition to a single family	R-1C R-1C	8' in side yard 8' in side yard	5'-3" off side property line, 2'-9" right side yard variance. 2'-6" off side property line, 5'-6" right side yard variance	7'-11 3/4" off side property line, .25 " left side yard variance			N V	6,098.40 8,276.40	N N	34.3 ft. 44 ft.	+
	33 Lockwood	Side Yard Variance	detached garage	R-1C	8' in side yard	2-6 off side property line, 5-6 fight side yard variance	3' from property line, 2' left side dimensional variance.			, N	6,969.60	N N	50 ft.	+
	18 Clara's View	Rear Yard Variance	deck	R-1D	rear yard setback of 40'					Y	14,374.80	Y	101 ft.	—
3/23/2017	37 Carrington	Front Yard Variance	addition and porch	R-1A	front yard setback of 30'				25.9" from front property line, 3'-3" front yard variance	Y	19,166.40	Υ	90 ft.	
	133 Hartweg	Side Yard Variance	deck	R-1C	8' in side yard, corner lot, requires 15'		5'-1" from property line, 9'-11" side yard variance			N	6,098.40	N	51 ft.	
	46 Bluegrass Ave.	Side and Rear Yard Variance	2 story addition w/garage	R-1C	8' in side yards and 30' in rear yards	4' off the right side property line, 4' right side variance		26'-0 3/4" off rear property line, 3'-11 1/4" rear yard variance		Y	15,246	Y	76.2 ft.	<u> </u> '
	57 W. Villa Place 54 Brentwood	Side Yard Variance	addition and a shed	R-1C	8' in side yard, 5' for shed	Shed 2' off right side property line, 3' right side yard variance	3' from property line, a 5' left side dimensional variance		1516 6	Y	10,018.80	N N	50 ft.	
	31 Klainecrest	Side Yard Variance Side Yard Variance	new single family home deck	R-1C R-1C	8' in side and front yard setback of 25'. 8' in side yard	be 5' from side property line, variance of 3' be 3'-6" from property line, 4'-6" right side yard variance	be 5' from side property line, variance of 3'		15' from front property line, front yard variance of 4'-9"	Y	8,712.00 7.405.20	N N	50 ft.	+
	36 S. Grand Ave	Side Yard Variance	deck		9' in side yards	be 3-6 from property line, 4-6 fight side yard variance	4' from property line, 5' left side dimensional variance			Y	8,276,40	N N	50 ft.	+
	121 Highland Ave.	Side Yard Variance	new single family home por			2' from property line, 7' right side dimensional variance.	1 from property mie, 5 fett side difficustional variance			Y	37,026	Y	26 ft.	Y
	135 Newman Ave.	Side Yard Variance	new single family home	R-3	9' in side yards	7.5' from property line, 1.5' side dimensional variances	7.5' from property line, 1.5' side dimensional variances			Y	48,787.20	Υ	26 ft.	Y
	37 Earnscliff Court	Rear Yard Variance	deck	R-1C	30' in rear yards			2' from property line, 18' rear yard dimensional variance		N	4791	N	50 ft.	
0.2112011	267 Rosemont Avenue	Rear Yard Variance	pool	R-1C	30' in rear yards			1'-6" from rear property line, 18'-6" rear yard variance		N	6,098.40	Y	60 ft.	<u> </u>
	32 Sheridan Avenue	Side Yard Variance	deck and pool	R-1C		2' from side property line, 6' side yard variances	2'-0" from property line, 6' side yard variances			N Y	4,356.00	N	44.5 ft.	
	29 Edwards Court 93 S. Crescent Avenue	Side Yard Variance	addition addition and deck	R-1B R-1C	9' in side yards 8' in side yard	4' from side property line, 4' right side yard variance	5' from property line, 4' left side yard variance			Y	10,018.80 7.840.80	N N	49 ft.	+
	66 Lockwood Place	Side Yard Variance	stairs	R-1C	8' in side yard	4 Hom side property line, 4 Hight side yard variance	2'-8" from property line, 5'-4" left side yard variance			Y	12.196.80	Y	79 ft.	+
6/27/2017	252 Rosemont Avenue	Side Yard Variance	deck	R-1C	8' in side yard, corner lot, requires 15'	7' from property line, 8' right side yard variance	7' from property line, 1' left side yard variance			Y	7,405.20	N	50 ft.	† * * * * * * * * * * * * * * * * * * *
7/25/2017		Side Yard Variance	addition	R-1C	8' in side yard		4'-9" off property line, 3'-3" left side yard variance			Y	8,712.00	N	50 ft.	
