

BOARD OF ADJUSTMENT
CYNTHIANA

REGULAR MEETING
MEETING MINUTES

MAY 10, 2018

Courthouse Community Room

6:00 P.M.

Call to Order

Chairman Joseph Ammerman called the meeting to order at 6:00 p.m.

Present: Joseph Ammerman-Chairman, Charles Biancke-Vice Chairman, Frazer LeBus
and James Brooks

Bonnie Skinner-Director

Rochelle Boland-Legal Counsel

Absent: Lois Gross and Charlene Fuller

Minutes-April 12th, 2018

Charles Biancke made a motion to approve the minutes of April 12, 2018 as presented. Frazer LeBus seconded. LeBus, Brooks, Biancke and Ammerman voted yes. None voted no. Motion Passed 4-0.

Items for postponement or withdrawal:

None.

Old Business:

None.

Public Comment: There were none.

New Business:

#2018-CB-05, Floyd McDanell-Request for Conditional Use for residential uses on the first floor for 120 South Main Street. Zoning: Central Business (B-1). (Art. 10. Sec. 10.5.C.3)

Charles Biancke based on the above findings and facts, made a motion for approval of a conditional use permit for first floor residential at 120 South Main Street, zoned B-1. The use will not have a significant impact on adjoining properties, and shall meet the following conditions: 1.) Tenants should continue to use the back door for entering and exiting the residence. Frazer LeBus seconded. LeBus, Brooks, Biancke and Ammerman voted yes. None voted no. Motion Passed 4-0.

#2018-CB-06, Cynthiana-Harrison County Home Assistance-Request for Variance to the front yard setback of the property lines for property at 202 W. Mill St. Zoning: Residential Three (R-3) (Art. 10 Sec. 10.4.E).

Frazer LeBus based on the above findings and facts, made a motion to approve the request for a front yard variance of 10 ft. on the corner of West Mill Street and North Poplar Street. The Site is R-3, Residential. The site will not create a hazard, the site will be in general character of the surrounding area, and will not impair essential character of the area and is subject to compliance with all other development standards applicable to the R-3 zoning district. Charles Biancke seconded. LeBus, Brooks, Biancke and Ammerman voted yes. None voted no. Motion Passed 4-0.

#2018-CB-07, Robert Lake-Request for Variance to the side and rear yard setback of the property lines for property at 106 S. Church St. Zoning: Residential One (R-1) (Art. 10 Sec. 10.2.D.4&5).

Frazer LeBus based on the following facts, the proposed structure is not against another structure, flush with garage that is already nonconforming, entrance to rear of property isn't blocked and walkway to residence remains, made a motion to approve for a side yard setback of 9 ½ ft. at 106 S. Church St. The site will not create a hazard, the site will be in general character of the surrounding area, and will not impair essential character of the area and is subject to compliance with all other development standards applicable to the R-1 zoning district. Jimmy Brooks seconded. LeBus, Brooks, Biancke and Ammerman voted yes. None voted no. Motion Passed 4-0.

#2018-CB-08, Amber Hunt-Request for Variance to the side and rear yard setback of the property lines for property at 110 Clifton Rd. Zoning: Residential One (R-1) (Art. 10 Sec. 10.2.D.4&5).

Jimmy Brooks based on the above findings and facts, made a motion to approve the front yard variance off of Owen Alley for 7ft at 110 Clifton Rd., Zoned R-1, Residential. The variance will not create a hazard, the site will be in general character of the surrounding area, and will not impair essential character of the area and is subject to compliance with all other development standards applicable to the R-1 zoning district. Charles Biancke seconded. LeBus, Brooks, Biancke and Ammerman voted yes. None voted no. Motion Passed 4-0.

Other Business:

Old Business


There was none.

New Business:

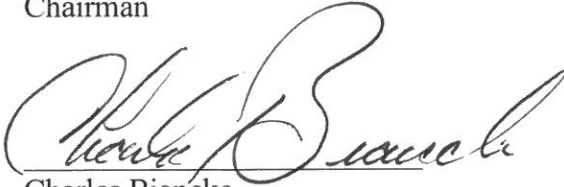
There was none.

Adjourn

Frazer LeBus made a motion to adjourn being no other discussion. Charles Biancke seconded. LeBus, Brooks, Biancke and Ammerman voted yes. None voted no. Motion Passed 4-0.

A handwritten signature in black ink, appearing to be 'J. Ammerman', written over a horizontal line.

Joseph Ammerman
Chairman

A handwritten signature in black ink, appearing to be 'Charles Biancke', written over a horizontal line.

Charles Biancke
Vice Chairman

