

7/30 Board of Adjustment meeting 6:30 PM

Park Hills Fire house Garage

Masks, temp taken and names of all attended.

BEING HEARD : cs BOA2006-0002

IN ATTENDANCE:

Pat Debow PDS; Kathy Zembrodt, mayor; members: Charles Meyer, Cathy Matchinga, Rob Sweet, Mark Koenig, Dave Fangman

Tony Padget, Drees and Ray Neverovich, Drees

And Mary Grimes, direct left neighboring property and 10 other neighbors

START of meeting with Pledge

Pat Denbow presented the Case (see attached)

Mr. Meyer started the discussion with the fact that the plat had been done and the lot lines were already known when it was platted. Mr. Meyer didn't feel that they should be asking for a variance with that in mind. Most members agreed with that also.

Drees reps had spoken to present their case that the set back was on 2 sides since a corner and in a lot of cases in other cities in the county, the one set back would be reduced to ½ for concession at times. The Dree's reps also had shown that a house that they removed that was existing on the property facing Audubon was less than 20 ft from the curb at the time it was removed. They felt that the house that was the best look for the neighborhood consistency was the plan they had presented that needed the variance. They were asking for the concession with comments that the water run off to the neighbor to the left could be worked out.

Mr. Grimes spoke of his conversation with the Drees prior to the meeting and they discussed how they would help in the run off that was draining across his back yard. Mr. Grimes would like to see a Drees home there and not another builder in knowing that Drees did a good job and held up to their agreements in the past.

Other residents spoke up as well in support of Drees doing the home and the variance to get it done as it was shown. They didn't want someone else building a less desirable home that was any smaller that may affect their values.

The members and Drees discussed the issues and Mark Koenig made a motion to take a vote and Rob Sweet seconded it. Mr. Koenig recommended his approval to give the valiance and did voice his concerns as well. Mr. Sweet said yes also but wanted to put conditions on the approval that would amend the variance approval with the wording to correct the water drainage/run off onto the neighbors

property, Mr. Grimes, to negate the issue but also to have no repercussion against the city or cause the city to have any duty to any of the issues of water drainage.

The variance was granted and was passed with 4 ayes with the conditions and 1 nay.

Meeting adjourned 7:29 pm

August 10, 2020

Tony Padgett  
Drees Homes  
211 Grandview Dr.  
Fort Mitchell, KY 41017

RE: BOA2006-0002

The Park Hills Board of Adjustment heard your request for the noted case on July 30, 2020. After considering the testimony provided, members of the Board acted as detailed on the following page.

Thank you for your cooperation through this process. Feel free to contact me if you have any questions about the Board's action or steps you may want to take now.

If you choose, you may file an appeal of the Board's action with the Circuit Court within 30 days according to Kentucky Revised Statutes 100.347.

Patrick Denbow, AICP  
Senior Planner

attach

cc: Jim & Judy Berling, Owners



We would appreciate feedback about your experience with us on this process. SERVICE is the first of our core values so we're always looking for ways to improve how we do what state law requires of us. You'll find a short customer satisfaction survey at [www.pdskc.org/survey.html](http://www.pdskc.org/survey.html). You can also scan this QR Code with your smartphone to access it. We hope you'll take a couple minutes to help us serve our customers better. **Thank you!**

**BOA2006-0002**

**Request:** A variance from the required corner side yard setback in an R-1D (Residential One-D) Zone of the Park Hills Zoning Ordinance is requested; the applicant proposes to construct a home with a corner side yard setback of 20 feet from the property line common with Audubon Road where 30 feet is required.

**Decision:** To approve the variance from the required corner side yard setback to construct a home with a corner side yard setback for 20 feet from the property line in common with Audubon Road where 30 feet is required, subject to the following condition:

1. That the developer submits for approval an adequate plan to address stormwater that is acceptable to the property owner at 1085 Wald Court.