	28 Sweetbriar Avenue	Side Yard Variance	detached garage	R-1B		4' from property line, 5' right side yard variance				Y	21,344.40	Υ	75 ft.	
	162 Holiday Lane	Front Yard Variance	screened porch		front yard setback of 30'	_	The state of the s		28'-6" from property line, 2'-6" front yard variance.	Y	20,473.20	Y	65 ft.	 '
,,_,,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	158 Holiday Lane 281 Riverside Pkwy.	Front and Side Yard Variance Front Yard Variance	porch and deck new single family home		front setback of 30', 9' in side yards front setback of 40'		7'-4" from property line, 1'-8" left side variance	-	29'-3" from property line, 1'-9" front yard variance 30' off property line, 10' front yard variance	Y	19,166.40 118,918.80	N V	60 ft.	-
9/26/2017	331 Rossford Ave.	Side Yard Variance	new single family home deck	R-1AA R-1B	9' in side yards	-	2' off property line, 7' side yard variance.	-	50 on property line, 10 front yard variance	Y V	8,712.00	Y N	9 50 ft.	Υ
	431 South Grand Ave.	Side and Rear Yard Variance	garage addition	R-1B	35' in rear yards, 9' in side yards	5' off of the side property line, 4' side yard variance	2 on property line, 7 side yard variance.	16' off property line, 19' rear yard variance		N N	6,534.00	N N	64 ft.	+
	24 Hanover	Rear Yard Variance	covered deck	R-1B	35' in rear yards			30' off property line, 5' rear yard variance		Y	8,276.40	Υ	75 ft.	
		Side Yard Variance	detached garage	R-1C	8' in side yard		4.5' off property line, 3.5' side yard variance			Υ	7,405.20	N	51 ft.	
	551 Highland Ave.	Side Yard Variance	pool	R-1B	9' in side yards	6.5' from property lines, 2.5' side yard variance	6.5' from property lines, 2.5' side yard variance			Y	9,583.20	N	46 ft.	<u> </u>
	118 Tower Hill Rd.	Front Yard Variance	addition of stairs	R-1B	front setback 30'	5.521 6 4.471 11 11			8' from property line, 7' front yard variance	N v	5,662.80	N V	50 ft.	
	20 Crow Hill Rd. 38 Sterling Ave.	Side Yard Variance Side Yard Variance	addition to a single family	R-1A R-1C	side setback of 10' 8' in side vard	5.53' of property line, 4.47' right side yard variance	6' off the property line 2' left side yard variance	+		Y	13,939.20 10.454.00	Y	100 ft. 63 ft.	+'
11/20/201/	50 Sterning Ave.	Side I alu varialice	addition to a single family	K-IC	o in side yard	6.44' off property line, 1.56' right side yard variance	6' off the property line, 2' left side yard variance			1	10,454.00	f	03 TL.	
2/27/2018	79 Burney Lane	Rear Yard Variance	addition to a single family	R-1B	35' in rear vards			27' of property line, 8' rear yard variance		Y	9.583.20	Y	75 ft.	+
	1031 N. Ft. Thomas Ave.	Side Yard Variance	addition to a single family	R-1B	9' in side yards		6'-2-1/4" of property line, 2'-9-3/4" side yard variance			N	7,405.20	N	50 ft.	† ***
3/27/2018	107 Hollywoods Dr	Front Yard Variance	front porch addition	R-1A	average setback of homes is 38'-8",				35'-11" from property line, 2'-9" front yard variance	Y	27,878.40	Υ	77 ft.	
3/27/2018	46 Holmes Ave.	Front Yard Variance	front porch addition	R-1B	average setback of homes is 14'				10'-7-1/2" from property line, 3'-4-1/2" front yard variance	N	7,405.20	N	50 ft.	
	315 Highland Ave.	Front Yard Variance	front porch addition	R-1B	average setback of homes is 33'				24' from property line, 9' front yard variance	Y	12,196.80	N	53 ft.	
