

CITY OF ERLANGER  
BOARD OF ADJUSTMENTS

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:01 pm on Monday, April 25, 2022 in the Erlanger Council Chambers.

Board members Steve Conley, George Betas, and John McVay, were present. Zoning Administrator Mark Stewart was present. Jeremy Armbruster was not present.

**Approval of Minutes:** M/S, McVay-Betas, that the Minutes of the meeting held on December 20, 2021 be approved as read. All ayes, no nays, motion carried.

**Public Hearing:**

**3874 Eagleledge Court (PIDN 031-00-02-244.00), 3878 Eagleledge Court (PIDN 031-00-02-245.00), 3850 Sherbourne Drive (PIDN 031-00-02-301.00), 3848 Sherbourne Drive (PIDN 031-00-02-302.00) 3846 Sherbourne Drive (PIDN 031-00-02-303.00), 3836 Sherbourne Drive (PIDN 031-00-02-307.00)**

Mr. Alex Martin, agent for the property owner, The Drees Company, made an application for a Board of Adjustment hearing to seek Dimensional Variances from the requirements of the minimum front and rear yard setbacks; the applicant proposes to reduce the minimum setbacks to the front and rear property lines than what is permitted.

In attendance: Alex Martin - The Drees Company. Jeff Phelps - adjacent property owner (3886 Eagleledge Court) and Patrick & Zhao Wan Higgins (3882 Eagleledge Court).

A discussion ensued and once there was no more discussion, Mr. Conley stated a motion was in order.

Mr. Betas made a motion to grant the application of Mr. Alex Martin with the Drees Company to reduce the minimum front and rear yard setbacks to five (5) feet at 3878 Eagleledge Court, 3850 Sherbourne Drive, and 3848 Sherbourne Drive and to reduce the minimum front yard setbacks to five (5) feet at 3874 Eagleledge Court, 3846 Sherbourne Drive, and 3836 Sherbourne Drive. The granting of these variances 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 will not allow an unreasonable circumvention of the requirements of the zoning regulations. The motion shall be pursuant to the factual determinations from the evidence provided, including, without limitation, the Staff Report, which is hereby determined to be accurate.

Mr. McVay seconded the motion.

Roll call vote: Mr. Betas - "aye", Mr. McVay - "aye", Mr. Conley - "yes". Motion carried.

**847 Lakerun Lane (PIDN 031-00-05-104.00)** - Ms. Jennifer Holt, property owner, made an application for a Board Of Adjustment hearing to seek a Dimensional Variance from the requirements of the permitted obstructions in minimum required yard regulations; the applicant proposes to install an air conditioning unit closer to the side property than permitted

In attendance: Jennifer Ann Holt.

A discussion ensued and once there was no more discussion, Mr. Conley stated a motion was in order.

Mr. McVay made a motion to grant the application of Ms. Jennifer Holt to install the air conditioning unit four (4) feet from the left side property line. The granting of this variance 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 will not allow an unreasonable circumvention of the requirements of the zoning regulations. The motion shall be pursuant to the factual determinations from the evidence provided, including, without limitation, the Staff Report, which is hereby determined to be accurate.

Mr. Betas seconded the motion.

Roll call vote: Mr. Betas - "aye", Mr. McVay - "aye, Mr. Conley - "yes". Motion carried.

**Motion to adjourn:** M/S, McVay-Betas to adjourn from the meeting at 07:41pm. All ayes, no nays, motion carried.

Respectfully Submitted:

  
Steve Canfield, Administration

  
Mr. Steve Conley  
Vice Chairman

Attest:   
Sherry Hoffman  
City Clerk