

Board of Zoning Appeals
Minutes
November 5, 2013

I. Call to order

Chairman Mike Layman called the regular meeting of the Board of Zoning Appeals to order on November 5, 2013 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Other members present were Scott Davidson, Arnold Karig and Glenn Thornburg; also Secretary Douglas Kerr was present. Frances Anderson was absent. Mr. Kerr explained that the meeting was advertised 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 September 3, 2013 meeting. Mr. Karig made a motion to approve the minutes and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

III. Home Occupancies

Mr. Layman 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.

7 Links Clubhouse Court

Mr. Kerr explained that the applicant was not present. A motion was made, seconded and unanimously approved to continue this case until the next meeting or until a meeting that the applicant could be present.

#30- 22nd Avenue

Mr. Kerr explained that the applicant was requesting a special exception to allow the establishment of a property management and real estate business at his home. He explained that the applicant has indicated that there will be no business related traffic coming to the house in connection with the business.

Mr. Layman asked the applicant if he had anything to add to his application. Mr. Steven Clarke, the applicant, explained that there would be three family members working together at the house. Mr. Layman asked if the applicant was aware that employees other than family members would not be allowed at the house. Mr. Clarke answered yes he was aware of this limitation.

Mr. Thornburg asked what kind of real estate business would be conducted. Mr. Clarke responded that the business would primarily be residential sales.

Mr. Karig asked the applicant if he was aware that he could not have signage on a vehicle or otherwise visible. Mr. Clarke answered yes, he was aware of this limitation.

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

#25- 29th Avenue

Mr. Kerr explained that the applicant was requesting approval to allow the establishment of an architecture business in his home at #25- 29th Avenue. He explained that the home would be used for office work only and that there would be no business related traffic coming to the home.

Mr. Layman asked the applicant if he wanted to add anything to his application. The applicant, Mr. Nicholas Dickinson, explained that it would just be him and his computer at the house.

Mr. Thornburg asked if anyone would come to the house in connection with the business. Mr. Dickinson answered no.

Mr. Layman asked if he would have any signs on vehicles or otherwise visible. Mr. Dickinson answered no.

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

2200 Waterway Boulevard

Mr. Kerr explained that the applicant was not present. A motion was made, seconded and unanimously approved to continue this case until the next meeting or until a meeting that the applicant could be present.

IV. Adjournment

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