

**MINUTES OF A MEETING OF THE
FORT THOMAS BOARD OF ADJUSTMENT
HELD AT THE FORT THOMAS CITY BUILDING
ON TUESDAY, AUGUST 22, 2023
AT 6:00 P.M.**

PRESENT: James Beineke
Carol Dixon
Tom Duckworth
Susan Wingard

ABSENT: Steve Dauer

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

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

MINUTES – July 25, 2023

Members reviewed the minutes of the July 25, 2023 meeting. A motion was made by Susan Wingard and seconded by Tom Duckworth to approve the minutes as written. Motion carried 4-0.

NEW BUSINESS

CASE NO. 23-1636 **CASE WITHDRAWN** **12 Rock Hill Ln.**
Adam Hay, Applicant/Owner
Side Setback Dimensional Variance
Addition

The homeowners had a survey completed prior to the meeting. The survey indicated that the applicants are within the setbacks for the zone and a variance is not needed.

CASE NO. 23-1637 **22 Lilac Ln.**
Richard Carr, Applicant/Owner
Side Setback Dimensional Variance
Addition

Richard Carr was in attendance to address the Board. Mr. Carr informed the Board that he is asking for a variance to expand the kitchen and add living space to his home.

Susan Wingard advised the applicant that any variance must include the location of the HVAC unit within the setback granted.

Steven Kraft, who resides at 41 Highview Dr. was in attendance to express concern about the loss of privacy due to a mature Tulip Poplar tree and additional landscaping that will be removed from Mr. Carr's property for the construction of the addition.

Mr. Carr stated that the tree would be removed regardless of if the variance is approved due to the size and proximity to the house currently.

Mark Stewart reported that the applicant is requesting a variance from the provisions of Section 10.4 of the Zoning Ordinance to allow for the construction of an addition on the left side of an existing single family residence, detached. The site is an interior lot and is currently zoned R-1B, which allows single family residences, detached and requires a setback of 30' from the front property line, 9' from the left side property line, 9' from the right property line and 35' from the rear property line. The applicant is proposing to construct the addition 5' from the left side property line and 38' from the front property line. Therefore, the request is for a 4' left side yard variance for the addition. The front, right side and rear setbacks meet the minimum requirements for the zone.

Mr. Stewart also stated the residence was constructed in 1956 approximately 18 feet from the left property line and in 1967 a 7' wide by 12' deep covered patio was constructed on the left side of the residence. The applicant is proposing to remove the covered patio and construct a 13' wide by 30' deep addition. The front of the addition will be 3 feet behind the front wall of the residence. There are several residences on Lilac Lane & Highview Drive that appear on the GIS map to be a similar distance from side property lines. The proposed location will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and is not an unreasonable circumvention of the current requirements of the zoning regulations.

Minimal discussion ensued.

Tom Duckworth made a motion and Susan Wingard seconded a motion to approve the 4' left side yard variance for the addition, citing that the addition will add square footage and provide living space. Motion carried 4-0.

MOTION TO ADJOURN – Carol Dixon made a motion to adjourn, Tom Duckworth seconded. Motion carried 4-0.

Approved: _____
Chair Date

Secretary: _____
Secretary Date