

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE FORT THOMAS COMMUNITY CENTER
ON TUESDAY, FEBRUARY 28, 2023
AT 6:00 P.M.**

PRESENT: Steve Dauer
Carol Dixon, Secretary
Carla Austin
Tom Duckworth
Susan Wingard

ABSENT: Steve Kowolonek
James Beineke

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

Susan Wingard presided and called the meeting to order at 6:00 p.m. and roll was taken.

MINUTES – September 27, 2022

Members reviewed the minutes of the September 27, 2022 meeting. A motion was made by Carla Austin and seconded by Tom Duckworth to approve the minutes as written. Motion carried 5-0.

Meeting Dates & Times for 2023

A motion was made by Steve Dauer and seconded by Carla Austin to approve the dates and times for the Board of Adjustment meetings to continue to be on the fourth Tuesday of each month at 6:00pm in 2023. Motion carried 5-0.

2023 Election of Officers

A motion was made by Carla Austin and seconded by Tom Duckworth to approve the continuation of the current position of Chair by James Beineke. Motion carried 5-0.

A motion was made by Steve Dauer and seconded by Carla Austin to approve the continuation of the current position of Vice Chair by Susan Wingard. Motion carried 5-0.

A motion was made by Steve Dauer and seconded by Carla Austin to approve the continuation of the current position of Secretary by Carol Dixon. Motion carried 5-0.

NEW BUSINESS

CASE NO. 23-1619

**815 N. Ft. Thomas Ave.
Daniel Fardo, Owner/Applicant
Front & Side Yard Variance
Roof Over Existing Porch**

Dan Fardo who currently resides at 815 N. Ft. Thomas Ave. was in attendance to address the Board. He stated that he would like to add a roof over the porch for egress from the second story, to eliminate water issues from rain in that area and to preserve the concrete of the existing porch. Mr. Fardo also relayed support from the adjacent neighbors.

Mark Stewart reported that the applicant is requesting a variance from the provisions of Section 10.5 of the Zoning Ordinance to allow for a roof over an existing front porch at a single family home site. The site is currently zoned R-1C, which allows for porches and requires setbacks of 8' on the side. The applicant is proposing to add a front porch roof that will be 4' from the right side property line. Therefore, the request is for a 4' right side yard variance.

The applicant is proposing to add character to the home by adding a roof over the existing front porch. It does not appear that the front porch roof will adversely affect the neighborhood. The majority of homes on that block have covered front porches that are at the average setback.

Minimal discussion ensued.

Tom Duckworth made a motion and Carol Dixon seconded a motion to approve the variance for the construction of a roof over an existing porch, citing that it will improve the appearance of the property and enhance the neighborhood. Motion carried 5-0.

MOTION TO ADJOURN – Steve Dauer made a motion to adjourn, Carol Dixon seconded. Motion carried 5-0.

Approved: _____
Chair Date

Secretary: _____
Secretary Date