		Side and Rear Yard Variance		R-1C		_	2' from property line, 6' left side yard variance	25' from property line, 5' rear yard variance		N	5,227.20	N	50 ft.	↓ '
	615 Highland Ave	Side and Rear Yard Variance	screened deck	R-1B R-1B	35' in rear yards, 9' in side yards	_	3.49' from property line, 5.51' left side yard variance	24' from property line, 11' rear yard variance.		Y	10,454.40	N V	73 ft. 67 ft.	+'
	2 Glenway Ave. 18 Glenway Ave.	Side Yard Variance	addition to a single family	R-1B R-1B	9' in side yards	7.41' from property line, 1.59' right side yard variance	7.91' from property line, 1.08' left side yard variance	+		Y	10,018.80	Y V	67 ft.	+'
0.22.2010	6 W. Southgate Ave	Side Yard Variance	addition to a single family	R-1B	9 in side yards	3.08' from property line, 5.92' right side yard variance				N N	7,405,20	N	75 ft. 52 ft.	†
			on to a single raining		,ac juras	and a property me, 5:72 fight side juic ratifalice			7			- "		+
	17 Fischer Ln	Rear Yard Variance	screened patio	R-1B	35' in rear yards			16.1' from property line, 18.9' rear yard variance		Y	13,939.20	Y	92 ft.	

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5/22/2018 532 S. Ft Thomas Ave	Side Yard Variance	addition to a single family	R-1B	9' in side yards	7.83' from property line, 1.17' right side yard variance				Y	12,632.40	N	63 ft.	
5/22/2018 38 Bellaire Pl	Side Yard Variance	bathroom addition	R-1C	8' in side yard	6.6' from property line, 1.4' right side yard variance				Y	57,499.20	Υ	63 ft.	
6/26/2018 143 Summit Ave.	Side Yard Variance	shed	R-1B	minimum setback of 5' for sheds		3' from property line, 2' left side yard variance			N	6,098.40	N	50 ft.	
6/26/2018 26 Von Zuben	Front Yard Variance	foyer addition	R-1C	The average setback of homes is 19'-7".				16'-5" from property line, 3'-2" front yard variance	Y	12,196.80	Υ	81 ft.	
6/26/2018 142 Woodside Pl.	Side Yard Variance	deck	R-1C	8' in side yard	3' of property line, 5" right side yard variance				Y	7,405.20	N	46 ft.	
6/26/2018 119 Sherman Ave.	Front Yard Variance	addition	R-1C	average setback of homes is 26'-8				23'-10" from property line, 2'-10" front yard variance.	Y	13,068.00	Υ	108 ft.	
6/26/2018 40 Kathy Ln.	Rear Yard Variance	addition	R-1C	30' in rear yards			25' of property line, a 5' rear yard variance		Y	13,939.20	Υ	80 ft.	
8/28/2018 48 Sherman Ave.	Side Yard Variance	addition	R-1C	8' in side yard	4' of property line, 4' right side yard variance.				Y	7,840.80	N	50 ft.	
8/28/2018 275 Military Pkwy.	Side Yard Variance	addition	R-1C	8' in side yard		3' of property line, 5' left side yard variance			Y	19,166.40	Υ	75 ft.	
8/28/2018 40 Avenel	Front Yard Variance	covered porch	R-1B	average setback of homes is 32'-9"				19-4" from property line, 13'-5" front yard variance	Y	10,018.80	Υ	66 ft.	
8/28/2018 57 W. Villa Pl.	Side Yard Variance	covered deck	R-1C	8' in side yard		3' of property line, 5' side yard setback			Y	10,018.80	N	50 ft.	
9/25/2018 10 Sayde Ct.	Side and Rear Yard Variance	deck	R-1C	8' in side yards and 30' in rear yards	2.11' of property line, 5.89 side yard variance		18' from property line, 2' variance request		N	3,049.20	N	40 ft.	
9/25/2018 47 Sterling Ave.	Side Yard Variance	addition to a single family	R-1C	8' in side yard	2' of property line, 6' right side yard variance				Y	7,840.80	N	41 ft.	
