APPROVED MINUTES
BOARD OF ADJUSTMENT
MARCH 2, 2015

Pursuant to Public Notice, Chair Leslie Castaldi convened a regular meeting of the Board of Adjustment on Monday, March 2, 2015, at 7:00 p.m., in the Council Chamber and led the Pledge of Allegiance. Those present were Chair Leslie Castaldi, Tom Willett, David Vosburgh, Suzanne McLendon and Ken Farson. Richard Coolong was absent. City Attorney James Beadle, Building Official John Stone, Building Inspector Karl Baumann, and Recording Secretary Tania Miner were also present.

ELECTION OF CHAIR AND VICE CHAIR
David Vosburgh **MOVED, SECOND** by Tom Willett to elect Leslie Castaldi as Chair. **VOTE:** All yes. **MOTION CARRIED.**

Suzanne McLendon **MOVED, SECOND** by David Vosburgh to elect Tom Willett as Vice Chair. **VOTE:** All yes. **MOTION CARRIED.**

ADOPTION OF MINUTES: September 8, 2014

Ken Farson **MOVED, SECOND** by Tom Willett to approve the September 8, 2014 minutes with the minor correction noted. **VOTE:** All yes. **MOTION CARRIED.**

PUBLIC HEARING:

BOA #01-15 VARIANCE: EAU GALLIE BY THE SEA, BLK. 7, LOTS 4-12, VACANT LAND, John Walden requests variances to the following:

- City Code Section 30-415(d)(3)a, to allow a variance of 15 feet with no structures extending closer than 10 feet from the front (East) property line
- City Code Section 30-415(d)(3)d, to allow a variance for the primary structure of 8 feet, thereby no structures to extend closer than 17 feet from the rear (West) property line

The property is vacant with no address assigned, described as Eau Gallie by the Sea, Blk. 7, Lots 4-12, and is Zoned RM-3, Residential-Mixed Use. Owned by John Walden

Chair Leslie Castaldi introduced this item and asked if there had been any ex parte communications. There were none.

Suzanne McLendon **MOVED, SECOND** by David Vosburgh to approve the variances requested in BOA # 01-15.

Building Official John Stone introduced the variances being requested, explaining that they would allow the property owner to build a single family residence on a lot that tapers into a triangle. He noted that the property owner, John Walden, and his engineer, Ed Webb, were available to respond to questions. Mr. Stone then responded to questions from the board.

Mr. Walden addressed the board and explained that he did not have house plans drawn because he wants to know what variances will be granted before he tries to get a home designed. Mr. Webb also addressed the board and explained how they could fit a single family residence on the property with the variances that are being requested. They both responded to questions from the board members.

PUBLIC COMMENTS

Maurice Arcadier, an attorney representing several property owners addressed the board. The following residents also addressed the board: Jeri Weber, Wayne Lunsford, Robert Kerrigan, Ron Jurgutis, Dale Abrahams, Sheryl Denan, and Jason Darlington.

Mr. Walden and Mr. Webb responded to the concerns stated during the public comments. Mr. Vosburgh asked if the board can put stipulations on the variance, and therefore require that only a single family residence be built on the property in question.

City Attorney, James Beadle, verified that the property owner cannot be denied the right to build on their property, but the Board can put conditions on the variance that they grant.

Chair Castaldi then led the board through the checklist for the variance approval.

Ken Farson **MOVED, SECOND** by Tom Willett to approve an amended variance of 13 feet from the west 25 foot rear setback, thereby no structures extending closer than 12 feet from the rear (West) property line, and an amended variance of 10 feet from the east 25 foot front setback, thereby no structures extending closer than 15 feet from the front (East) property line, and conditional on development as a single family residence. **VOTE:** All yes. **MOTION CARRIED.**

NEXT MEETING DATE:

The next regular meeting is scheduled for April 6, 2015.

Meeting was adjourned at 8:51 p.m.

Tania Miner
Recording Secretary