

GENERAL SERVICES DEPARTMENT ANNUAL REPORT 2022



Introducing the General Services Staff



KEVIN BARBIAN
General Services Director



MARK STEWART
Building Inspector



TIM MATTINGLY
Superintendent



CHERI SCHERPENBERG
Administrative Assistant



GREG MOUNCE
Facilities Maintenance
Supervisor



SAM SHELTON
Administrative Assistant

PUBLIC WORKS DIVISION

Tim Bertram	Jack Perkins
Tyler Bocker	Tyler Robinson
Joe Cox	Alex Scott
Shawn Merrill	Brett Wanner
Chad Miller	Josh York

MECHANIC

Seth Carson

GREENSPACE DIVISION

Bob Kriege	Andrew Rice
Eric Rixson	Andrew "Red" Roetting

PART-TIME FACILITY MAINT.

Jake Hartfiel

SEASONAL LABORERS

Luke Barbian
Brooke Dill
Trevor Mattingly
Max Lause

2022 PLANNING COMMISSION

PLANNING COMMISSION MEMBERS

Daniel C. Fehler, Chairman
Dan Gorman, Vice Chairman
David Wormald, Secretary
Jerry Noran
Tim Michel
Larry Schultz

NEW MEMBERS DURING 2022

None

The Fort Thomas Planning Commission had nine business meetings that included initial discussions on a proposed text amendment to expand residential uses in the Central Business District as well as a proposed Zoning Code update and the review of seven plats.

YEAR END SUMMARY

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Total Public Hearings	2	5	7	5	1	4	2
Text Amendments	2	1	1	4	0	1	0
Development Plans	0	3	1	2	1	3	2
Subdivision Plans	0	0	0	0	0	0	0
Zone Change Applications	0	0	2	1	0	0	0
Conveyance/Final Plats	10	15	5	9	10	7	4

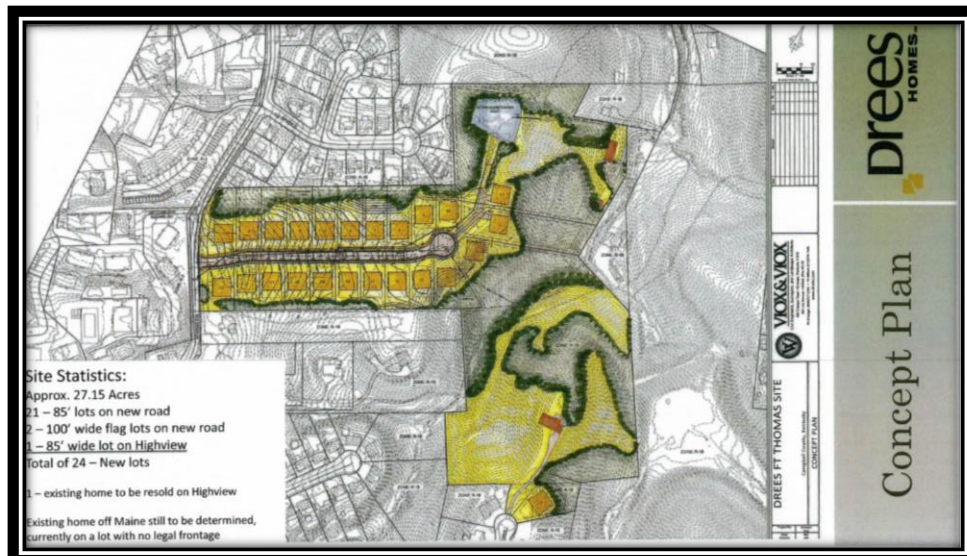
2022 DEVELOPMENT ACTIVITIES

PRELIMINARY SUBDIVISION PLANS

None

DEVELOPMENT PLANS

- 8 N. Ft. Thomas Ave., Village Players of Fort Thomas, renovation & addition to building
- Jacobs Property off of Newman Ave. (370, 380 & 383 Newman Ave., 509 Maine Ave. & 184 Highview Dr.), Drees Homes development