9/25/2018 218 N. Ft. Thomas Ave.	Side Yard Variance	2nd story to detached garage	R-1C	8' in side yard	garage is at right side property line, 8' side yard variance				Y	9,543.00	N	45 ft.	
10/23/2018 15 Stacy Ln.	Rear Yard Variance	addition to a single family	R-1C	30' in rear yards			26'-8" to property line, 3'-4" rear yard variance		Y	10,188.80	Υ	74 ft.	
10/23/2018 27 Willow	Side Yard Variance	addition to a single family	R-1B	9' in side yards	6' of property line, 3' right side yard variance				Y	8,712.00	N	62 ft.	
11/27/2018 26 w. Villa Pl.	Side Yard Variance	addition to a single family	R-1C	8' in side yard	7.5' of property line, 6" right yard variance				Y	7,405.20	N	50 ft.	
11/27/2018 76 Tower Hill Rd.	Side Yard Variance	new single family home	R-1B	9' in side yards	5.83' of property line, 3.17 side yard variance	2.84' from property line, 6.16 left side variance			N	5,227.20	Υ	78 ft.	
11/27/2018 74 Tower Hill Rd.	Side Yard Variance	new single family home	R-1C	8' in side yard	5.24' of property line, 2.76 right side variance	5.83 of property line, 2.17' side yard variance			N	6,534.00	N	49 ft.	
11/27/2018 90 Henry	Front and Side Yard Variance	front porch addition	R-1B	average setback of homes 37', 8' side	8' of property line, 1' right yard variance			27' of property line, 10' front yard variance	Y	7,840.80	N	60 ft.	
12/18/2018 76 Lester Ln.	Front Yard Variance	new single family home	R-1AA	front setback of 40'				20' of property line, 20' front yard variance	Y	155,509.20	Υ	467 ft.	
12/18/2018 2350 N. Ft. Thomas Ave.		front porch addition		9' in side yards		6'-5.5" of property line, 2'-6.5" left side yard variance			N	7,405.20	N	62 ft.	
12/18/2018 68 Winding Way	Front Yard Variance	front porch addition	R-1B	front yard setback of 30'				23' of the property line, 7' front yard variance	Y	8,712.00	N	60 ft.	
										,,			
2/26/2019 1215 N. Ft. Thomas Ave.	Rear Yard Variance	detached garage	R-1B	35' in rear yards			16' of property line, 19' rear yard variance		N	7,405.20	N	50 ft.	
2/26/2019 38 Sterling Ave.	Side Yard Variance	AC Unit	R-1C	minimum side setback of 5' for AC	2'-6" of property line, 2'-6" side yard variance		1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		Y	10,454.40	Υ	63 ft.	
3/26/2019 38 Sherman Ave.	Side Yard Variance	addition to a single family		8' in side yard	7.3' of property line, .7' side yard variance				Y	8712	N	50 ft.	
3/26/2019 551 Highland Ave.	Side Yard Variance	covered deck	R-1B	9' in side yards	2'-6" of property line, 6'-6" side yard variance				Y	9583.2	N	46 ft.	
3/26/2019 48 N. Crescent Ave.	Side Yard Variance	addition	R-1C	8' in side yard	2'-5.5" of property line, 6'-6.5" side yard variance				Ý	7840.8	Y	91 ft.	
3/26/2019 3 Riverside Pkwv	Side and Rear Yard Variance	addition and covered porch	R-1B	35' in rear yards, 9' in side yards		2'-3.5" of property line, 6'-8.5" side yard variance	6'-8.5" of property line, 28'-3.5" rear yard variance		Y	8276.4	Y	70 ft.	
4/23/2019 221 Military Pkwy.	Side Yard Variance	porch	R-1C	8' in side yard	6' of property line, 2' right side yard variance			Ti and the second secon	· v	13.068.00	N	50 ft.	
4/23/2019 10 Majestic	Side and Rear Yard Variance		R-1B	35' in rear yards, 9' in side yards	6' of the ptoperty line, 3' right side yard variance		32' of the property line, 3' rear yard variance		Ý	8.712.00	Y	76 ft.	
