

CITY OF ERLANGER  
BOARD OF ADJUSTMENTS

Chairman Steve Conley called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, September 26, 2022 in the Erlanger Council Chambers.

Board members: Steve Conley, George Betas, and John McVay were present. Jeremy Armbruster was not present. Cody Sheets presented the case for PDS. Peter Glenn, Emi Randall, and Kevin Quinn were present.

**Approval of Minutes:** M/S, McVay-Conley, that the Minutes of the meeting held on June 27, 2022 be approved as read. All ayes, no nays, motion carried.

**Public Hearing:**

**1559 TWINRIDGE WAY (PIDN: 031-00-02-218.00)**

Ms. Cynthia L. Parker, property owner, made an application for a Dimensional Variance to construct a pool with a rear yard setback of 20 feet where 25 feet is required.

In attendance: Cynthia L. Parker, 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 approval. The granting of this Dimensional 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 requested variance is not a willful violation of the zoning ordinance. The applicant did make a good faith effort to seek and understand the zoning requirements during the planning process for the pool. A five foot variance request from 25 feet to 20 feet is not unreasonable considering the expectation of only needing a 10 foot setback.

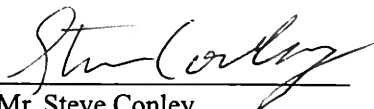
Mr. McVay seconded the motion.

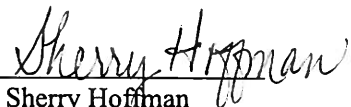
Roll call vote: Mr. Betas - "aye", Mr. McVay, "aye", Mr. Conley - "aye". Motion carried.

**Motion to adjourn:** M/S, McVay-Betas, to adjourn from the meeting at 07:18pm. All ayes, no nays, motion carried.

Respectfully Submitted:

  
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Steve Canfield, Administration

  
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Mr. Steve Conley  
Chairman

Attest:   
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Sherry Hoffman  
City Clerk