

**CITY OF CRESTVIEW HILLS
BOARD OF ADJUSTMENT MINUTES
Tuesday, May 13, 2025
4:00 PM**

Board Members Present: James Blom, Ron Gibbons, David Thiel, Michelle Reid, Brent Degenhardt

Staff Present: City Administrator Alex Mattingly, City Clerk Stacy Kellam, Mayor Paul Meier, City Attorney Mary Ann Stewart

Others Present: Family Nurturing Center President/CEO Jane Herms, Tom LiCalzi (Owner's Construction Representative), and Kim Patton, Elevar Design Group

Absent: None.

Chairperson Ron Gibbons called the meeting to order at 4:01 p.m.

A quorum was established.

Approval of Minutes

Chairperson Gibbons called for approval of the minutes for the March 31, 2025, public hearing as submitted. Michelle Reid moved to approve the minutes; David Thiel seconded. Minutes were approved with all ayes, no opposing votes.

Continuing Business

None.

New Business

Chairperson Gibbons called the next item on the agenda: two variance requests from applicant Family Nurturing Center for a commercial property located at 380 Centre View Blvd in the RP-1 Zone for a front yard setback variance of 20 feet (reducing the setback from 50 feet to 30 feet) and a variance to change the minimal parking spaces for the building from 92 to 63.

City Clerk Stacy Kellam administered the oath to City Administrator Alex Mattingly, Jane Herms, Kim Patton, and Tom LiCalzi who would provide testimony regarding the application.

380 Centre View Blvd – Front Yard Setback and Parking Spot Variance Request

City Administrator Alex Mattingly (who also serves as the City Zoning Administrator) presented staff's review of both variance requests and recommended approval with no conditions. Site plans of the property and site photographs were shown to the Board members.

Mr. Mattingly noted all neighboring businesses were notified. Only Hemmer Management Group responded, and they supported the plans.

Kim Patton gave a presentation to the board on behalf of Family Nurturing Center, which included concept drawings of the building expansion and renovation. Board members posed questions to the Zoning Administrator and applicant about the nature and scope of the project, which were answered to the Board's satisfaction. After a motion to approve both variances died for lack of a second, board members requested to separate votes on each variance request.

After discussion, Chairperson Gibbons moved to approve the 20-foot front yard setback variance (reducing the setback from 50 feet to 30 feet) for 380 Centre View Blvd and set forth findings of fact for the reasoning for and necessity of such variance; Ms. Reid seconded. The Board approved the variance with all ayes, and no opposing vote.

Mr. Thiel moved to approve a variance applicable to the number of required parking spaces from 92 parking spots to 63 parking spots (a variance of 29 parking spaces) for 380 Center View Blvd and set forth findings of fact for the reasoning for and necessity of such variance; James Blom seconded. The Board approved the variance with all ayes, and no opposing vote.

Adjournment

Chairperson Gibbons called for adjournment of the meeting. Mr. Blom moved to adjourn the meeting, and Mr. Degenhardt seconded. Motion carried with all ayes and no opposing. The meeting was adjourned at 4:36 p.m.

Approved:

Ron Gibbons, Chairperson