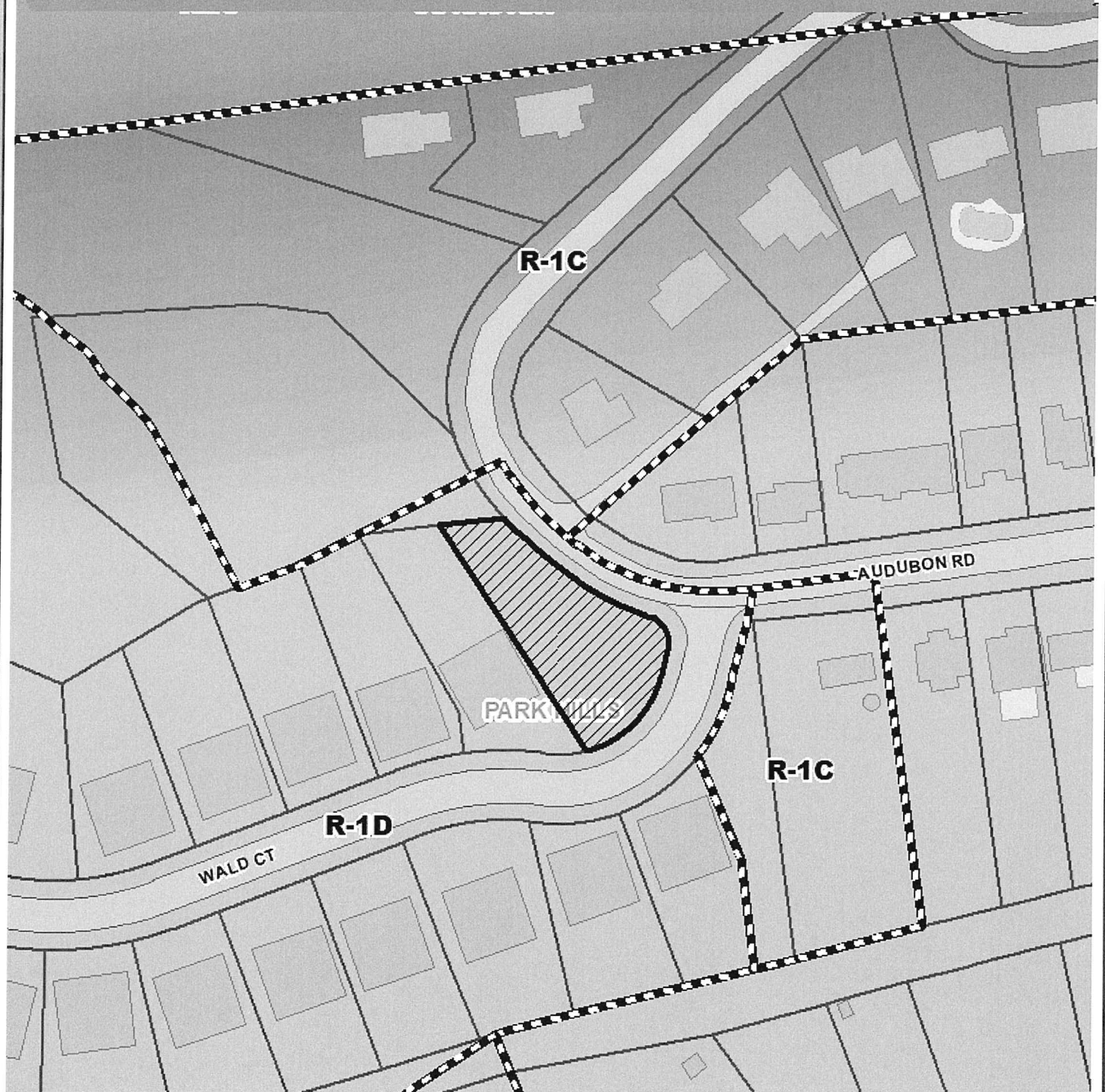
**Basis:**

1. The variance 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.
2. Based on testimony provided at the July 30, 2020 public hearing.

**Result of BOA Action:** The applicant is permitted to construct a single-family dwelling 20 feet from the property line in common with Audubon Road where 30 feet is required, as submitted and presented at the public hearing and subject to the above stated condition and all required zoning and building permits.



# BOA2006-0002



## Building

- Building
- Pool
- Tank
- Concrete Pad

## Recreation

- Ball Fields
- Playground/General Rec
- Tee/Golf

## Roads

- Paved Road
- Unpaved Road
- Bridges
- Paved Parking
- Unpaved Parking
- Railroad

## Boundaries

- Parcel
- Zoning

## Utilities

- Sewer
- Sewer Structure
- Water Pipe
- Water Hydrant

## Topography

- Index Contour
- Intermediate Contour
- Creek / Stream
- River / Lake



2332 Royal Drive  
Fort Mitchell, KY 41017  
859.331.8980  
Office hours M-F 8-5  
[www.linkgis.org](http://www.linkgis.org)

Parcel data provided by CCPVA,  
PCPVA and LINK GIS.

Date: 8/7/2020

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.