

**FLORENCE BOARD OF ADJUSTMENT
FLORENCE GOVERNMENT CENTER
BUSINESS MEETING
July 14, 2010
7:00 P.M.**

Mr. Pieper called the meeting to order at 7:00 P.M.

BOARD MEMBERS PRESENT:

Mr. Timothy Pieper - Chairman
Mrs. Linda Schaffer
Mr. David Schneider, Jr.
Mr. Ritsel Sparks

BOARD MEMBERS NOT PRESENT:

Ms. Lois Evans - Vice-Chairwoman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Approval of the Minutes:

Mr. Pieper stated that the Board members received copies of the minutes of the Florence Board of Adjustment Meeting of June 9, 2010. He asked if there were any comments or corrections. There being no changes, Mr. Sparks moved to approve the minutes and Mr. Schneider seconded the motion. Mr. Pieper called for a vote and it carried unanimously.

Agenda Items:

- 1. Request of James P. Jones and Elizabeth Ann Jones for a Variance to allow a covered porch to encroach into the 30 foot front yard setback. The subject property is located at 8868 Valley Circle Drive, Florence, Kentucky and is currently zoned Suburban Residential Two (SR-2).**

Staff Member Todd Morgan, AICP, presented the Staff Report which included a PowerPoint presentation (see Staff Report). He informed the Board that Staff Comment 2 was written incorrectly. The comment should read that the 1980 Boone County Zoning Regulations list the setback requirements in an SR-2 zone as 30' front, 30' rear, and 5' minimum/15' total sides.

Mrs. Beth Jones said the exiting roof line is very ugly and the proposed structure will enhance the appearance. She added that the only other entrance to the house is off the back deck and you have to go up a full flight of stairs to use it. Over the past six years, she and her husband have experienced several health issues. During inclement weather it would be nice to have a covered porch to make it easier to access the front of the house. Snow currently accumulates right along the front door.

Mr. Pieper asked Mrs. Jones if the proposed pictures and materials shown were an accurate depiction of what would be constructed.

Mrs. Jones responded "absolutely" and indicated that they have already met with a builder and determined the pricing. The builder was informed that a Variance was needed to construct the covered porch and has since been put on hold. She added that the porch will have a dry stack gable face, white columns, and the shingles will match the rest of the house. They may change the railings to wrought iron because she wants it to look really nice.

Mr. Pieper said his only concern with the proposal was the construction materials. He doesn't want to see something totally different constructed than what has been presented. Mrs. Schaffer agreed.

Mrs. Schaffer made a motion to approve the request based on the Staff Report and with the following condition:

- 1. Elevation drawings and renderings shall be submitted when the Zoning Permit application is submitted for review. The elevations and renderings shall show that the covered porch will be constructed per the exhibits found in the Staff Report. The railings shown in the exhibits may be changed to wrought iron.**

Mr. Sparks seconded the motion. Mr. Pieper called for a vote and it carried unanimously.

Other

Mr. Pieper thanked the rest of the Board members for covering for him during his absence last month.

Mrs. Schaffer asked if word has gotten out to the builders about decks being constructed in the rear yard setback because the Board has not been reviewing as many deck Variances. Mr. Morgan said he is unsure if the reduction in deck Variances is due to the notice the Planning Commission sent out years ago or if it is due to less houses being constructed because of the slow economy.

Adjournment

Mr. Pieper asked for a motion to adjourn. Mr. Schneider so moved and Mrs. Schaffer seconded the motion. Mr. Pieper called for a vote and the meeting adjourned by unanimous consent at 7:12 p.m.

APPROVED

Timothy L. Pieper, Chairman

Attest:

Todd K. Morgan, AICP
Senior Planner, Zoning Services