

BOARD OF ADJUSTMENT

MINUTES

NOVEMBER 20, 2013

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Park Lampson, Vice Chairman
Laurie Vallett, Member
Gil Green, Member
David Littell, Member

ABSENT:

Paul Skipper, Chairman (excused)

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Mary Jo Murphy, Recording Secretary

1. Minutes for Acceptance

Member Vallett made a motion to approve the minutes of September 25, 2013 as presented. The motion was seconded by Member Littell and unanimously approved by voice vote.

2. Public Hearings

Case 20130051: Property address is 4316 Belle Vista Drive. Applicant requests a variance from Section 9.7(a)(3) of the Land Development Code to permit the construction of a 2nd story addition that will encroach 6' 8" into the required 10.0' side yard setback.

Anne Marr, Zoning and Permit Administrator, stated that the applicant was unable to attend and he is representing himself. Therefore, the applicant is requesting to continue his case to the next Board of Adjustment meeting on 12/18/13.

Member Vallett made a motion to continue the application for Case 20130051 until the December 18, 2013 Board of Adjustment meeting. The motion was seconded by Member Littell and approved by an individual roll call vote (4 – 0).

Case 20130052: Property address is 290 - 75th Avenue. Applicant request variances to Section 39 Community Redevelopment District General Standards and Section 23 Off Street Parking & Loading for a commercial redevelopment.

Anne Marr stated this property is scheduled to be redeveloped and proposes to construct a new one story 3,448 square foot retail business and redesigned site area. This property is in site plan review with the City and at this time has not received final approval. The applicant is requesting several variances in reference to the following: door entrance, window coverage and parking.

Jack Bodziak, architect representing Sherwin Williams, explained to the Board the reasons for the variance requests.

Anne Marr answered several questions from the Board about the three variance requests for Case 20130052.

Vice Chairman Lampson asked if there was anyone who wanted to speak on behalf or against the application. There were no audience comments.

Member Vallett asked Ms. Marr if there were any letters received in reference to this case. Ms. Marr replied there were no phone calls or letters.

Vice Chairman Lampson suggested voting on the parking variance request first. There was Board discussion in reference to allowing 17 spaces for parking opposed to 18 spaces.

Member Littell made a motion that the application for Case 20130052 be approved for the parking space variance. The motion was seconded by Member Vallett and unanimously approved by an individual roll call vote (4-0).

Vice Chairman Lampson instructed the Board to vote on the window coverage variance request on Boca Ciega Drive where the requirement was not met for the minimum of 50 percent window coverage.

Anne Marr stated, in reference to the less than 50 percent window covering requirement, that the Planning Board had come to a consensus that additional landscaping be provided on Boca Ciega Drive.

Member Vallett made a motion that the application for Case 20130052 be approved for the variance regarding window coverings facing Boca

Ciega Drive with additional landscaping as agreed by the Planning Board. The motion was seconded by Member Green and unanimously approved by an individual roll call vote (4-0).

Vice Chairman Lampson instructed the Board to vote on the third variance request to move the entrance to 75th Avenue as opposed to the corner of the building.

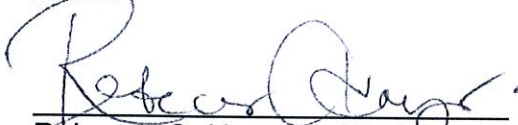
Member Littell made a motion that the application for Case 20130052 be approved for the variance regarding the corner building entrance. The motion was seconded by Member Vallett and unanimously approved by an individual roll call vote (4-0).

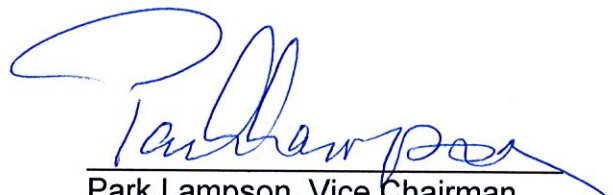
Ms. Marr made a note that the applicant stated the last request had been complied with involving the building frontage on 75th Avenue and Boca Ciega Drive requesting less than 60 percent windows or architectural decorations; therefore, no variance was requested.

3. Adjournment

There being no further business before the Board, the meeting was adjourned at 2:35 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Park Lampson, Vice Chairman

Minutes approved on: 12/18/2013