4/23/2019 1415 N. Ft. Thomas Ave.			R-1C	8' in side yards and 30' in rear yards	6'-7 1/4" of property line, 1'-4 3/4" right side yard variance		due to double corner lot 25' setback, 13'-4 3/4" variance		· Y	11,761.20	· v	175 ft.	v
5/28/2019 96 Marian Dr.	Side Yard Variance	deck	R-1B	9' in side yards	4'-7" of property line, 4'-5" right side yard variance		due to double conter for 25 secoder, 15 1 5/1 variance		y Y	8,276.40	v	69 ft.	
5/28/2019 50 Taylor Ave.	Side Yard Variance	addition	R-1C	8' in side yard	4-7 or property line, 4-5 fight side yard variance	2' of property line, 6' left side yard variance			N	5,227.20	N	35 ft.	
5/28/2019 40 Avenel Pl.	Side Yard Variance	addition	R-1B	9' in side yards	4.4' of property line, 4.6' right side yard variance	2 of property line, o lett side yard variance			, , ,	10,018.80	v	66 ft.	
5/28/2019 10 Broadview Pl.	Front Yard Variance	enclosed porch	R-1C	average setback of homes is 22'-5'	1.1 of property line, 1.0 right side yard variance			19'-4" of property line, 2'-1" front yard variance	· v	7,840.80	N.	50 ft.	
5/28/2019 19 Von Zuben	Side Yard Variance	carport	R-1C	8' in side yard		4'-6" of property line, 3'-6" left side yard variance		17-4 or property fine, 2-1 mont yard variance	N	5662.8	V V	77 ft.	
5/28/2019 141 Casagrande	Side Yard Variance	deck		9' in side yards		7' of property line, 2' left side yard variance			Y	12,196.80	· v	66 ft.	
5/28/2019 71 Bonnie4 Ln.	Side Yard Variance	attached shed in side yard	R-1C	8' in side yard		3' of property line, 5' left side yard variance			Ý	8.712.00	v	60 ft.	
5/28/2019 37 Linden Ave.	Side Yard Variance	addition	R-1C	8' in side yard		4'-3" of property line, 3'-9" left side yard variance			· v	7,405.20	N .	50 ft.	
5/28/2019 74 Canon Ridge	Rear Yard Variance	addition/screened patio	R-1B	35' in rear yards		1.5 of projectly mic, 5.7 left side yard variance	25' of property line, 10' rear yard variance		Y	14,810.40	N	15 ft.	v
6/25/2019 39 Daisy Ln.	Side Yard Variance	deck/screened porch	R-1B	9' in side vards		7' of property line, 2' side yard variance	25 of property line, to tear yard variance		· ·	14,810.40	N	60 ft.	-
6/25/2019 84 S. Grand Ave.	Side Yard Variance	porch	R-1B	9' in side yards		2' of property line, 7' side yard variance			, ,	20,473.20	V	71 ft.	
8/27/2019 40 Burney Ln.	Front and Side Yard Variance		R-1B	average setback of homes 24', 8' side				20' of property line, 4' front yard variance	Y	24,393.60	V	71 ft.	
8/27/2019 34 St. Nicholas Pl.	Side Yard Variance	addition	R-1C	8' in side vard	4.19' of property line, 3.81 side yard variance	5.9' of property line, 3.1' side yard variance		20 of property line, 4 front yard variance	Y	8,712.00	N N	75 ft.	
8/27/2019 34 St. Nicholas F1. 8/27/2019 14 Willows Dr.	Side Yard Variance	garage covered porch above		9' in side yards	4.19 of property fine, 5.81 side yard variance	5.60' of propert line 2.21 left side yerd verience			Y	13,939.20	V	81 ft.	
			R-1B			5.69' of propery line, 3.31 left side yard variance			1			46 ft.	
8/27/2019 540 S. Ft. Thomas Ave. 8/27/2019 173 Burnet Ridge	Side Yard Variance	covered patio	R-1D	9' in side yards		4' of property line, 5' left side yard variance 4'-2.5" of property line, 3'-9.5" left side yard variance	14! 8" -6 15: 4"		Y Y	9,583.20 10,018.80	N V	46 ft. 123 ft.	
