

**MINUTES FOR THE REGULAR MEETING
OF THE PEWEE VALLEY
BOARD OF ADJUSTMENTS AND APPEALS**

Monday September 23, 2019

At 7:00 p.m., local time on the above date, this meeting of the Pewee Valley Board of Adjustments and Appeals, hereinafter called the Board, was called to order in the Pewee Valley City Hall, Pewee Valley, Kentucky, by Chairman George Chapman .

The following members were present:

Dr. Tom Clark, Vice Chairman
Paige Bjorn, Board Member
Mary Suzanne Walser, Board Member
Carol Goodrich, Board Member

Jim Urban and Tom McIntyre of the Oldham County Planning and Development Services staff were also present.

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Approval of Minutes

All board members had received and read a draft copy of the Regular Board Meeting minutes held on March 22, 2018. Revision to page 3, paragraph 3, last sentence changed "is" to "it".

A motion to approve the minutes as revised made by Member Bjorn and seconded by Member Clark. There being no further discussion the question was stated, vote taken and the motion carried.

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PUBLIC HEARING

Docket PV-19-001 – was read by Jim Urban. An application has been filed requesting a Location Variance for a proposed accessory structure on property located at 316 Central Avenue, Pewee Valley. Senior Planner Tom McIntyre presented the docket. The applicant is proposing a detached garage to be 120' from the front property line (approximately 20' in front of the principle structure) and 30' from the side property line. The proposed detached garage would be used to store additional vehicles, equipment & a boat. The detached garage will be built in a style similar to the principal structure. Landscaping will be added to complement the existing house and trees will be added at the front of the property to minimize the impact. In August 2019 a consolidation plat was approved which detailed a 2.741 acre lot.

Member Clark asked for clarification regarding Section 250-030(E). Administrator Urban explained the intent of the regulation.

**Presentation by the Applicant
Location Variance
Docket PV-19-001**

Mark & Lisa Marcus, 316 Central Avenue, Pewee Valley were present and sworn in to speak on behalf on Docket PV-19-001. Mrs. Marcus stated that her and her husband had the opportunity to purchase the lot adjacent and also had inherited some vehicles. Their intent is to repave the existing driveway (not the driveway leading to the house). Topography was cited for not placing the structure behind the front line of the house as retaining walls would be required and drainage issues would occur. The proposed detached garage will have doors facing Central Avenue. The structure will be one-story and have a side porch with an overhang.

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**Questions/Discussion by the Board
Location Variance
Docket PV-19-001**

Member Chapman questioned the topography and why the proposed structure can't be setback further. Additionally, PVA shows a barn on the property. Barn was burned for training by Pewee Valley Fire Department.

Mrs. Marcus explained the pattern of building locations along Central Avenue. A retaining wall will be required if the building is pushed back behind the existing house. The proposal will retain the character of the neighborhood. Height of the proposed detached garage will be 16'. It would be difficult to rotate the proposed structure where the doors would face the existing house.

Motion to approve the Location Variance

Based on the foregoing findings and testimony, a motion is made by Member Clark to approve the location variance on property located at 316 Central Avenue, Pewee Valley. Member Walser seconded the motion.

**Findings and Decisions
Location Variance
Docket PV-19-001**

Move to approve the request for a location variance (approximately 20' in front of the principle structure) for a proposed detached garage at 316 Central Avenue, Pewee Valley because it will not affect the public health, safety or welfare, it will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public and it is not an unreasonable circumvention of the requirements of the zoning regulations.

Condition of Approval:

1. The variance shall only apply to the application considered at the September 23, 2019 Pewee Valley Board of Adjustment public hearing.
2. The structure shall not be used for commercial purposes or as living space.

The question was stated, voice vote taken and the motion carried with Members Chapman, Clark, Bjorn, Walser & Goodrich voting yes. Motion carried (5 yes, 0 no).

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ELECTION OF OFFICERS

Member Bjorn nominated George Chapman as Chairman and was seconded by Member Walser. Member Chapman accepted the nomination and motion carried on unanimous voice vote.

Member Chapman nominated Mary Suzanne Walser as Vice-Chairman and was seconded by Member Bjorn. Member Walser accepted the nomination and motion carried on unanimous voice vote.

Member Clark nominated Paige Bjorn as Secretary and was seconded by Member Walser. Member Bjorn accepted the nomination and motion carried on unanimous voice vote.

A discussion was held regarding the update to the Comprehensive Plan, population growth, growth management, development patterns, stormwater and EMS.

Motion made by Member Bjorn and seconded by Member Walser to adjourn. The meeting adjourned at 8:12 p.m.

Approved:

Respectfully Submitted,

George Chapman, Chairperson

Paige Bjorn, Secretary