

BOARD OF ADJUSTMENT MEETING

MINUTES

JULY 25, 2018

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Sandie Lyman, Vice Chair
Denise Chase, Member
Jake Holehouse, Member

ABSENT:

Michael Bomar, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Wesley Wright, Community Development Director
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 6/27/2018

Vice Chairwoman Lyman made a motion to approve the minutes from the June 27, 2018 meeting. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote (4 yeses – 0 nos).

4. Agenda Items

- a. **Case 17-00046:** 390 N. Tessier Drive. The Applicant requests a variance from Section 8.7 of the Land Development Code to decrease the minimum required secondary front yard setback to allow for the construction of a residential addition and covered roof.

Wesley Wright gave Staff's presentation to the board, and the recommendation was for denial.

Chairman Skipper asked the applicant to come forward.

Amy Seeks, 390 N. Tessier Drive, owner, spoke about constructing a master bedroom and a roof over the front door stoop.

Scott Curtis, Strobel Design Build, explained to the board how he believed the variance request was reasonable and discussed details of a rendering of the property via the document camera.

Chairman Skipper asked if anyone would like to speak in opposition to the application.

There were no comments.

Chairman Skipper asked for public comment.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Chairman Skipper asked for further board discussion. Hearing none, Chairman Skipper closed the board discussion and asked for a motion.

Vice Chairwoman Lyman made a motion to approve the variance for 17-00046. The motion was seconded by Member Holehouse and unanimously approved by an individual roll call vote, (4 yeases – 0 nos).

- b. **Case 18-00016:** 6341 2nd Palm Point. The Applicant requests a variance from Section 8.7 of the Land Development Code to decrease the minimum required rear yard setback to allow for a roof replacement and new roof extension over a patio.

Wesley Wright gave Staff's presentation to the board, and the recommendation was for denial of the roof extension over the patio but could support a reroof for the portion of the residence which extends into the rear setback.

Chairman Skipper asked the applicant to come forward.

Mr. Robert Beninati, 6341 2nd Palm Point, spoke to the board about plans for a roof replacement and a roof extension over the patio.

Chairman Skipper asked if anyone would like to comment for or against the variance.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the board members.

Chairman Skipper asked for any further comments.

Hearing none, Chairman Skipper asked for a motion.

Vice Chairwoman Lyman made a motion to accept Case No. 18-00016 with the condition that the patio, although being roofed, remain open and not be enclosed. The motion was seconded by Member Holehouse and unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

Mr. Robert Beninati, 6341 2nd Palm Point, approached the board for clarification of the motion in regard to the term "enclosed" and screening in the patio.

Attorney Dickman verified that the limitation of enclosure is not to have habitable space but screening in non-habitable, open air, would be fine.

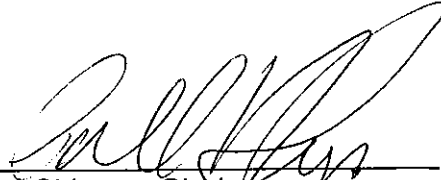
Chairman Skipper further reiterated that the intent of the motion is the patio is to remain as open space, not to be air conditioned and not to become habitable space. Screening the patio would not create habitable space, would not be air conditioned and would not preclude the owner from screening in the patio.

5. Adjournment

There being no further business before the board, the meeting was adjourned at 2:40 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 11/14/18