

**Board of Zoning Adjustments**

**February 8, 2022**

**5:30 PM**

## VICE CHAIR BRANDON WHITE, PRESIDING

The meeting was called to order at 5:30 p.m. Vice Chair Brandon White asked the Secretary to call the roll.

Members Present:

Johnny Keene  
Brandon White  
Barry Holder Jr.  
Mitch Buchanan  
Margaret Townsley

Also Present:

Edwin Logan, Attorney  
Jordan Miller, City of Frankfort Senior Planner

The first item of business was approval of the minutes of the December 14, 2021 meeting. Mr. Holder made a motion to approve the minutes. The motion was seconded by Mr. Buchanan and passed unanimously.

ELECTION OF OFFICERS:

Ms. Townsley made a motion to nominate Ashley Kennedy as Chair. The motion was seconded by Mr. Buchanan and all were in favor.

Mr. Buchanan made a motion to nominate Brandon White as Vice Chair. The motion was seconded by Mr. Holder and all were in favor.

Mr. Holder made a motion to adopt the 2022 Board of Zoning Adjustment meeting calendar. The motion was seconded by Ms. Townsley and all were in favor.

Vice Chair White asked the Secretary to call the next item of business:

**In accordance with Article 4.02.26 of the City of Frankfort Zoning Ordinance, Frank T. Smith is requesting approval to place a manufactured home on an existing lot for the property located at 405 Noel Avenue. The property is more specifically identified as PVA Map Number 074-11-03-007.00.**

Jordan Miller, City of Frankfort Senior Planner was present and mentioned that this property is a 50' x 184' parcel on a corner lot on Noel Avenue.

Mr. Miller stated that the applicant would like to place a manufactured home on the lot to use as a single-family residence.

Mr. Miller mentioned that the area is mainly single family dwellings that range in size from 900 sq. ft. to 1,300 sq. ft. Mr. Miller stated that the proposed manufactured home is about 960 sq. ft.

Mr. Miller mentioned that there were negative findings in the staff report. One was related to the pitch of the roof. Per code the roof pitch shall not be less than 1:4 ratio, the pitch on the manufactured home is less than 1:4 ratio. Another negative was related to minimum width which is required to be no less than 20 feet in width. The proposed manufactured home is only 15 feet wide. Additionally the applicant is proposing to place the longest dimension of the dwelling perpendicular to the street. The longest dimension of the dwelling would fail to meet the minimum side setbacks required. Therefore the applicant is proposing to place the home with the narrowest portion facing the street.

Mr. Miller stated that positive findings in the staff report related to the foundation, exterior walls and connection to utilities. The proposal meets the parking requirements.

Mr. Miller stated that the proposal was sent to the Technical Review Team and there were no negative comments

Based on the negative findings in the staff report, staff recommended denial of the request but mentioned there are four suggested conditions on page 4 of the staff report should the Board make positive findings and approve the request.

Mr. Buchanan asked if the photo of the manufactured home in the staff report was the home proposed to be moved. Mr. Miller replied that it is.

Mr. Holder asked if we know the pitch of the roof. Mr. Miller replied that he asked the applicant that question but did not receive an answer. Mr. Buchanan mentioned that the pitch of the roof on manufactured homes are typically lower than stick built homes partially because they travel easier with the lower pitch roof.

The applicant was not present.

Mr. Logan asked if there were any manufactured homes in the area and Mr. Miller replied that he didn't believe there were any in the Thorn Hill area.

Based on the negative findings with the staff report Mr. Buchanan made a motion to deny the request from Frank T. Smith to place a manufactured home on an existing lot for the property located at 405 Noel Avenue. The motion was seconded by Mr. Keene and passed unanimously.

There being no further business, Ms. Townsley made a motion to adjourn. The motion was seconded by Mr. Holder and passed unanimously. The meeting adjourned at 5:51 p.m.