APPROVED MINUTES
BOARD OF ADJUSTMENT
MARCH 7, 2016

Pursuant to Public Notice, Chair Leslie Castaldi convened a regular meeting of the Board of Adjustment on Monday, March 7, 2016, at 7:00 p.m., in the Council Chamber and led the Pledge of Allegiance.

Those present were Chair Leslie Castaldi, Tom Willett, Richard Cooling, Kenneth Farson, David Vosburgh, and Suzanne McLendon was absent. Building Official John Stone and Recording Secretary Danielle Forand were also present.

PUBLIC HEARING: 7:03PM

BOA #01-16 VARIANCE: 540 Sherwood Avenue, Matthew and Demara Bennett request a variance of 3 feet to City Code Section 30-516(a) to allow the installation of a fence within 2 feet of the street facing side yard property line.

The property is located at 540 Sherwood Avenue, described as Michigan Beach 11th Addition, Lot 11, Block S, Section 35 Range 37 and is Zoned R-1, Single-Family Residential. Owned by Matthew and Demara Bennett.

BOA #02-16 VARIANCE: 1550 Highway A1A, CBES, LLC request a variance of 4 feet to City Code Section 30-504(a)(1)a.1.to allow the installation of a 12 foot high free standing sign.

The property is located at 1550 Highway A1A, described as Part of Govt Lot 2 W of Hwy and is Zoned C, Commercial. Owned by CBES, LLC.

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

Kenneth Farson **MOVED, SECOND** by Tom Willett to approve the variances requested in BOA # 01-16 and BOA #02-16.

Building Official John Stone introduced the variances being requested, explaining that they would allow the property owner to install a fence within 2 feet of the street facing side yard property line. He noted that the property owners, Matthew and Demara Bennett, were available to respond to questions. Mr. Stone then responded to questions from the board.

Mr. Bennett addressed the board and explained that the variance would allow him to keep a boat behind a privacy fence. He explained there would be 11 feet from the fence

to the sidewalk to avoid any issues and a significant amount of space to protect residents from the fence. He responded to questions from the board members.

PUBLIC COMMENTS: 7:05PM

Steven Hart, 545 Sherwood Avenue spoke in approval of the fence variance.

Tom Winkleman, 499 Park Avenue, spoke in approval of the fence variance.

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

Ken Farson **MOVED, SECOND** by Tom Willett to approve a variance requested in BOA - #01-16. **VOTE:** All yes. **MOTION CARRIED.**

> **BOA #02-16 VARIANCE: 1550 Highway A1A,** CBES, LLC request a variance to City Code Section 30-504(a)(1)a.1.to allow the installation of a 12 foot high free standing sign.
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> The property is located at 1550 Highway A1A, described as Part of Govt Lot 2 W of Hwy and is Zoned C, Commercial. Owned by CBES, LLC.

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

Steve Schlitt introduced himself as the property owner. He stated the building would occupy other tenants and he would subdivide the building and allow multi tenant usage of the sign. He also passed out pictures of the sign to show the lack of visibility. Mr. Schlitt also responded to questions from the board.

Discussion took place.

PUBLIC COMMENTS: 7:33PM

John Fergus, Ed Higgins, David Almer and Raymond Webb addressed the board. Mr. Fergus presented handouts to the board members.

Chair Castaldi led the board through the checklist for variance approval. Discussion took place. There was an amendment to the original request for a variance of four (4) feet to City Code 30-504 (a)(1)a. to allow the installation of a twelve (12) foot high free standing monument sign. The request, as modified to a 34 inch variance was approved.

VOTE: All yes. **MOTION CARRIED.**

ELECTION OF CHAIR AND VICE CHAIR: 9:09 PM

Kenneth Farson **MOVED, SECOND** by Richard Cooling to elect Leslie Castaldi as Chair and Tom Willett as Vice Char. **VOTE:** All yes. **MOTION CARRIED.**

ADOPTION OF MINUTES: March 2, 2015
Kenneth Farson **MOVED, SECOND** by Richard Cooling to approve the March 2, 2015 minutes with the minor correction noted. **VOTE:** All yes. **MOTION CARRIED.**

NEXT MEETING DATE:
The next regular meeting is scheduled for April 4, 2016.

Meeting was adjourned at 9:11 p.m.

Danielle Forand
Recording Secretary