8/27/2019 173 Burnet Ridge 8/27/2019 21 Elsmar Ave.	Side and Rear Yard Variance Side and Rear Yard Variance	addition and deck deck	R-1C	8' in side yards and 30' in rear yards 8' in side yards and 30' in rear yards	61 1" -6	4-2.3 of property line, 3-9.5 left side yard variance	14'-8" of rear property line, 15'-4" rear yard variance	_	N N	6,098.40	Y	63 ft.	T T
			R-IC R-IC		6'-1" of property line, 1'-11" right side yard variance	6'-8" of property line, 1'-4" left side yard variance	21' of rear property line, 9' rear yard variance		N Y	7.405.20	N N	63 ft. 47 ft.	
8/27/2019 142 Woodside Pl.	Side Yard Variance	deck	R-1C R-1B	8' in side yard	6' of property line 2' right side	5' of property line, 3' left side yard variance	_	+	Y	/	N N	47 ft.	V
8/27/2019 153 Casagrande	Side Yard Variance	deck		9' in side yards	6' of property line, 3' right side yard variance	7.51-6			Y	8,712.00	IN .		T
9/24/2019 812 S. Ft. Thomas Ave	Side Yard Variance	new single family home AC Unit	R-3	9' in side yards	7.5' of property line, 1.5' side yard variance	7.5' of property line, 1.5' side yard variance	_	+	Y	9,031.40	N N	60 ft. 51 ft.	
9/24/2019 106 Carolina	Side Yard Variance	AC Unit addition	R-1C R-1B	minimum side setback of 5' for AC	2.721 - 6 1 201 - -	8" of property line, 4'-4" left side yard variance			Y	9,147.60 8,276.40	N N	51 ft. 42 ft.	
9/24/2019 142 Tremont Ave. 10/22/2019 201 Highland Ave.			R-1B	9' in side yards 9' in side vards	3.72' of property line, 5.28' right side yard variance	0' of property line 0' cide year			T U	9.583.20	N N	42 ft. 63 ft.	
	Side Yard Variance	screened deck				0' of property line, 9' side yard variance	_	+	Y	-,	N V		
10/22/2019 706 N. Ft. Thomas Ave. 10/22/2019 208 Grant St.	Side Yard Variance	deck	R-1C R-1C	average setback adjacent r.o.w 15'		4' of the property line, 11' side yard variance	20' of property line 10' year	15' of property line 12.5' freet and animals	Y	10,890.00	Y	60 ft. 128 ft.	V
	Front and Rear Yard Variance		R-IC R-IC	average setback of homes 28.5', rear 30'	2'-6	-	20' of property line, 10' rear yard variance	15' of property line, 13.5' front yard variance		-, -	Y	128 ft. 51 ft.	T
12/17/2019 718 N. Ft. Thomas Ave.	Side 1 ard variance	second story addition	K-IC	8' in side yard	3' of property line, 5' side yard variance				Y	10,890.00	N	51 ft.	
								1		1 1		1	
1,00,0000 42.11 1, 1	F . W . IW .		D. 1E	4 1 61 1 2610"		_		241 1011 6		10.100.00		70.5	
1/28/2020 43 Homesdtead	Front Yard Variance	porch		average setback of homes is 36'-8"	5.40\ -6	9.77! -F	_	34'-10" of property line, 1'-10" front yard variance	Y	12,196.80	Y	70 ft.	
	Side Yard Variance	addition and deck	R-1B	9' in side yards	5.49' of property line, 3.51 side yard variance	8.77' of property line, .23' left yard variance	0/ 5 5" - 6	_	Y	11,325.60	N	50 ft.	
2/25/2020 24 Madonna Pl.	Rear Yard Variance	deck/screened porch	R-1C	30' in rear yards		_	9'-5.5" of property line, 20'-6.5" rear yard variance	-	Y	8,712.00	Y	80 ft.	
6/11/2020 14 Fischer	Rear Yard Variance	covered porch	R-1B	35' in rear yards		_	19' of property line, 16' rear yard variance		Y	8,276.40	Y	70 ft.	
6/11/2020 6 Timberwood Ct.	Rear Yard Variance	pool and deck	R-1B	35' rear yard, pool/deck can encroah 10'	7.27 0 12 1 20 1 1 1 1	_	10' of property line, 15' rear yard variance	-	Y	11,761.20	Υ	75 ft.	Y
6/11/2020 13 Glenway Ave.	Side Yard Variance	addition	R-1B	9' in side yards	7.37' of property line, 1.63' right side yard variance	_			N	6,969.60	N	40 ft.	
