

CITY OF ERLANGER
BOARD OF ADJUSTMENTS MINUTES
July 22, 2024

Chairman Bob Whelan called the Erlanger Board of Adjustment Meeting to order at 7:00 pm on Monday, July 22, 2024 in the Erlanger Council Chambers.

Board members: Bob Whelan, John McVay, Terry Farro, and Eric Rolf were present. Noah Osterhage was not present.

Also present: PDS Principle Planner Megan Bessey, Attorney Oliver Wilhite, and Director of Economic Development Mark Collier.

APPROVAL OF MINUTES: Mr. Whelan stated he wanted to make a few adjustments to the Minutes from the June 24, 2024 meeting.

1. Mr. Farro's name was misspelled several times on the Minutes.
2. On BOA-24-0012, an appeal of the zoning ordinance requiring curb installation for Phase 2. Mr. Rolf did make a motion to overturn the zoning administrator's decision, but it was not seconded, so the motion failed.

M/S, McVay-Farrow that the Minutes of the meeting held on June 24, 2024 be approved with the adoption of the changes made. All ayes, no nays. Motion carried.

POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM: None

PUBLIC HEARINGS: Chairman Whelan opened the following hearing:

BOA-24-0015: 208 Division Street: Applicant: Ronald Guelfi

- A. REQUEST: A variance request to the Erlanger Zoning Ordinance to increase the cumulative floor area of all accessory buildings located in the rear yard in a R-CPS (Residential Compact Subdivision) Zone.
- B. SUMMARY: The applicant is proposing to construct a 624 square foot detached garage, which will be in addition to the existing 504 square foot accessory building (1,128 square feet total) in the rear yard where 829 square feet is the total maximum allowed.

Mr. Whelan confirmed the following:

- A. PDS made the appropriate notifications per KRS 100.
- B. There were no other conflicts of interest with Board Members.
- C. No Board Members visited the site.

Ms. Bessey presented the PDS Staff Report:

- A. Ms. Bessey was given the testimonial oath.
- B. A variance request to increase the cumulative floor area of all accessory buildings located in the rear yard in a R-CPS (Residential Compact Subdivision) Zone.
- C. Staff provided a favorable recommendation for this request.

Applicant Ronald Guelfi addressed the Board.

- A. Mr. Guelfi was given the testimonial oath.

- B. Mr. Guelfi was requesting to add 300 square feet in floor area for the new garage, which would still leave 7162 square feet of open space in the rear yard.
- C. Mr. Guelfi stated his plan was to pave the driveway from the street to the new garage in phases.
- D. Mr. Guelifi was planning to have the project completed by the spring of next year.

There were no comments from proponents.

There were no comments from opponents.

Mr. Whelan closed the public comment portion of the hearing and opened discussion by Board Members.

Discussion by Board Members:

Mr. Whelan stated because this request slightly changes the character of the property, as a compromise he wanted to see a condition put on this request. The condition being that the entire driveway area be paved at the same time within one year of this approval.

Mr. Whelan asked if there was a motion for FILE NUMBER: BOA-24-0015, a variance request to increase the cumulative floor area of all accessory buildings located in the rear yard in a R-CPS (Residential Compact Subdivision) Zone.

M/S, Whelan-Farro, to approve the variance based on the facts and considerations contained in the staff report and based on the testimony of staff and witnesses present at the public hearing, subject to the following condition: that the entire identified driveway area be paved at the same time within one year from this variance approval. This variance, as conditioned, 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 regulations. All ayes, no nays, motion carried.

PRELIMINARY HEARINGS: None

REHEARING APPEALS: None

BOARD ITEMS: None.

STAFF ITEMS: None

AUDIENCE ITEMS: None

NEXT MEETING DATE: August 26, 2024, if a new application is received by PDS.

ADJOURNMENT: M/S, Rolf-McVay, to adjourn at 7:23pm. All ayes, no nays. Motion carried.

Respectfully Submitted:

Steve Canfield
Office Technician

Bob Whelan
Chairman

Attest: _____
Sherry Hoffman
City Clerk