



505 Commonwealth Avenue Erlanger, KY 859-727-2525

June 13, 2024

HEARING NOTICE BOARD OF ADJUSTMENT

The Erlanger Board of Adjustment will hold a hearing on Monday, June 24, 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. May 20, 2024

POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM

PUBLIC HEARING

1. 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.
2. BOA-24-0013: 508 Commonwealth Avenue, applicant Quality Signs & Service Co., Inc. per David W. Fellingner on behalf of Jay Bhavani, Inc.
 - A. REQUEST: A variance request to increase the maximum square footage for a drive-thru sign in the MU (Mixed Use) Zone of the Erlanger Zoning Ordinance.
 - B. SUMMARY: The applicant is proposing to install a 19.98 square foot menu board where the maximum size for drive-thru signs allowed without a permit is 12 square feet.

PRELIMINARY HEARINGS

REHEARING APPEALS

BOARD ITEMS

1. Election of Vice-Chairman

STAFF ITEMS

AUDIENCE ITEMS

NEXT MEETING DATE

1. July 22, 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,

A handwritten signature in cursive script that reads "Sherry Hoffman".

Sherry Hoffman, City Clerk