

Board of Zoning Appeals  
Minutes  
August 6, 2013

I. Call to order

Chairman Mike Layman called the regular meeting of the Board of Zoning Appeals to order on August 6, 2013 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Other members present were Arnold Karig and Glenn Thornburg; also Secretary Douglas Kerr was present. Frances Anderson and Scott Davidson were 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 June 4, 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.

**404 B Carolina Boulevard**

Mr. Kerr explained that the applicant was requesting approval to allow the establishment of a photography and fine art business in their home at 404 B Carolina Boulevard and that the house would be used to create art and for office work and no business-related traffic would be coming to the house.

Mr. Layman explained that there was a technical issue with the application in that it had been signed by a property manager and not the actual owner.

Mr. Carter explained that he felt sure they could have the owner sign the application, if necessary. Mr. Layman asked if the group was agreeable to including a condition that the owner sign the application to any action taken by the Board. The Board members agreed.

Mr. Karig made a motion to approve the request under the condition that prior to the issuance of a business license, the applicant provides proof that the owner of the property has signed the home occupancy application. Mr. Thornburg seconded the motion and the vote was unanimous in favor of the motion.

### **#5- 24<sup>th</sup> Avenue**

Mr. Kerr explained that the next case was a home occupation request to allow the establishment of an advertising business at #5-24<sup>th</sup> Avenue.

Mr. Layman asked the applicant if he would like to add anything to the application and Mr. Holley answered, no that the explanation given was accurate.

Mr. Thornburg asked what type of marketing the business would be involved with. Mr. Holley answered that the business involved various types of advertising including print, radio and television.

Mr. Layman asked if there would be any signage associated with the business. Mr. Holley answered no.

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

### **18 Commons Court**

Mr. Kerr explained that the next case was to allow the establishment of a real estate investment trust company in the residence at 18 Commons Court. He explained that there would be office work only at the home and no one coming to the house in connection with the business.

Mr. Layman asked the applicant if he would like to add anything to the application and Mr. Evangelista answered no, that everything was included in the application.

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

### **IV. Adjournment**

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