6/11/2020 8 Aqua Vista Ct.	Side Yard Variance	deck	R-1B	9' in side yards	5' of property line, 4' right side yard variance	_			N	6,098.40	N	50 ft.	Y
6/11/2020 93 Summit Ave.	Side Yard Variance	deck	R-1B	9' in side yards	5' of property line, 4' right side yard variance	The state of the s			Y	7,840.80	N	60 ft.	Y
6/11/2020 135 Holiday Ln.	Side Yard Variance	addition	R-1B	9' in side yards	5.52' of property line, 3.48' right side yard variance	7' of property line, 2' left side yard variance			N	6,534.00	N	60 ft.	
7/27/2020 33 Earnscliff Ct.	Rear Yard Variance	screened porch	R-1C	30' in rear yards		_	9' of property line, 21' rear yard variance		Y	7,405.20	Υ	88 ft.	
7/27/2020 54 Miller Ln.	Side Yard Variance	deck	R-1C	8' in side yard	0' of property line, 8' side yard variance				Y	10,018.80	N	50 ft.	
8/17/2020 46 Alpine Dr.	Side Yard Variance	addition	R-1C	8' in side yard		6' of property line, 2' left side yard variance			N	6,435.00	N	58 ft.	
8/17/2020 40 Avenel Pl.	Side Yard Variance	deck	R-1B	9' in side yards	6" of property line, 9'-6 right side yard variance		_		Y	10,018.80	Υ	66 ft.	
8/17/2020 142 Woodside Pl.	Side Yard Variance	garage and bathroom	R-1C	8' in side yard		5' of property line, 3' left side yard variance			Y	7,405.20	N	48 ft.	
8/17/2020 133 Hartweg Ave.		pool	R-1C	corner lot 15' left side, 8' side, 10' pool rear	7.5' of property line, 6" right side yard variance	5' of property line, 10' left side yard variance	14.5' of property line, 5.5' rear yard variance		N	6,098.40	N	50 ft.	Υ
9/22/2020 9 Woodland Pl.	Side Yard Variance	addition	R-1C	8' in side yard		4' of property line, 4' left side yard variance			N	4,791.60	N	47 ft.	
10/27/2020 38 Jennifer Ct.	Rear Yard Variance	pool	R-1B	35' in rear yards, 25 pool encroach 10' rear			10' of property line, 15' rear yard variance		Y	8,712.00	Υ	67 ft.	
10/27/2020 155 Brentwood Pl.	Front Yard Variance	porch	R-1C	average setback of homes is 22'				7' front yard variance	Y	27,007.20	Υ	75 ft.	

10/27/2020	25 Dumfries	Side Yard Variance	covered deck	R-1C	8' in side yard	1'-6" of property line, 6'-6" right side yard setback				Y	8,712.00	N	33 ft.	
10/27/2020	208 Grant St.	Front and Rear Yard Variance	new single family home	R-1C	average setback of homes is 28.5', rear 30			21.2' of the property line, 8.8" rear yard variance	17.9' of property line, 10.6' front yard variance	Y	10,454.40	Y	123 ft.	Y
11/26/2020	150 Burney Ln.	Front Yard Variance	porch	R-1B	average setback of homes is 30.5'				25'-6" of the property line, 5' front yard variance	Υ	9,583.20	Y	86 ft.	Υ
11/26/2020	119 Garden Way	Front Yard Variance	porch	R-1B	average setback of homes is 30'-9"				22'-9" of property line, 8' front yard variance	Y	12,196.80	N	60 ft.	
11/26/2020	719 S. Ft. Thomas Ave.	Side Yard Variance	addition	R-3	9' in side yard, corner lot, requires 15'	13.6' of property line, 1.5' right side yard variance	addition 5'-2", steps 1.1' of property line, 7.9' left side variance			N	6,534.00	N	50 ft,	Υ
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1/26/2121	57 W. Villa Pl.	Side Yard Variance	addition and deck	R-1C	8' in side yard		5.63" of property line, 2.37' left side yard variance			Y	10,018.80	N	50 ft.	
