



505 Commonwealth Avenue Erlanger, KY 859-727-2525

April 11, 2024

## MEETING NOTICE BOARD OF ADJUSTMENT HEARING

The Erlanger Board of Adjustment will hold a meeting on Monday, April 22, 2024 in the Erlanger City Building at 505 Commonwealth Avenue, Erlanger, Kentucky. The meeting will begin at 7:00 p.m.

### AGENDA

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF MINUTES

1. March 25, 2024

#### POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM

#### PUBLIC HEARING

1. BOA-24-0008: 412 Hallam Avenue, applicant Brian O'Hara
  - A. REQUEST: A (1) conditional use request for an accessory dwelling unit, (2) variance requests to reduce the required rear yard setback, (3) to reduce the required side yard setback in the R-CPS (Residential Compact Subdivision), and (4) for the accessory dwelling unit to exceed the height of the primary structure of the Erlanger Zoning Ordinance.
  - B. SUMMARY: The applicant is proposing to build a 780 square foot detached garage with an (1) accessory dwelling unit. The garage will be (2) ten feet from the rear property line in common with 3227 Dixie Highway where 25 feet is required, (3) three feet from the side property line in common with 416 Hallam Avenue where three feet is required on one side and ten feet aggregate is required on both sides (existing home is approximately four feet from opposite property line), and (4) the proposed garage and accessory dwelling unit will be 23 feet 11  $\frac{7}{8}$  inches where the principal structure has an average height of 17 feet.

#### PRELIMINARY HEARINGS

#### REHEARING APPEALS

#### BOARD ITEMS

#### STAFF ITEMS

#### AUDIENCE ITEMS

#### NEXT MEETING DATE

1. May 20, 2024 (if required)

#### ADJOURNMENT

Those who need assistance or accommodations to attend the meeting, please contact the City Clerk at 859-727-2525.

Best regards,

Sherry Hoffman, City Clerk