

**CITY OF CRESTVIEW HILLS
BOARD OF ADJUSTMENT MINUTES
Monday, August 4, 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, City Attorney MaryAnn Stewart (via phone)

Others Present: Philip Weber (Applicant/Property Owner), Applicant Architect Nodas Papadimas, Lynn Stewart (109 Druid Lane resident)

Absent: None.

Chairperson Ron Gibbons called the meeting to order at 4:02 p.m.

A quorum was established.

Approval of Minutes

Chairperson Gibbons called for approval of the minutes for the May 13, 2025, public hearing as submitted. Mr. Degenhardt moved to approve the minutes; Mr. 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: a variance request for the residential property at 112 Warwick court in the R-1Bc Zone for a side yard setback variance of 7 feet (reducing the setback from 10 feet to 3 feet) to construct a house and garage addition for the residential property at 112 Warwick Court in the R-1Bc Zone.

City Clerk Stacy Kellam administered the oath to City Administrator Alex Mattingly, Philip Weber, Nodas Papadimas, and Lynn Stewart, who would provide testimony regarding the application.

112 Warwick Court – Side Yard Setback Variance Request

City Administrator Alex Mattingly (who also serves as the City Zoning Administrator) presented staff's review of the variance request and recommended approval with no conditions. Site plans for 112 Warwick Court, details of the proposed house addition, and site photographs were shown to the Board members.

Mr. Mattingly noted all neighboring residents were notified and Mr. Mattingly did not receive any written objections.

Applicant Philip Weber and Architect Nodas Papadimas presented to the board and answered questions.

Neighbor Lynn Stewart made comments and asked the applicant questions about the proposed work.

After a lengthy discussion, Chairperson Gibbons moved to approve the 7-foot side yard setback variance (reducing the setback from 10 feet to 3 feet) for 112 Warwick Court and set forth findings of fact for the reasoning for and necessity of such variance. The motion failed due to lack of a second.

Board members provided the applicant with general feedback that it is preferred that the requested setback be reduced to 5 feet instead of 3 feet from the property line to avoid negative effects on the abutting property.

Mrs. Reid moved to table the application until further notice, Mr. Degenhardt seconded. The motion passed with all ayes and no opposing vote.

The board is scheduled to meet on September 2, 2025, at 4:00 pm. to consider this application, if necessary.

Adjournment

Chairperson Gibbons called for adjournment of the meeting. Chairperson Gibbons moved to adjourn the meeting, and Mr. Thiel seconded. Motion carried with all ayes and no opposing. The meeting was adjourned at 5:21 p.m.

Approved:



Ron Gibbons, Chairperson