

**MINUTES OF A MEETING OF THE  
FORT THOMAS BOARD OF ADJUSTMENT  
SPECIAL MEETING HELD AT THE  
FORT THOMAS CITY BUILDING  
ON THURSDAY, APRIL 27, 2023  
AT 7:00 P.M.**

**PRESENT:** James Beineke  
Tom Duckworth  
Susan Wingard  
Steve Kowolonek  
Carol Dixon  
Carla Austin

**ABSENT:** Steve Dauer

**ALSO PRESENT:** Mark Stewart, Building Inspector/Zoning Administrator  
Cheri Scherpenberg, Administrative Assistant

James Beineke presided and called the special meeting to order at 7:00 p.m. and roll was taken.

**MINUTES – March 28, 2023**

Members reviewed the minutes of the March 28, 2023 meeting. A motion was made by Susan Wingard and seconded by Carla Austin to approve the minutes as written. Motion carried 6-0.

**NEW BUSINESS**

**CASE NO. 23-1624**

**26 E. Villa Pl.  
Diocese of Covington, Owner/Applicant  
Conditional Use Permit  
Small Parking Lot & Driveway**

Fr. Ross Kelsch was in attendance to address the Board. He stated that the Diocese owns the property located at 524 S. Ft. Thomas Ave. next to the Parish. Fr. Ross Kelsch said that they would like to add a driveway with parking spaces along that property to create handicap access to the lower area of the church. Fr. Ross Kelsch said the Diocese plans to utilize the undercroft of the church for a gathering space and the driveway and parking lot would allow everyone including those with mobility issues to use the social hall.

Mark Stewart reported that the applicant is requesting a conditional use permit from the provisions of Section 10.4.C.2 of the Zoning Ordinance to allow for a new driveway and parking lot for an existing place of worship. The site is currently zoned R-1B, which allows for a wide variety of

conditionally permitted uses, of which the existing use (place of worship) is one and off-street parking, provided it is an accessory use, is another. The proposal includes a new driveway off of S. Ft. Thomas Avenue and eight (8) parking spaces.

St. Thomas is proposing to finish out the basement area of the building for events and the parking lot is needed to allow easier access for those who cannot navigate the interior or exterior steps to get to the basement and for deliveries for the events.

The applicant has indicated on the application that the plans have been submitted to Sanitation District #1 for review of the storm sewer connections and the Kentucky Transportation Cabinet for an encroachment permit for the curb cut for the driveway.

Minimal discussion ensued.

Tom Duckworth made a motion and Susan Wingard seconded a motion to approve the conditional use permit for the construction of a driveway and small parking lot, citing that this request will allow for handicap access and will not be an imposition to neighbors. Motion carried 6-0.

**CASE NO. 23-1625**

**146 N. Ft. Thomas Ave.  
Andrew Hill, Owner/Applicant  
Setback Dimensional Variance  
Attached Garage, Deck & Patio**

Andrew Hill was in attendance to address the Board. Mr. Hill stated that he has owned the property for a year and that the house sat vacant for several years prior to his purchase. Mr. Hill said that the neighbors are in support of the proposed improvements and he would like the setback variance requested to give the new buyer the best use of space in the home with plans for an attached garage, deck and patio.

Mark Stewart reported that the applicant is requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for the construction of an attached garage and rear covered deck at a single family home site on a corner lot. The site is currently zoned R-1C, which allows for additions to existing residences and requires a setback of 15' on the side street side. The applicant is proposing to construct a 25' wide by 32' deep attached garage that will be 4' from the right side property line (14' from the street curb), which is the Blue Grass Avenue right of way line. Therefore, the request is for an 11' right side yard variance. The applicant is also proposing to construct a 15' wide by 8' deep covered deck on the rear of the residence that will be approximately 6" from the left side property line. The minimum side yard setback is 8', therefore the second request is for a 7.5' left side yard variance for the deck. The proposed location will not affect the sight distance for the rear neighbors as they pull out of their driveway because of the distance from the garage to the driveway and the bend in Blue Grass Avenue.

Minimal discussion ensued.

Steve Kowolonek made a motion and Susan Wingard seconded a motion to approve the setback variance of an 11' right side yard variance and a 7.5' left side yard variance.

