

**WALTON BOARD OF ADJUSTMENT
BUSINESS MEETING
FEBRUARY 15, 2024
6:00 P.M.**

Chairman Hincks called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT

Mr. David Hincks
Mrs. Caitlin Fugate
Mr. Steve Turner

BOARD MEMBERS NOT PRESENT

Ms. Barb Farrow
Mr. Edward Sedor

STAFF MEMBERS PRESENT

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Mr. Hincks stated the Board received copies of the minutes of the Walton Board of Adjustment meeting of July 31, 2023. He asked if there were any other comments or corrections. Mr. Turner moved to approve the minutes and Mrs. Fugate seconded the motion. Mr. Hincks called for a vote and it carried unanimously.

ELECTION OF OFFICERS

Mr. Hincks said only three of the five Board members are present tonight, so he is recommending the Board postpone action until they had four or five members present. Mr. Turner made a motion to postpone action on the election of officers until they had more Board members present at the next meeting. Mr. Hincks seconded the motion. Mr. Hincks called for the vote and it carried unanimously. Mr. Hincks added that he would remain Chairman for this meeting. Mr. Turner is currently the Vice-Chairman and Mrs. Fugate is the Secretary.

ACTION ON REVIEWS

1. Request of Paola Sciaraffia for a Variance. The Variance is to allow a deck to encroach into the 30' rear yard building setback. The approximate 0.21 acre site is located at 346 University Drive, Walton, Kentucky and is currently zoned Suburban Residential One (SR-1).

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

Ms. Paola Sciaraffia said the Planning Commission made them aware that a Variance would be needed. The homeowner decided to file the Variance because the deck dimensions are important to them. They have children and need the space.

Mr. Morgan said the Board could consider using his recommended landscaping condition or reducing the size of the deck so it better meets the setback requirement. Mrs. Fugate asked for the proposed deck dimensions and Mr. Morgan replied they were 14' x 20'. Mr. Hincks said reducing the deck to 12' x 20' would give them the same rear yard setback as the adjoining property across Couch Court. Mrs. Fugate said she didn't want to reduce the size of the proposed deck. Mr. Hincks agreed. He asked if the applicant and property owner if they had any concerns about adding two small trees between the deck and rear property line. The property owner, Jun Yu Dong, said she had no concern with that condition.

Mrs. Fugate asked the other Board members if requiring one small tree between the deck and rear property line would be okay since it's a small yard. Mr. Turner said he believes there is space for two small trees and they would look nice. Mrs. Fugate said she was okay with the Staff recommendation.

Mrs. Fugate moved to approve the application with the following condition:

1. Two small trees from Plant List C of the Boone County Zoning Regulations shall be planted between the deck and rear property line.

Mr. Turner seconded the motion. Mr. Hincks called for the vote and it carried unanimously.

OTHER

Mr. Hincks asked if anybody had anything else to discuss and nobody replied.

ADJOURNMENT

Mrs. Fugate made a motion to adjourn the meeting and Mr. Hincks seconded the motion. Mr. Hincks called for the vote and the meeting was adjourned by unanimous consent at 6:18 P.M.

APPROVED

Mr. David Hincks

ATTEST:

Todd K. Morgan, AICP
Senior Planner