

**FLORENCE BOARD OF ADJUSTMENT
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BUSINESS MEETING
APRIL 15, 2021
6:30 P.M.**

Chairwoman Begley called the meeting to order at 6:38 P.M.

She stated the meeting was being held via video teleconference pursuant to KRS 61.826, SB 150 and OAG 20-05. The public hearing format has been necessitated due to the state of emergency regarding the threats to public health presented by the novel Coronavirus (COVID-19) pandemic.

Mr. Morgan confirmed that all those in attendance could see and hear the proceedings. All those in attendance stated that they could see and hear the proceedings.

BOARD MEMBERS PRESENT:

Mrs. Dee Begley
Ms. Lois Evans
Mr. Duane Froelicher
Mrs. Linda Schaffer
Mr. Kenneth Vaught

BOARD MEMBERS NOT PRESENT:

None

STAFF MEMBERS PRESENT:

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Mrs. Begley stated the Board received copies of the minutes of the Florence Board of Adjustment meeting of March 11, 2021. She asked if there were any other comments or corrections. Ms. Evans moved to approve the minutes and Mr. Vaught seconded the motion. Mrs. Begley called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Shaun Collins for a Variance. The Variance is to allow a house addition to encroach into the 30' rear yard building setback. The approximate 0.17 acre site is located

at 503 Kentaboo Avenue, Florence, Kentucky and is zoned Suburban Residential Two (SR-2).

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

Mr. Shaun Collins said he was the property owner and lived at 503 Kentaboo Avenue. He indicated the building materials would match the house, garage, and shed.

Mrs. Schaffer asked how the bedroom addition would be accessed. Mr. Collins replied there will be a hallway between the garage and the bedroom and there will be two doors. One door will be at the back of the structure and face the rear fence and the other door will come out to the driveway in front of the garage. Mrs. Schaffer asked if the existing door at the back of the house and side of the garage were being utilized. Mr. Collins said both of those would go into the hallway. The garage door will open into the hallway and the rear door to the back of the house will be removed and left open.

Mrs. Schaffer asked if the roofing on the addition would match the house or garage. Mr. Collins indicated the roofing would match the house and not the garage.

Mrs. Begley asked if anyone else wanted to speak. Ms. Wynita Worley said she didn't want to speak now that she understands the proposal is for a bedroom addition.

Mrs. Begley asked if anybody else would like to speak regarding the request.

Mrs. Schafer made a motion to approve the application based on the Variance criteria and with the following condition:

1. The addition shall be constructed with siding and roofing that matches the existing house.

Mr. Vaught seconded the motion. Mrs. Begley called for the vote and it passed unanimously.

OTHER

Mrs. Begley asked if there was anything other to discuss. There was no response.

ADJOURNMENT

Ms. Evans made a motion to adjourn the meeting and Mrs. Schafer seconded the motion. Mrs. Begley called for the vote and the meeting was adjourned by unanimous consent at 6:56 P.M.

APPROVED

Mrs. Dee Begley

ATTEST:

Todd K. Morgan, AICP
Senior Planner