



505 Commonwealth Avenue Erlanger, KY 859-727-2525

November 15, 2024

HEARING NOTICE BOARD OF ADJUSTMENT

The Erlanger Board of Adjustment will hold a hearing on Monday, November 25, 2024 in the Erlanger City Building at 505 Commonwealth Avenue, Erlanger, Kentucky. The hearing will begin at 7:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- July 22, 2024

POSTPONEMENT OF ANY SCHEDULED BUSINESS ITEM

PUBLIC HEARING

- BOA-24-0043: 204 McAlpin Avenue, applicant Cincy Sunrooms, LLC per Kyle Redmond on behalf of Anthony P. and Connie R. Scheben
 - REQUEST: A variance request to reduce the required rear yard setback within the R-CPS (Residential Compact Subdivision) Zone of the Erlanger Zoning Ordinance.
 - SUMMARY: The applicant is proposing to construct a 240 square foot sunroom onto an existing 360 square foot deck which currently has a 13-foot setback where 25 feet is required.
- BOA-24-0046: 595 Atlas Air Way, applicant Mardin Architecture LLC per O'Sam Mardin on behalf of CTS Realty LLC
 - REQUEST: Variance requests (four total) to the Erlanger Zoning Ordinance (1) & (2) reducing the required minimum lot width requirement., (3) reducing the required minimum side yard depth, and (4) reducing the required setback for vehicle display in an HC (Highway Commercial) Zone.
 - SUMMARY: The applicant proposes to split the existing lot into two separate lots measuring (1) 125 feet and (2) 130 feet where 150 feet is the minimum required and (3) to construct a building that will be setback 11.5 feet from the proposed side yard property line where 20 feet is the minimum required with (4) vehicle display spaces 10 feet from the street right-of-way where 15 feet is required. The proposed use is for an automotive service center and used car showroom.

PRELIMINARY HEARINGS

REHEARING APPEALS

BOARD ITEMS

STAFF ITEMS

AUDIENCE ITEMS

NEXT MEETING DATE

- December 23, 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