

MINUTES

BOARD OF ADJUSTMENT

Regular Meeting
January 26, 2015
5:00 P.M.

Attendees: Chairman Baxter, Vice-Chair Wilson, Young

Absent: Jones, Rhodes

ELECTION:

CHAIR

Member Young offered the Motion to re-appoint Member Baxter to be Chairman of the Board of Adjustment.

Chairman Wilson seconded the motion to re-appoint Member Baxter to be the Chairman of the Board of Adjustment.

Member Young Offered
Vice-Chair Seconded

Member Baxter was reappointed Chairman of the Board of Adjustment by Acclamation.

VICE - CHAIR

Member Young offered the Motion to re-appoint Member Wilson to be Vice - Chairman of the Board of Adjustment.

Chairman Baxter seconded the motion to re-appoint Member Wilson as the Vice - Chairman of the Board of Adjustment.

Member Young Offered
Chairman Baxter Seconded

Vice-Chairman Wilson was re-appointed Vice-Chairman of the Board of Adjustment by acclamation.

APPROVAL OF MINUTES

Vice-Chairman Wilson offered the following Motion:

I move that the reading of the minutes for December 1, 2014, be waived, and that the Minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Member Jones and adopted (4).

OLD BUSINESS:

McMurry & Livingston Building, PLLC – Public Hearing – Variance – 201 Broadway.

Agenda item remained tabled.

NEW BUSINESS:

Knights of Columbus – Public Hearing – Variance – 3028 Jefferson Street.

Member Young offered the following Motion:

I move that this Board receive and file the application of the Knights of Columbus for approval of a 3' height variance request and a 28 square foot variance request for a new 13' tall, 40 square foot sign to be installed at 3028 Jefferson Street.

I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variance be approved.

The Motion was seconded by Vice-Chairman Wilson and adopted (3).

DISCUSSION

From the Audience:

Mr. Whitlock spoke

Mr. Rehberg spoke

Betty Higdon – Public Hearing – Conditional Use Permit – 4040 Minnich Avenue.

Vice-Chairman Wilson offered the following Motion:

I move that this Board revoke the approval of the Conditional Use Permit for 4040 Minnich Avenue, held on November 24, 2014; as correct property owners were not notified pursuant to KRS 100.237 (6).

The motion was seconded by Member Young and adopted (3).

Vice-Chairman Wilson offered the following Motion:

I move that this Board receive and file the application of Betty Higdon for approval of a Conditional Use permit to construct a quad-plex residential structure at 4040 Minnich Avenue.

I further move that this Board find:

The proposed quad-plex is permitted in the R-1 Zone as a Conditional Use.

- (a) The proposed quad-plex will not substantially or permanently injure the appropriate use of neighborhood property.

I further move that the Conditional Use be approved.

The Motion was seconded by Member Young and adopted (3).

Various members of the neighborhood spoke out against the proposal. Concerns cited were trash and traffic. Much discussion was made about Tipton Lane.

Mr. Jason Goins, Ms. Betty Higdon and Mr. Phil Higdon Sr. spoke in favor of the quad-plex.

DISCUSSION: