

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
COUNCIL CHAMBERS
BUSINESS MEETING
June 12, 2023
6:00 P.M.**

Ms. Lois Evans called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT

Ms. Lois Evans
Mr. Thomas Judd
Mrs. Linda Schaffer

BOARD MEMBERS NOT PRESENT

Mr. Duane Froelicher
Mrs. Lila Huff

STAFF MEMBERS PRESENT

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT

Mr. Dale Wilson

APPROVAL OF MINUTES

Ms. Evans stated the Board received copies of the minutes of the Florence Board of Adjustment meeting of May 10, 2023. She asked if there were any other comments or corrections. Mr. Judd made a motion to approve the minutes as written and Mrs. Schaffer seconded the motion. Ms. Evans called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Brian Rentschler for a Variance. The Variance is to allow a covered patio to encroach into the 35' rear yard building setback. The approximate 0.5-acre site is located at 2080 Antoinette Way, Florence, Kentucky. The parcel is zoned Suburban Residential One/Planned Development (SR-1/PD).

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation.

Ms. Evans asked where landscaping should go? Mr. Morgan said it should go across the rear yard and be planted on top of the berm if the Board determines it's necessary.

Mrs. Schaffer asked for the view from the houses on Armstrong Street to be shown again since there was a berm. Mr. Morgan reviewed the PowerPoint slides and noted that those neighbors will clearly see the covered patio but might not see the attached shed from their houses because of the berm.

Mrs. Schaffer asked Mr. Morgan if he heard from any neighbors? Mr. Morgan replied he talked with some neighbors, and they were not concerned when he explained the request. He believes the applicant has a signed petition they will be submitting into the record.

Mrs. Schaffer asked if the project was finished? Mr. Morgan said it's nearly complete. Mr. Brian Rentschler said he lives at 2080 Antoinette Way. He stopped working on the project when he became aware that he needed Zoning and Building Permits. The area under the roof needs to be finished and some more trim and paneling needs to be added. An inspection will need to be done before he covers anything else up. The project will not take long to finish when he has the proper permits. Mrs. Schaffer asked if the porch would be enclosed? Mr. Rentschler said it would not be enclosed. It will remain open as it is now.

Mr. Rentschler said he and his wife also went around to the neighbors to explain the project. Twenty-two neighbors signed a letter indicating that they had no objection to the proposal (see Exhibit 1). Mr. Morgan read the letter for the Board.

Mr. Judd informed the Board that he visited the site this afternoon and thinks the project looks beautiful.

Ms. Evans asked for the size of the covered patio? Mr. Morgan said the dimensions can be found on the plot plan. The patio pad is 21'-6" x 21' and they are asking for an approximate 10' Variance.

Mr. Judd said he does not believe that any landscaping is needed.

Mrs. Schaffer made a motion to approve the request based on the Staff Report. She added that the request would not alter the essential character of the area. Mr. Judd seconded the motion. Ms. Evans called for the vote and it carried unanimously.

OTHER

No other business was discussed.

ADJOURNMENT

Ms. Evans asked for a motion to adjourn. Mrs. Schaffer made a motion to adjourn the meeting and Mr. Judd seconded the motion. Ms. Evans called for the vote and the meeting was adjourned by unanimous consent at 6:18 P.M.

APPROVED

Ms. Lois Evans

ATTEST:

**Todd K. Morgan, AICP
Senior Planner**

EXHIBITS

- 1. Letters in Support Signed by 22 Neighbors**