2022 BOARD OF ADJUSTMENT

BOARD OF ADJUSTMENT MEMBERS

James Beineke, Chair
Steve Dauer, Vice Chair
Carol Dixon, Secretary
Carla Austin
Tom Duckworth
Steve Kowolonek
Susan Wingard

YEAR END SUMMARY

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Total Cases	44	39	26	24	26
Cases Approved	42	35	26	24	26
Cases Denied	1	1	0	0	0
Cases Withdrawn	1	2	0	1	0

BOARD OF ADJUSTMENT MEMBERS RETIRED DURING 2022

None

NEW MEMBER DURING 2022

Steve Kowolonek

The Board of Adjustment has five main responsibilities. They shall hear and decide on applications for:

- Dimensional Variances – by far the most common item the Board is tasked to review
- Conditional Uses
- Changes from one nonconforming use to another
- Requests for interpretation of the zoning code
- Appealing a decision made by the Zoning Administrator

24 Stacy Ln



Before



After

2022 BOA APPLICATIONS

45 W. KIMBERLY DR.	SIDE YARD VARIANCE -SHED	APPROVED
18 TAYLOR AVE.	SIDE YARD VARIANCE -DECK	APPROVED
31 SHERIDAN AVE.	SIDE YARD VARIANCE - NEW SINGLE FAMILY HOME	APPROVED (for 1ft. Right & Left)
25 OHIO AVE.	REAR YARD VARIANCE - COVERED PORCH	APPROVED
54 FAIRFIELD PL.	SIDE YARD VARIANCE - DECK	APPROVED
24 STACY LANE	FRONT YARD VARIANCE - PORCH	APPROVED
178 BRENTWOOD PL.	FRONT YARD VARIANCE - PORCH	APPROVED
563 MAINE AVE.	REAR YARD VARIANCE - NSF	APPROVED
311 HIGHLAND AVE.	NONCONFORMING 4 FAMILY TO 2 FAMILY + FRONT PORCH	APPROVED
33-35 SOUTHVIEW AVE.	RIGHT SIDE YARD VARIANCE - DECK	APPROVED
152 SHERIDAN AVE.	FRONT & SIDE VARIANCE - PORCH	APPROVED
54 BURNEY LN.	FRONT VARIANCE -PORCH	APPROVED
17 JENNIFER CT.	VARIANCE -COVERED DECK	APPROVED
30 BLUEGRASS AVE.	SIDE YARD VARIANCE-DETACHED GARAGE	APPROVED
23 ROB ROY AVE.	FRONT, REAR, RIGHT & LEFT SIDE YARD VARIANCE	FRONT & LEFT APPROVED ONLY
54 ALPINE DR.	FRONT AND RIGHT SIDE YARD VARIANCE	APPROVED only side variance needed
29 BRITTANY LN.	SIDE YARD VARIANCE - ADDITION/GARAGE	APPROVED +2ft. side variance for shed
105 LUMLEY AVE.	SIDE YARD VARIANCE - ADDITION/SCREENED IN PORCH	APPROVED
219 GRANT ST.	FRONT & SIDE YARD VARIANCE - ADDITION	APPROVED
104 MANOR LN.	REAR & SIDE YARD VARIANCE - DECK	APPROVED
107 ORCHARD HILL RD.	REAR YARD VARIANCE - DECK	APPROVED
50 HIGHVIEW DR.	SIDE YARD VARIANCE - DECK	APPROVED (for 3.5ft. side variance)
422 NEWMAN AVE.	REAR & SIDE YARD VARIANCE - DECK	APPROVED
10 BRITTANY LN.	FRONT & SIDE YARD VARIANCE - PORCH	APPROVED
25 ROSEMONT AVE.	SIDE & REAR YARD VARIANCE - DECK	APPROVED
73 S. CRESCENT AVE.	SIDE & FRONT YARD VARIANCE - PORCH	APPROVED



25 Ohio Ave. – Before



25 Ohio Ave. - After

DESIGN REVIEW BOARD

DESIGN REVIEW BOARD MEMBERS

Jeff Sackenheim, Chairman
Mark Thurnauer, Vice Chair
Pat Hagerty, Secretary
Barry Petracco
Barb Thomas
Lori Wendling,

The Mission of the Design Review Board is to work with business owners, citizens and the city to help preserve and enhance the unique and varied community character architectural styles in or local business districts.

The Districts consist of two primary business areas in the community: Town Center and Midway. These two areas were selected for design review due to the fact that they are the primary historic urban business districts within the community. The architecture within the area is important to preserve and enhance for the continued vitality and heritage of the community.

In 2022, the Design Review Board continued the review and approval of design elements associated with owner modifications of the many businesses in Ft. Thomas. The DRB provided significant discussion, feedback, and ultimate approval of many design elements such as signage, paint, fencing, awnings, windows and lighting.

In addition to the larger projects, the DRB had several façade improvements associated with the GROW Grants to review as well.

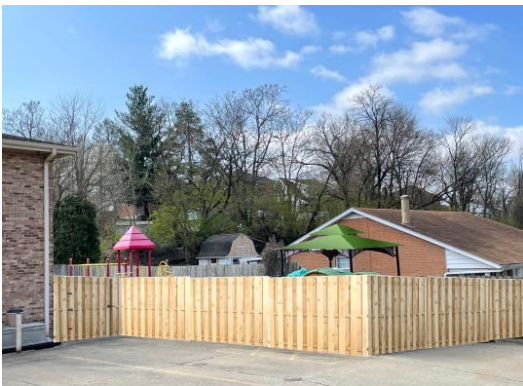
YEAR END SUMMARY

The following Certificates of Appropriateness were issued by the Design Review Board in 2022:

8 N. Ft. Thomas Ave. – *Village Players of Fort Thomas* – Building Alterations
1201 S. Ft. Thomas Ave. – *Innovative Expeditors* – Exterior Improvements, Paint & Signage
16 N. Ft. Thomas Ave. – *The Zimmer Group* – Building Signage
1029 S. Ft. Thomas Ave. – *Dave & Kristy Moeves* – Windows, Exterior Repairs, Paint, Awning & Lighting
14 N. Ft. Thomas Ave. – *American Heritage* – Exterior Improvements

GROW Grant Recipients:

1 Highland Ave. – *Fort Thomas Coffee* – Outdoor Furnishings
1136 S. Ft. Thomas Ave. – *KingBrew, LLC.* – Fencing
1356 S. Ft. Thomas Ave. – *Blue Marble Books.* – ADA Ramp Access
22 N. Ft. Thomas Ave. – *Comal*– Exterior Door, Paint, Lighting, Awning
8 Highland Ave. – *The Dance Realm Studios* – Windows, HVAC, Paint
654 Highland Ave. – *Monera Chic Boutique* – Awning
1205 Alexandria Pike – *Kids & Cribs Child Enrichment Center* – Fencing
26 N. Ft. Thomas Ave. – *Gross Insurance Agency* – Building Façade
915 N. Ft. Thomas Ave. – *915 Pub & Grill*– Façade Repairs
155 N. Ft. Thomas Ave. – *Pendery Insurance*– Exterior Repair & Paint



2022 TREE COMMISSION

The Tree Commission completed its **31st** year of activity in 2022. The Commission was able to meet regularly on the second Tuesday of each month in 2022 due to relaxed COVID-19 restrictions. The following members have served on the Commission during the last year:

Joey Hood, Chairman Mike Rice, Vice Chair
Mark Leopold Barbara Manyet Jeff Mohr John Cody

The Tree Commission is entrusted with the welfare of our City's trees. Specifically, the Tree Commission maintains the Landmark Tree Trail located behind the Army Reserve property in Tower Park, evaluates the condition of the trees located within our rights-of way if concerns are presented to the City, works cooperatively with residents interested in our front yard tree planting cost sharing program, evaluates development plans when trees are affected, holds an annual Arbor Day event, and provides their expertise when questions arise as it relates to trees in our community and more.

