



505 Commonwealth Avenue Erlanger, KY 859-727-2525

May 10, 2024

SPECIAL HEARING NOTICE

BOARD OF ADJUSTMENT

The Erlanger Board of Adjustment will hold a special hearing on Monday, May 20, 2024 in the Erlanger City Building at 505 Commonwealth Avenue, Erlanger, Kentucky. The special hearing will begin at 7:00 p.m.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. April 22, 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 in the R-CPS (Residential Compact Subdivision), and (3) 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) 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.
2. BOA-24-0012: 3830 Narrows Road, applicant Faith Church, Inc. per Pastor Mark Kinman
 - A. REQUEST: (1) A conditional use request for phased parking and building expansions for an existing church, (2) variances to increase the maximum permitted front yard impervious surface area, (3) a variance to decrease the required front yard depth, (4) variances to decrease the perimeter landscaping requirements, and (5) appeals of the zoning ordinance requiring curb installation within the R-CVS (a single-family residential) Zone of the Erlanger Zoning Ordinance.
 - B. SUMMARY: The applicant proposes two phases of expansion. The first phase would expand an existing parking lot by installing 54 new parking spaces and the second phase would add an 8,650 square foot church addition with a covered entrance and install an additional 131 parking spaces.

PRELIMINARY HEARINGS

REHEARING APPEALS

BOARD ITEMS

STAFF ITEMS

AUDIENCE ITEMS

NEXT MEETING DATE

1. June 24, 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

Sherry Hoffman, City Clerk