

**HARRISON BOARD OF
ZONING APPEALS MINUTES
January 22, 2019
7:00 P.M.**

The meeting of the Harrison Board of Zoning Appeals was called to order at 7:10 P.M.

ROLL CALL: Mr. Wilson, Present; Present; Mr. Montgomery, Present; Mr. Boerger, absent with notice; Mr. Ross, Present; Mr. Samuels, Present.

A motion to excuse Mr. Boerger was made by Mr. Montgomery and Seconded by Mr. Ross.

ROLL CALL: Mr. Wilson, Yes; Mr. Montgomery, Yes; Mr. Ross, Yes; Mr. Samuels, Yes. Motion passed.

A motion to approve the minutes from the December 18, 2019 was made by Mr. Ross and seconded by Mr. Samuels.

ROLL CALL: Mr. Wilson, Yes; Mr. Montgomery, Yes; Mr. Ross, Yes; Mr. Samuels, Yes. Motion passed.

VISITORS:

Mitchell Ford, Contractor 11481 Deer Trace
Joe Campbell, Homeowner 1219 Michael Dr.

OLD BUSINESS

None

NEW BUSINESS

Case #1555

1219 Michael Dr. – Zoning request to allow a four (4) foot high fence within the front yard setback, which is not permitted in an R-1 zoning district.

Mr. Wong reading of the staff report - *Applicant: Joe Campbell 1219 Michael Dr. is looking to erect a new Kentucky board fence on the property of 1219 Michael Dr. The property is a corner lot which is considered to have two front yards and two side yards. City ordinance 1147.16(F) states no fence, wall, hedge or plantings shall be located in a front yard except wire fences, walls and plantings not exceeding thirty six (36) inches. The front yard setback for this location requires twenty five (25) feet from the street right of way. Mr. Campbell is proposing a four (4) foot high fence located eighteen (18) feet from the street right of way for a variance of seven (7) feet. The fence proposed exceeds the allowable height of three feet and is not wired as stated in the code.*

The proposed Kentucky board fence is a popular residential fence. The characteristics of the fence is similar to others in the neighborhood. Corner lots present a challenge to residents and often double front yard setbacks don't come to mind. Accessory items such as fences are within a zoning section that has recently been reviewed by the Zoning Department to determine what is best for residential neighborhoods. Fences within a front yard are now no longer permitted.

As mentioned corner lots present a unique situation with setbacks. The Department of Building and Zoning supports this proposed fence layout because it's not a solid privacy fence and does set back 18 feet of the required 25 feet. The variance request setback of eighteen (18) feet from the street right of way provides needed space away from the public sidewalk.

Mr. Wilson – *Any comments from applicant?*

Mrs. Campbell – *Pretty much everything was said. Not trying to cause a problem. Ryan Homes said we could bring the fence out to the street and I knew that wasn't correct.*

Mr. Ford – *I know it's a problem and I'm willing to do what's correct. I worked with the inspector on site to determine the measurements. In the future I'll work on obtaining the permit before work is done.*

Mr. Samuels – *Is the fence being painted/stained?*

Mrs. Campbell – *Yes, It'll be stained.*

Mr. Ross – *What's the fence for?*

Mrs. Campbell – *Keep the dog in and daughter in the yard.*

Mr. Montgomery – *I'm for what's been presented on the fence, I don't have a problem.*

Mr. Wilson – *Any other comments; if none what's the pleasure of the board?*

Mr. Ross – *I'll motioned to approve as presented.*

Mr. Samuels – *I'll seconded the motion.*

ROLL CALL: Mr. Wilson, Yes; Mr. Montgomery, Yes; Mr. Ross, Yes; Mr. Samuels, Yes. Motion passed.

Mr. Wilson – *With there being no further business before the Board, will move to the organizational meeting.*

ORGANIZATIONAL MEETING

Mr. Montgomery – *I'll start by saying I have no problem keeping things just the way they are. I think Jerry does a good job running things and Gordon does a good job preparing things, unless anyone else has any other ideals.*


Mr. Wilson – *I'm fine for this year, if Jean is successful next year with council I may be stepping down next year anyway.*

Mr. Montgomery – *Ryan I figure you have your hands full right now preparing to run for council?*

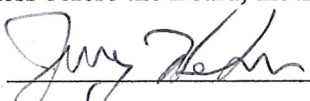
Mr. Samuels – *yea, I'm fine with things*

Mr. Ross – *I'm all for keeping it the same.*

With all in agreement and being no further business before the Board, the meeting was adjourned at 7:30 P. M.



Gordon Wong, Secretary



Jerry Wilson, Chairman