In 2022, the City of Fort Thomas was recognized as a Tree City USA community for the 31st year. The Tree City USA program is designed to recognize those communities that effectively manage their public tree resources and have implemented a community tree management program based on Tree City USA standards. One of the mainstays of Fort Thomas is the Tree City USA designation. We continue to be one of the longest running Tree City's in the State of Kentucky.



The city of Fort Thomas was able to publically recognize Arbor/Earth Day 2022 on Sunday, April 24th with a joint event with the Ft. Thomas Forest Conservancy. This event was held in Tower Park. We were grateful for the ability to celebrate with food and beverage trucks, vendors, exhibitors, children's activities, farmer's market, recycling, and a tree giveaway.

2022 BUILDING ACTIVITY REPORT

<u>YEAR END SUMMARY</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Electrical Permits:	124	131	129	113	123
Mechanical Permits:	113	134	116	115	121
Decks:	49	29	45	37	28
Pools:	18	6	11	9	10
Fences:	54	38	54	38	32
Storage Buildings:	20	21	23	15	13
Signs:	11	7	5	2	8
Grading:	4	2	0	2	0
Demolition:	4	9	4	2	3
Other:	29	27	36	107	121
New Single Family Units:	8	6	7	6	4
Condo/Town Home Units:	5	2	0	3	0
Apartment Units:	0	0	0	0	0
Residential Remodels/Additions:	80	88	69	55	40
Commercial Remodels/Additions:	1	0	4	1	4
Home Occupational Licenses:	0	3	3	2	5
Total Building Permits Issued:	517	517	506	507	512

TOTAL VALUATION OF ALL CONSTRUCTION IN 2021 = \$17,742,883

2022 FEES COLLECTED

<u>SOURCE</u>	<u>NO.</u>	<u>TOTAL</u>
Planning Commission Hearings/Meetings	2/9	\$ 3,200
Board of Adjustment Hearings/Meetings	26/9	\$ 2,521
Plat Divisions & Final Plats	4	\$ 160
Right-of-Way Cuts	69	\$ 1,035
Total Building/Zoning Permit Fees	512	\$ 60,240

TOTAL 2021 FEES COLLECTED BY GENERAL SERVICES = \$ 67,156

New Single Family Construction

31	Sheridan Ave.	\$	550,000	74	Tower Hill Rd.	\$	130,000
76	Tower Hill Rd.	\$	130,000	563	Maine Ave.	\$	800,000

TOTAL CONSTRUCTION COST FOR 4 NEW RESIDENTIAL UNITS = \$ 1,610,000

The following represents figures for new home construction during the previous ten years.

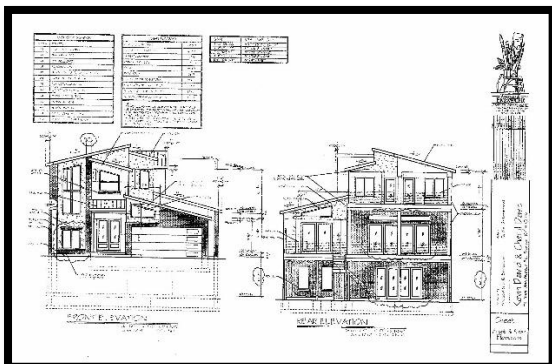
<u>YEAR</u>	<u>NUMBER OF NEW HOMES</u>	<u>CONSTRUCTION COSTS</u>
2012	18	\$ 6,484,837
2013	19	\$ 7,592,940
2014	23	\$ 6,811,700
2015	34	\$ 14,190,654
2016	27	\$ 7,595,599
2017	10	\$ 4,315,473
2018	13	\$ 6,102,345
2019	8	\$ 5,771,797
2020	7	\$ 3,286,180
2021	6	\$ 2,658,397



