



# City of Crescent Springs Board of Adjustments

July 18, 2017

The July 18, 2017 Public Hearing of the Board of Adjustments was called to order at 6:30 p.m. by Chairman Gary Smith. Roll call showed the following members present: Gary Smith, Mike Gronefeld, and Sarah Bilott. Also present were City Attorney Mike Baker, City Administrator George Ripberger, City Clerk/Treasurer Susan Laws the City's Building and Zoning Official Alan De Pompei, Associate Planner for PDS Alex Koppelman, and David & Karen Drees.

Alex Koppelman proceeded with the recommendation of PDS for Case #BOA1706-0004 regarding Applicant David Drees at 22-B Linden Hill Drive. The request is to vary from the rear yard setback requirements of the R-1B (Single-Family) Residential Zone: the applicant proposes to construct a home addition within 15 feet of the rear property line common to 2240-2246 Devlin Place where a minimum of 25 feet is required. Alex Koppelman showed slides of the area and explained the petition in detail. The recommendation from PDS was to approve the variance request from the side yard setback requirements of the R-1C (Single Family Residential) Zone of the Crescent Springs Zoning Ordinance to allow the Applicant to construct a home addition within 15 feet of the rear property line common to 2240-2246 Devlin Place where a minimum of 25 feet is required.

The findings of the Board adopted those recommendations made by PDS. The Board found that the granting of the variance does not adversely affect the public health, safety, or welfare, nor does the variance alter the essential character of the general vicinity. In addition, the granting of the variance does not cause a hazard or nuisance to the public, and the Applicant, David Drees, has not made an attempt to unreasonably circumvent the requirements of the zoning regulations. To the contrary, David Drees made proper application and sought relief pursuant to law. The Board considered whether the requested variance arises from special circumstances, and Alex Koppelman explained in detail why PDS believes special circumstances, exist, including the topography of the property, especially the slope of the hillside on this property. In addition, the strict application of the provisions without granting the variance would deprive the Applicant of the reasonable use of his land and create an unnecessary hardship to the Applicant. The relief for the variance requested by the Applicant results from actions taken subsequent to the adoption of the zoning regulation

for which the variance is sought. The Board further found that there are no willful violations on zoning regulations by the Applicant.

City Administrator George Ripberger stated that the City approves and agrees to the recommendation made by PDS that the Board of Adjustments adopt the variance. The Board of Adjustments found that no one contested the recommendation of PDS. Based upon these findings, Mike Gronefeld made a motion to accept the PDS recommendation, and Sarah Bilott seconded the motion. The motion unanimously passed.

Mike Gronefeld made a motion to adjourn at 6:46 p.m. Sarah Bilott seconded the motion. All were in favor. Motion Passed.

Respectfully submitted,

Susan Laws  
City Clerk/Treasurer