

BOARD OF ADJUSTMENT MEETING

MINUTES

June 25, 2014

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
George Scribano, Member
Laurie Vallett, Member
Sandie Lyman, Member
David Littell, Member

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Jenine Thornley, Recording Secretary

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no comments from the audience.

3. Minutes for Acceptance

Member Vallett made a motion to approve the minutes of May 28, 2014 as presented. The motion was seconded by Member Littell and unanimously approved by a roll call vote.

4. Public Hearings

Case 20140025: 2817 Pass-A-Grille Way. Applicant requests the following variances:

Section 6.13 of the Land Development Code to permit the construction of a swimming pool/spa/waterfall and decking that will encroach 20.0' into the required 20.0' rear yard setback.

Section 6.14 of the Land Development Code to permit the installation of ancillary residential equipment that will encroach 6 inches into the required 5.0' side yard setback (pool equipment, generator, a/c units, elevator machinery).

Section 9.7 of the Land Development Code to permit the construction of an attached garage that will encroach 10.0' into the required 10.0' secondary front yard setback (29th Avenue).

Anne Marr, Zoning and Permit Administrator, presented the background of all three requests, noting the pool itself would have required a variance. Ms. Marr suggested the Board may want to discuss and vote on the three requests separately. Ms. Marr said she received only one letter of objection.

Chairman Skipper asked if there was anyone in the audience who wanted to speak in favor of or in opposition to the variance. There were no comments.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

Member Vallett made a motion to approve the variance application for Section 6.13 (pool/decking portion) of the Land Development Code, of Case 20140025. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote.

Chairman Skipper asked if there was anyone in the audience who wanted to speak in favor of or in opposition to the variance. There were no comments.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

Member Vallett made a motion to approve the variance application for Section 6.14 (yard equipment portion) of the Land Development Code, of Case 20140015. The motion was seconded by Member Littell and was unanimously approved by an individual roll call vote.

Chairman Skipper asked if there was anyone in the audience who wanted to speak in favor of or in opposition to the variance.

Melinda Pletcher, E. Vina Del Mar Blvd., said she originally sold the home in Pass-a-Grille to the Shamens. Ms. Pletcher asked Board of Adjustment members for their support of Mr. Shamen's requests and complimented his community and preservation efforts.

Ron Holehouse, 12th Avenue, commented that Board of Adjustment members might be in a position to approve the application with beautification conditions in this case, if they so choose. Mr. Holehouse hopes members will vote in favor of Mr. Shamen's requests.

There being no further audience comments, Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

Member Vallett made a motion to approve the variance application for Section 9.7 (garage portion) of the Land Development Code, of Case 20140015, with landscaping conditions approved by the Public Services Department. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote.

Case 20140026: 3941 Oleander Way. Applicant requests a variance from Section 8.7(a)(1) of the Land Development Code to permit the construction of a new single family residence that the front entry stair will encroach 9.0' into the required 20.0' front yard setback.

Tom Rodgers, 300 Corey Avenue, agent for the applicant, said his group hired a landscape architect after discovering the house needed to be raised. Although the request is based on stairs, Mr. Rodgers said the plan includes no stairs, but a gradual grade increase from four to nine feet.

Chairman Skipper asked if there was anyone in the audience who wanted to speak in favor of or in opposition to the variance. There were no comments.

Anne Marr, Zoning and Permit Administrator, reported no opposition to the proposal.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

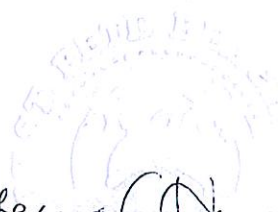
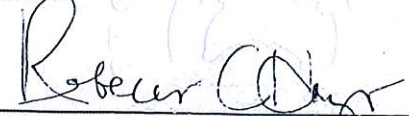
Member Littell made a motion to approve the variance application from Section 8.7(a)(1) of the Land Development Code. The motion was seconded by Member Vallett and was unanimously approved by an individual roll call vote.

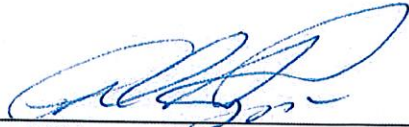
Ms. Marr informed Board members the next meeting is scheduled for July 30, 2014.

3. **Adjournment**

There being no further business before the Board, the meeting was adjourned at 2:48 p.m.

Attest:



Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 7/30/2014