31-33 SOUTHVIEW AVE. - PLANS



74 & 76 TOWER HILL RD - PLANS



31 SHERIDAN AVE. – PLANS



563 MAINE AVE. - PLANS

2022 Residential Remodeling & Additions

ADDRESS	EST. COST	ADDRESS	EST. COST
107 ROBSON AVE.	50,000.00	25 RIVER RD.	23,444.00
69 S. CRESCENT AVE.	150,000.00	33 MANOR LN.	250,000.00
81 W. SOUTHGATE AVE.	115,000.00	37 BELLAIRE PL.	140,595.00
62 W. KIMBERLY DR.	360,000.00	110 RIDGEWAY AVE.	6,500.00
124 HOLLYWOODS DR.	5,000.00	78 S. CRESCENT AVE.	17,000.00
36 HENRY AVE.	175,000.00	44 SWEETBRIAR AVE.	200,000.00
14 CROWELL AVE.	30,000.00	81 S. CRESCENT AVE.	150,000.00
5 VILLAGRANDE BLVD.	35,000.00	29 GRANDVIEW AVE.	40,000.00
1937 N. FT. THOMAS AVE.	200,000.00	139 TREMONT AVE.	125,000.00
23 ROB ROY AVE.	92,500.00	33-35 SOUTHVIEW AVE.	109,034.00
752 S. GRAND AVE.	42,000.00	19 MEL LAWN DR.	36,000.00
17 N. CRESCENT AVE.	50,000.00	126 SHERMAN AVE.	25,000.00
77 WINSTON HILL RD.	50,000.00	66 CONCORD AVE.	27,000.00
73 S. CRESCENT AVE.	10,450.00	111 MARIAN DR.	12,250.00
483 ROSSFORD AVE.	200,000.00	142 TREMONT AVE.	165,000.00
105 LUMLEY AVE.	50,000.00	7 E. VERNON LN.	300,000.00
25 CHALFONTE PL.	6,000.00	62 BLUE GRASS AVE.	70,000.00
20 ALPINE DR.	35,000.00	465 CHESAPEAKE AVE.	105,000.00
29 BLUEGRASS AVE.	50,000.00	86 W. VERNON LN.	80,000.00
25 S. SHAW LN.	175,000.00	627 S. GRAND AVE.	40,000.00

RESIDENTIAL PERMITS = 40
TOTAL CONSTRUCTION VALUATION = \$ 3,802,773

2022 COMMERCIAL REMODELING & RENOVATIONS

14 N. Ft. Thomas Ave.	250,000
18 N. Ft. Thomas Ave.	36,335
18 N. Ft. Thomas Ave.	3,000
16 N. Ft. Thomas Ave.	50,000

COMMERCIAL PERMITS = 4
TOTAL CONSTRUCTION VALUATION = \$ 339,335



142 TREMONT AVE– BEFORE



142 TREMONT AVE– AFTER



81 W. SOUTHGATE– BEFORE



81 W. SOUTHGATE – AFTER



7 E. VERNON LN - BEFORE



7 E. VERNON LN. - CURRENT



178 BRENTWOOD – BEFORE



178 BRENTWOOD - CURRENT

2022 ZONING VIOLATIONS

The following information reflects enforcement efforts between 2018 and 2022:

<u>YEAR END SUMMARY</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Total Complaints Received	102	99	81	89	102
Complaints Investigated (No Violation)	25	11	8	14	9
Violations Resolved in Other Manner					
No Correspondence, Interdepartmentally, Other	6		8	16	7
Violation Letter Mailed	77	86	74	59	86
Second Violation Letter Mailed	23	6	10	5	13
Third Violation Letter Mailed	4	2	3	1	5
Violation Cases Referred to Mediation	0	0	7	0	0
Violation Cases Referred to District Court	0	0	0	0	0