1/26/2121	26 Linden Ave.	Side Yard Variance	addition	R-1C	8' in side yard	4.52" of property line, 4'-3.48" right side yard variance				Y	7,405.20	N	50 ft.	
2/23/2021	119 Tremont Ave.	Side and Rear Yard Variance	above ground pool and deck	R-1B	35' in rear yards, 25 pool encroach, 9' side	2' of right side property line, 7' right side yard variance	2' of left property line, 7' left side yard variance	2' of rear property line, 23' rear yard variance		Y	8,276.40	N	50 ft.	
2/23/2021	115 Garden Way	Side Yard Variance	addition and deck	R-1B	9' in side yards		5'-6" of property line, 3'-6" lrft side yard variance			Y	8,712.00	N	50 ft.	
3/23/2021	25 Porter Ln.	Rear Yard Variance	covered patio	R-1B	35' in rear yards			22' of property line, 13' rear yard variance		Y	16,552.80	Y	99 ft.	
3/23/2021	53 Henry Ave.	Rear Yard Variance	covered deck	R-1B	35' in rear yards			12' of property line, 23' rear yard variance		N	6,969.60	Y	70 ft.	
4/27/2021	29 Rob Roy Ave.	Side Yard Variance	carport	R-1C	8' in side yard		0' of property line, 8' left side yard variance			N	5,227.20	N	40 ft.	
4/27/2021	50 Broadview Pl.	Side Yard Variance	addition and deck	R-1C	8' in side yard		3.17' of property line, 4.83' left side yard variance			Y	21,780.00	N	55 ft.	
5/25/2021	238 Rossford Ave.	Side and Rear Yard Variance	shed	R-1B	side setback of 5' for accessory		2' of property line, 3' left side yard variance	1' of property line, 4' rear yard variance		N	6,098.40	N	55 ft.	
5/25/2021	22 Forest	Side and Rear Yard Variance	shed	R-1B	side setback of 5' for accessory		2' of property line, 3' left side yard variance	1' of property line, 4' rear yard variance		Υ	7,405.20	Y	50 ft.	
5/25/2021	108 Waterworks	Rear Yard Variance	detached garage	R-1C	30' in rear yards, 25' rear double lot			42.5" of property line, 21'-5.5" rear yard variance		N	4,356.00	N	40 ft.	Y
5/25/2021	62 Bluegrass Ave.	Side Yard Variance	addition	R-1C	8' in side yard	4'-4" of property line, 3'-6" right side variance				Y	40,510.80	Υ	100 ft.	
5/25/2021	62 Summit Ave.	Front and Side Yard Variance	porch	R-1B	average setback of homes is 5'-1"	6' of property line, 3' right side yard variance			5'-1" front yard variance	Υ	8,712.00	Y	70 ft.	
7/27/2021	13 Glenway	Side Yard Variance	porch	R-1B	9' in side yard, corner lot, requires 15'		4' of property line, 11' side yard variance			N	6,969.60	N	40 ft.	
7/27/2021	30 Canon Ridge	Rear Yard Variance	porch	R-1B	35' in rear yards			34' of property line, 1' rear yard variance		Y	15,681.60	Y	161 ft.	
9/28/2021	45 W. Kimberly Dr.	Side and Rear Yard Variance	deck	R-1B	9' in side yards, 25' in rear yard		6" of property line, 8'-6" side yard variance	6' of property line, 19' rear yard variance		Υ	7,840.80	Y	65 ft.	
9/28/2021	154 N. Ft. thomas Ave.	Side Yard Variance	deck	R-1C	8' in side yard		3.1' of property line, 4.9' left side yard variance			Y	9,583.20	N	48 ft.	
9/28/2021	269 Military	Side Yard Variance	detached garage	R-1C	8' in side yard	3' of property line, 5' right side yard variance				Y	13,068.00	N	53 ft.	
10/26/2021	22 Sheridan	Rear Yard Variance	detached garage	R-1C	30' in rear yards			2' of property line, 28' rear yard variance		Υ	10,454.40	Υ	80 ft.	
11/23/2021	7 E. Vernon Ln.	Side and Rear Yard Variance	addition and shed	R-1C	30' in rear yards, 5' for accessory	1' of property line, 4' right side variance		22' of property line, 8' rear yard variance		N	5,227.20	N	50 ft.	

