

BOARD OF ADJUSTMENT  
CYNTHIANA

REGULAR MEETING  
MEETING MINUTES

MAY 13, 2021

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, James Brooks-Secretary and Noel Riddell  
Bonnie Skinner-Director  
Brian Cannup-Legal Counsel  
Charlene Fuller-Recording Secretary

Minutes-March 11th, 2021

James Brooks made a motion to approve the minutes of March 11, 2021 as presented. Noel Riddell seconded. Riddell, Ammerman, Biancke and Brooks voted yes. None voted no. Motion Passed 4-0.

Postponement:

None. Riddell, Ammerman, Biancke and Brooks voted yes.

Old Business:

None.

New Business:

A. #2021-CB-03, Joe A. Nichols & Sam W. Arnold-Request for Conditional Use for any other use determined to be adaptable to this zone by the Board of Adjustment (used car sales) for North Poplar Street. Zoning: Central Business District (B-1). (Art. 10 Section 10.5.C.4) (Map #103-1014-016-00-000)

Joseph Ammerman made a motion for approval of a conditional use for used car sales on North Poplar Street, Map#103-1014-016-00-000; under Article 10.5.C.4 of the Zoning Ordinances. The property is zoned Central Business District (B-1); the conditional use will not have significant impact on adjoining properties, and shall meet the following conditions: 1.) There will be no outdoor storage permitted on the property. 2.) Applicant will obtain a building permit for permanent office space. 3.) Applicant will obtain a sign permit. 4.) Hours of Operation will be 8:00 am to 8:00 pm. 5.) Number of employees on site will be 4 maximum. 6.) Maximum number of cars shall be 30. 7.) The Applicant shall return to the Board of Adjustment prior to any change which affects the approved conditions. 8.) Applicant will obtain an approved

license from the state for car sales. Charles Biancke seconded. Riddell, Ammerman, Biancke and Brooks voted yes. None voted no. Motion Passed 4-0.

B.#2020-CB-04, Anthony Dotson-Request for Variance to the rear setback of the property line at 34 Peachtree Drive. Zoning: Residential Three District (R-3). (Art. 10 Sec. 10.4.E)

Joseph Ammerman made a motion to approve a dimensional variance on the rear yard setback for 39 ft. for construction of a metal garage under Article 10 Section 10.4.E of the Zoning Ordinances for property at 34 Peachtree Drive, Residential Three District (R-3). The variance will not create a hazard, the site will be in general character of the surrounding area, and is subject to compliance with all other development standards applicable to the R-3 zoning district, and shall meet the following conditions:

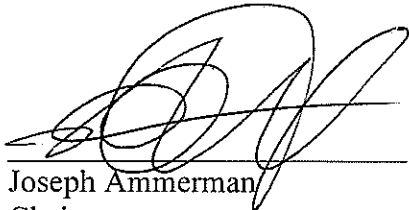
1.) Approved Letter of Encroachment in Utility Easement from the City of Cynthiana. Charles Biancke seconded. Riddell, Ammerman, Biancke and Brooks voted yes. None voted no. Motion Passed 4-0.

Other Business:  
Old Business  
There was none.

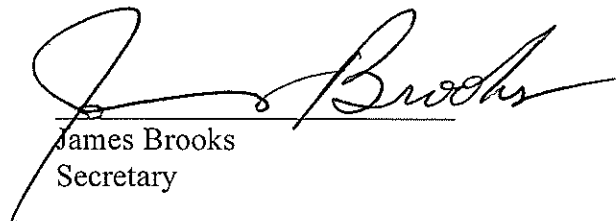
New Business:  
There was none.

Adjourn

Joseph Ammerman made a motion to adjourn being no other discussion at 6:34pm. Noel Riddell seconded. Riddell, Ammerman, Biancke and Brooks voted yes. None voted no. Motion Passed 4-0.



Joseph Ammerman  
Chairman



James Brooks  
Secretary