

CITY OF ERLANGER
BOARD OF ADJUSTMENTS

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, June 27, 2022 in the Erlanger Council Chambers.

Board members: Steve Conley, George Betas, Jeremy Armbruster, and John McVay were present. Zoning Administrator Mark Stewart was present.

Approval of Minutes: M/S, Conley-Betas, that the Minutes of the meeting held on May 23, 2022 be approved as read. All ayes, no nays, motion carried.

Public Hearing:

3518 Turkeyfoot Road (PIDN: 016-40-01-006.00)

Ms. Janice McKinney, property owner, made an application for a Conditional Use Permit to construct a detached accessory dwelling unit in the rear yard.

In attendance: Larissa Somers, attorney for the property owner.

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 Ms. Janice McKinney to construct a detached accessory dwelling unit at the referenced address. The granting of this conditional use permit would not adversely affect the public health, safety or welfare, would not alter the essential character of the general vicinity, would not cause a hazard or a nuisance to the public, and would 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. Armbruster seconded the motion.

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

453 Commonwealth Avenue (PIDN 003-30-09-005.00):

Mr. David Findsen made an application to seek a Dimensional Variance from the requirements of the minimum required setback regulations for accessory structures; the applicant proposed to construct a detached garage closer to the rear property line than what is permitted.

In attendance: David Findsen, property owner.

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 Mr. David Findsen to construct a detached garage twenty-two (22) feet from the rear property line. The granting of this variance would not adversely affect the public health, safety or welfare, would not alter the essential character of the general vicinity, would not cause a hazard or a nuisance to the public, and would 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. Armbruster seconded the motion.

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

Motion to adjourn: M/S, Conley-Betas, to adjourn from the meeting at 07:25pm. All ayes, no nays, motion carried.

Respectfully Submitted:

Steve Canfield, Administration

Mr. Steve Conley
Chairman

Attest: _____
Sherry Hoffman
City Clerk