



HARC  
Minutes  
Commissioners Chambers – 2<sup>nd</sup> Floor  
Called Meeting  
July 16, 2018  
5:00 p.m.

**Attendees:** Chairman King, Vice-Chair Coltharp, Jones, Petraitis

**Absent:**

**APPROVAL OF MINUTES**

Chairman King offered the following Motion:

I move that the reading of the minutes for July 9, 2018, meeting be waived and that the minutes of said meeting, prepared by the secretary, be approved as written.

The Motion was seconded by Member Jones and adopted (4). Yea (Chairman King, Vice-Chair Coltharp, Jones, Petraitis); Nay (0).

**OLD BUSINESS/CONTINUED CASES:**

**NEW BUSINESS/NEW CASES:**

**VAR**

Case #	VAR2018-019
Property Address:	517 North 7 <sup>th</sup> Street
Applicant/Owner	Kathleen Kelly/City of Paducah

Member Jones offered the following Motion:

*I move that this Board receive and file the application of the City of Paducah for approval of a two foot side yard variance request for a new building to be constructed four feet from the south property line.*

*I further move that:*

*(a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and*

*(b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*

*(c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

*I further move that the side yard variance be approved.*

*I move that this Board deny the nine foot front yard variance request, based on the following findings of fact:*

*(a) Both structures on either side sit back from the front property line at least 20 feet;*

*(b) The street wall will be intruded upon if the variance is approved;*

*(c) There is 16.5 feet in the rear yard in which to expand into if needed;*

*(d) The Advisory Design Guidelines state that new infill construction should maintain the historic development pattern.*

*(e) Denial of the front yard variance does not deprive the applicant of the reasonable use of the land or would create an unnecessary hardship.*

The Motion was seconded by Member Petraitis and adopted (4) Yea (Chairman King, Vice-Chair Coltharp, Jones, Petraitis); Nay (0).

Denial Motion was adopted (4) Yea (Chairman King, Vice-Chair Coltharp, Jones, Petraitis); Nay (0).

**OTHER:**

**DISCUSSION:**

**ADJOURNMENT** 5:58 P.M.

Minutes Recorded by Staff: Joshua Sommer, Planner I, AICP

Typed by Staff: Donna Jackson, Administrative Assistant I