2022 GARAGE/YARD SALE ANALYSIS

In September 1998, the City updated the Official Zoning Ordinance to incorporate Section 9.11 regulating garage/yard sales. The purpose of this provision was to monitor the impact of these sales in residential areas. Covid-19 restrictions greatly reduced the number of Garage/Yard Sales in 2020. There were approximately 16 Garage/Yard Sale permits issued that year. Since then the numbers have increased with **35** permits issued in **2021** and **25** permits issued in **2022**.



Street Resurfacing

The street resurfacing program for 2022 was one of our most aggressive. Despite the fact that we had 12 streets on the list, a few of these were short streets or short sections of streets. Among these were the first block of Summit Avenue; Avon Place, part of Garden Way, and Linden Ct. Hawthorne Avenue was a total curb replacement, for which our public works crews spent quite some time. Tower Hill had quite a few areas for which we needed to give attention; these included curb additions, street slippage, drainage issues. Carolina Avenue, Linden Avenue, Altamont Court, Bivouac Avenue, Glenway Avenue and Rossmore Avenue round out the group. Moving forward, our engineering firm will perform another evaluation of our streets and set us on a track for the next 5-10 years.



Avon Pl.



Garden Way



Summit Ave.



Carolina Ave.



Linden Ave.



Linden Ct.

Continued Street Resurfacing



Hawthorne Ave.



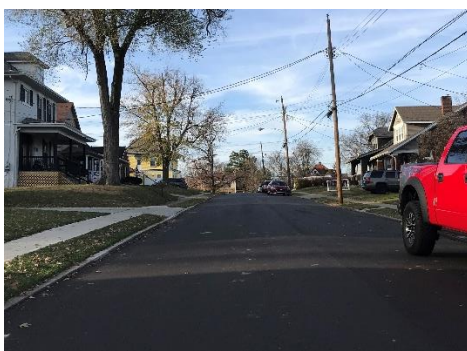
Altamont Ct.



Bivouac Ave.



Glenway Ave.



Rossmore Ave.



Tower Hill Rd.
(N. Ft. Thomas Ave.-Watchpoint Dr.)

Capital Improvement Programs



One Highland Building & Parking Lot

Parking lot – The parking lot completion was the responsibility of the developer, however, the City was responsible for some elements of the improvements in the area and will ultimately be responsible for certain elements moving forward. This area has added significant parking to our downtown.



33 N. Ft. Thomas Wall & Central Business District Landscape

Retaining wall – as part of the parking lot access, a retaining wall was built at 33 N. Ft. Thomas Avenue. With the stone façade, this wall will provide continued character to the north, from the One Highland building. The street was also pushed back in this area for better visibility for pulling out of the adjacent parking lot.



Tower Park Ballfield Shelter & New Playground Equipment

We are putting the finishing touches on the Tower Park ballfield and shelter. While being mostly complete, a bit of concrete and sewer work will provide recreation opportunities to young and old alike.



Alexander Circle Swings



Tower Park Mess Hall Pergola

Alexander Circle swings

Two swings will provide both a respite from a long walk, and a nice view of the River and beyond. City crews leveled, poured concrete and put together the two swings

Mess Hall Pergola

The pergola at the Mess Hall will be a centerpiece not only for the Farmer's Market, but for weddings, flea in the fort and other events.



Drainage at Stardust

The public works crews repaired an ditch line and drainage area that was no longer functioning properly.



New Skate Park

The skate park was intended to be near the salt dome for a short time to test its interest. We are hopeful to move this to the asphalt pad at the bottom of James Avenue, but we need to make some improvements first.



18N. Ft. Thomas Parking Lot

Parking lot – The City was able to pave the parking lot behind 18N. Ft. Thomas Avenue. In collaboration with the One Highland parking lot, we are fulfilling comments from the Comprehensive plan to address parking. With upcoming wayfinding signage, these lots will be fully utilized.



