

Board of Zoning Appeals  
Minutes  
July 8, 2008

I. Call to order

Chairman Guy Taylor called the regular meeting of the Board of Zoning Appeals to order on July 8, 2008 at 5:30PM in the Building Department Conference Room, 1301 Palm Boulevard. Other members present were Suzanne Galloway, Arnold Karig and Mike Layman. Tom Miller and Secretary Douglas Kerr were absent. Mr. Taylor explained that the meeting was advertised in the paper and the properties were posted in compliance with the Freedom of Information Act.

II. Approval of Minutes

The next item on the agenda was the review of the minutes of the June 10, 2008 meeting. Mr. Karig noted that there was a typographical error in the second paragraph of the third section on page 1 and that "previous" should be changed to "pervious". Mr. Karig made a motion to approve the minutes as amended and Ms. Galloway seconded the motion. The vote was unanimous in favor of the motion.

III. Home Occupations

Mr. Taylor explained that the Board acted as a quasi-judicial body and all comments made were treated in the same manner as court testimony and 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.

**1 Conch Court**

Mr. Taylor explained that the first request was for a home office for a construction business at 1 Conch Court. He explained that the applicant has indicated that the house would be used for office work only and that there would be no exterior evidence of a business and no business related traffic coming to the house.

The applicant, Mr. Lamb, addressed the Board and explained that he would be preparing bids and corresponding via e-mail from the house. Mr. Taylor asked if there would be any signs on vehicles. Mr. Lamb answered that he did have a magnetized sign that he would remove from the vehicle when it was in view at the house. Mr. Dick Johnson, 5 Conch Court, stated that the zoning code limited the area to be used as the home occupancy to 25% of the floor area or 750 square feet and asked if this request complied with this. The applicant answered yes, that the area dedicated to this use was about 12.5 feet by 12.5 feet. Mr. Johnson stated that many contractor's vehicles had racks with ladders and pipes visible and he asked if his vehicle had such racks. The applicant explained that

he did have a trailer, but that it would be stored at the jobsite, not his home. Mr. Taylor added that the applicant has indicated on his application that there would be no exterior evidence of a business and if he violates this, any neighbor could file a complaint with the Zoning Administrator.

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

#### **#24- 21<sup>st</sup> Avenue**

Mr. Taylor explained that the next request was for a sewing business at #24- 21<sup>st</sup> Avenue and that the applicant has indicated that there would be no exterior evidence of a business and no business related traffic coming to the house.

Ms. Hughes addressed the Board and explained that she would be going to the client's house to pick up fabric and take measurements; she would then sew the items at her house and then deliver the items back to the client's house. Mr. Taylor asked if there would be any materials stored at the house or if there would be any signs visible from the exterior of the house. Ms. Hughes answered no.

Mr. Karig made a motion to approve the request and Mr. Layman seconded the motion. The vote was unanimous in favor of the motion.

#### **IV. Adjournment**

With no other business, the meeting was adjourned at 5:45pm.