

CITY OF ERLANGER
BOARD OF ADJUSTMENTS

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, February 27, 2023 in the Erlanger Council Chambers.

Chairman, Steve Conley, George Betas, John McVay, and Bob Whelan were present. Economic Development Director, Emi Randall was also in attendance.

Approval of Minutes: Mr Conley stated that one correction should be made in the minutes. The adjournments stated Mr. Newsom and that should read Mr. Conley. M/S, Beta-McVay, that the Minutes of the meeting held on January 23, 2023 be approved with the noted correction. All ayes, no nays, motion carried.

Public Hearing:

3879 Sherbourne Dr - Mr. Conley asked Mrs. Randall to state the request for the evening. Mrs. Randall stated that Mr Matthew Mayfield, property owner, made an application for a Dimensional Variance to construct a pool with a rear yard setback of 17 feet where 25 feet is required. Mrs. Randall then introduced Megan Bessey, with PDS, to provide a staff report on the request.

Ms. Bessey asked if there were any conflicts of interest. There were none. Ms. Bessey asked if there were any site visits. There were none. Ms. Bessey submitted a written copy of the PDS staff report and recommendation to Chairman Conley for the record. She then provided a verbal and visual presentation of the staff report and recommendation, which was favorable to granting the variance request. The basis provided was that the 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 regulation. An eight-foot variance request from 25 feet to 17 feet is not unreasonable.

Mr. Conley swore in Mr. Mayfield who planned on speaking for this request. Mr. Mayfield stated that he was the resident making the request. He stated that he understands they will need to upgrade the fence to be compliant with the code. They will also be changing the hinges and gate for the fence to meet code compliance as well to ensure safety.

Mr. Whelan made the motion to grant the variance request for a setback from 25 feet to 17 feet for reasons provided by staff.

Mr. Conley asked if there was a second motion and Mr. Betas seconded the motion.

Mr. Conley asked Mrs. Randall to read the roll call: Mr. Whalen - "yes", Mr. McVay - "yes", Mr. Conley - "yes", Mr Betas - "yes". Motion carried unanimously.

Board Items:

Mr. Conley asked Mr. Randall to provide information about the board items on the agenda.

Mrs. Randall requested the board designate a Secretary since that position is specifically stated in KRS. Mr. Whelan volunteered himself for the position and members voted unanimously to name Mr. Whelan as board Secretary. Mrs. Randall then asked if members had reviewed the BOA Bylaws provided in their packets and asked if they would like to notice these changes for an action to be taken at the next meeting.

The board members discussed the bylaws and suggested one change to the version presented. Members requested the changes be noticed for action to be taken at the next meeting.

Staff Items:

Mrs. Randall congratulated Mr. Conley for 25 years of service to the City of Erlanger and presented him with a service pin.

Adjournment:

Mr. Conley then stated a motion to adjourn was in order. Mr. Whelan made the motion and Mr. McVay second the motion. Mr. Conley stated all in favor say “aye” and the motion carried unanimously.

Respectfully Submitted:

Emi Randall, Director of Economic Development

Mr. Steve Conley
Chairman

Attest: _____
Sherry Hoffman
City Clerk