

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
BUSINESS MEETING
MAY 8, 2019
7:30 P.M.**

Mr. Pieper called the meeting to order at 7:30 P.M.

BOARD MEMBERS PRESENT

Mr. Timothy Pieper, Chairman
Ms. Lois Evans, Vice-Chairwoman
Mrs. Linda Schaffer

BOARD MEMBERS NOT PRESENT:

Ms. Dee Begley
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT

Mr. Dale Wilson

APPROVAL OF THE MINUTES

Mr. Pieper stated the Board members received copies of the minutes of the Florence Board of Adjustment meeting of March 13, 2019. He asked if there were any comments or corrections? Ms. Evans made a motion to approve the minutes as written and Mrs. Schaffer seconded the motion. Mr. Pieper called for a vote and it carried unanimously.

AGENDA ITEMS

1. Request of Michael Cox for a Variance. The Variance is to allow a front porch to further encroach into the 30' front yard building setback. The approximate 0.17 acre site is located at 6 Smith Street, Florence, Kentucky and is zoned Suburban Residential Two (SR-2).

Staff Member, Todd Morgan, AICP, presented the Staff Report which included a PowerPoint presentation (see Staff Report).

Mrs. Schaffer asked if the Board needed to analyze the steps or sidewalk that will be constructed with the covered porch? Mr. Morgan said the steps and walk will be constructed to the right side of the covered porch, when viewed from Smith Street. The steps will not be any closer to Smith Street than the porch. He said that Mr. Cox has not finished the steps because he was issued a stop work order by Boone County Building Department.

Mr. Cox stated the steps would be to the right side of the covered porch and sidewalk would be constructed to the driveway. The Building Department has looked at his plans for the steps and they are happy with them. Mrs. Schaffer said she just wanted to make sure that the steps and sidewalk were included in the request. She has no issue with the proposal. She feels that the proposal meets the Variance criteria.

Mr. Pieper asked if Mr. Cox was planning on painting or staining the porch? Mr. Cox said the finished porch will contain:

1. Siding at the bottom to match the house.
2. Aluminum wrapped poles.
3. Polymer railings.

Mr. Pieper said it sound like the covered porch will match the rest of the house. Mr. Cox agreed.

Mr. Pieper asked for a motion. Ms. Evans made a motion to approve the application with the following condition:

1. **The covered porch will match the house as explained by the applicant.**
 - A. **The bottom of the deck will be finished with siding that matches the house.**
 - B. **Exposed poles will be wrapped in aluminum.**
 - C. **Polymer railings shall be used.**

Mrs. Schaffer seconded the motion. Mr. Pieper called for a vote and the motion carried unanimously.

OTHER

No other matters were discussed.

ADJOURNMENT

Mr. Pieper asked for a motion to adjourn. Mrs. Schaffer so moved and Ms. Evans seconded the motion. Mr. Pieper called for a vote and the meeting adjourned by unanimous consent at 7:41 P.M.

APPROVED

Timothy L. Pieper, Chairman

ATTEST:

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

