

Board of Zoning Appeals  
Minutes  
January 2, 2018

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on January 2, 2018 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Elizabeth Campsen, Glenn Thornburg, Carolyn Holscher and Arnold Karig; also secretary Douglas Kerr was present. Pete Doherty was absent.

Mr. Kerr acknowledged that the meeting had been advertised in compliance with State law and the properties had been posted.

II. Nomination and election of Chairman and Vice Chairman

The floor was opened for nominations for Chairman.

Ms. Holscher nominated Mr. Karig for Chairman and Mr. Thornburg seconded the nomination. With no other nominations, the vote was taken and was unanimous to elect Mr. Karig as Chairman.

Ms. Holscher nominated Mr. Thornburg for Vice Chairman and Ms. Campsen seconded the nomination. With no other nominations, the vote was taken and was unanimous to elect Mr. Thornburg as Vice Chairman.

III. Approval of minutes

The next item on the agenda was the review of the minutes of the December 5, 2017 meeting. Ms. Campsen noted that on the top of page three she was referred to as "Mr." instead of "Ms." Ms. Holscher made a motion to approve the minutes with the noted correction and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

IV. Special Exceptions

Mr. Karig explained that the Board acted as a quasi-judicial body and all comments made were treated in the same manner as court testimony; therefore, any person who would like to speak to the Board should be sworn in. He then swore in all members of the audience that would be speaking.

**3502 Waterway Boulevard**

Mr. Kerr explained that the applicant was requesting a special exception to allow the establishment of a landscape planting business at her home at 3502 Waterway Boulevard. He explained that on the original application, the applicant indicated that she would occasionally store a small number of plants outside, but that applicant has been notified of the prohibition of

outside storage and she has amended the application to indicate that she would be doing office work only at the house.

Mr. Karig asked if the applicant wanted to add anything. The applicant, Ms. Kelly, stated no that she understood the rules and she would keep any left-over plant material in her truck until she can take it to another jobsite.

Ms. Holscher asked if the truck qualified for not being outdoors. Mr. Kerr asked Ms. Kelly if the truck was enclosed. Ms. Kelly answered yes, that the vehicle was actually a SUV and fully enclosed. Mr. Kerr explained that this would satisfy the requirement of not being outdoors.

Mr. Thornburg made a motion to approve the request and Ms. Campsen seconded the motion. The vote was unanimous in favor of the motion.

#### **#26- 31<sup>st</sup> Avenue**

Mr. Kerr explained that the next request was to establish a home office for a beach chair rental business at #26- 31<sup>st</sup> Avenue. He explained that the applicant had been notified about the prohibition on having equipment outside of house or visible in any way and the applicant has indicated that he would be doing office work only at the house and the chairs would be stored off-site.

Mr. Karig asked the applicant if he had anything to add to what has been presented already. Mr. Casale answered no.

Ms. Cooper, the owner of the neighboring house at #28- 31<sup>st</sup> Avenue, asked if she understood correctly that there would be no chairs at the house and no exterior evidence of a business. Mr. Kerr responded, yes, that is what the application indicates.

Ms. Holscher asked where the chairs would be stored. Mr. Casale answered that he would store them in a storage unit.

Ms. Campsen made a motion to approve the request and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

#### **7 Frank Sottile Lane**

Mr. Kerr explained that the next request was to establish a home office for an online bookkeeping business at 7 Frank Sottile Lane. He explained that the applicant would be doing office work only at the house.

Mr. Karig asked the applicant if she had anything to add to what has been presented already. Ms. Phillips answered no.

Ms. Campsen made a motion to approve the request and Ms. Holscher seconded the motion. The vote was unanimous in favor of the motion.

### **240 Forest Trail**

Mr. Kerr explained that the next request was to establish a home office for a handyman business. He explained that the applicants have indicated on their application that they would be doing office work only at the home and there would be no business-related traffic coming to the house and no one working from the house other than family members.

Mr. Thornburg asked the applicants if they were aware of the prohibition on signs, including vehicle signs. The applicant, Ms. Tew, answered yes that she was aware of the prohibition and they would not have any signs visible, including vehicle signs.

Ms. Holscher asked how they planned to advertise. Ms. Tew answered just through word of mouth.

Ms. Holscher made a motion to approve the request and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

### **20 Ocean Point**

Mr. Kerr explained that the next request was to establish a home office for a web based test preparation business. He explained that the home would be used for office work only and there would be no business-related traffic coming to the house.

Mr. Karig asked the applicant if he had anything to add to what has been presented already. The applicant, Mr. Stapleton, answered that he would be the only employee.

Mr. Thornburg asked if the service would be to aid people in administering standardized tests. Mr. Stapleton answered no, it was to help reduce anxiety for students taking standardized tests like the SAT and GRE. He stated that there are tools and techniques that the students can implement to help with their test scores. He explained that in some portions of the country testing coaches are well paid to consult students and he was planning to offer a more affordable option online.

Ms. Holscher asked how he planned to advertise. Mr. Stapleton answered via Facebook and Google.

Ms. Campsen stated that she noticed that there is already a home-based business at this address and asked if this business would be a restructuring of the existing business. Mr. Stapleton answered no, that the old business was being eliminated and this would be a new business entirely.

Ms. Holscher made a motion to approve the request and Ms. Campsen seconded the motion. The vote was unanimous in favor of the motion.

V. Miscellaneous business

Mr. Kerr stated that the only miscellaneous business he had was to finalize the order for the special exception that was granted to 1012 Ocean Boulevard at the last meeting and he had distributed a draft of the order and asked that the board members give him any edits they had prior to it being mailed.

Mr. Karig asked if the City Attorney could review the order as well and Mr. Kerr answered, yes, he could ask that she review it as well.

VI. Adjournment

With no other business, the meeting was adjourned at 5:50 PM.