Central Business District Streetscape & Miller Ln. Crosswalk

Central Business Landscaping

The streetscape was last done about 15 years ago and was feeling a bit worn. New landscaping was placed in areas from St. Nicholas to Bluegrass. The City Building was also re-designed and brought up to date.

Central Business Streetscape

The crosswalk at Miller and N. Ft. Thomas Avenue has been holding water for some time. This area was reconstructed, along with the west side of the street from just north of the Masonic Lodge to around One Highland.

New Employees

In 2022 we had the privilege of welcoming two new General Service employees and well as a new addition to the Greenspace crew. They are a vital part of the improvements and maintenance around the city.



Ty Robinson
General Services



Tyler Bocker
General Services



Eric Rixson
Greenspace



Remodeled City Building



Seasonal

Snow

The Northern Ky region has been blessed with mild winters in recent years, however the City of Ft. Thomas General Services and Greenspace crews had a busy holiday weekend.



- 2022 Events for Fort Thomas, 41075		
Date	Precipitation	Summary
December 26th, 2022	Snow	A Frontal System Produced Snow Showers on December 26th.
December 22nd - 23rd, 2022	Snow	An Arctic Cold Front Produced Snow December 22-23.
December 17th - 18th, 2022	Snow	A Few Scattered Snow Showers Occurred on December 17-18.
November 16th - 17th, 2022	Snow	Scattered Snow Showers Occurred On November 16-17.
November 12th, 2022	Snow / Sleet	An Early Season Storm Produced a Wintry Mix on November 12th
April 9th, 2022	Snow / Sleet	Morning Mixed Snow Showers April 9th
April 1st, 2022	Snow	A Brief Snow Shower Event Occurred On April 1st.
March 26th, 2022	Snow	Snow Showers Spread Into Kentucky on March 26th.
March 11th - 12th, 2022	Snow	Periods Of Snow On March 11-12
March 9th, 2022	Snow	Areas of Wet Snow Occurred On March 9th.
February 25th, 2022	Snow	A Frontal System Continued to Produce Wintry Precipitation February 25th.
February 23rd - 24th, 2022	Wintry Mix	A Frontal System Produced Wintry Precipitation on February 23-24.
February 17th - 18th, 2022	Snow / Sleet	Snow and Sleet Showers Occurred On February 17-18.
February 14th, 2022	Snow	Scattered Flurries Occurred On February 14th.
February 13th, 2022	Snow	Another Round of Snow Showers on February 13th.
February 12th - 13th, 2022	Snow	Scattered Snow Showers Occurred on February 12-13.
February 5th, 2022	Snow	Lingering Snow Showers Occurred on February 5th.
February 3rd - 4th, 2022	Wintry Mix	A Slow Moving Front Produced Snow and Ice on February 3-4.
January 27th - 29th, 2022	Snow	Snow Showers Occurred Across Kentucky on January 27-29
January 24th, 2022	Snow	Wintry Precipitation Occurred on January 24th.
January 23rd, 2022	Snow	Snow Showers Occurred On January 23rd.
January 17th, 2022	Snow	Additional Snowfall Affected Kentucky on January 17th.
January 16th - 17th, 2022	Wintry Mix	A Large Storm Produced Wintry Precipitation Across Kentucky on January 16-17.
January 15th, 2022	Snow	Snow Showers Occurred on January 15th.
January 6th - 7th, 2022	Snow	Scattered Snow Showers Redeveloped Across Kentucky on January 6-7.
January 6th, 2022	Snow	Large Storm System Spread Snow Across Kentucky on January 6th.

2022 snowfall

Fall 2022 Park Tree Plantings



The City planted a number of trees to not only replace some that have died, but also to add character to certain elements of the City. Tower Park ballfield and shelter, Winkler, and Johnson School median were just a few areas that received new trees.