

Board of Zoning Appeals
Minutes
September 3, 2013

I. Call to order

Chairman Mike Layman called the regular meeting of the Board of Zoning Appeals to order on September 3, 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 August 6, 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.

2407 B Cameron Boulevard

Mr. Kerr explained that this case had been continued at the previous meeting and the applicant was not present for the second time. Mr. Layman asked for a motion to consider the application withdrawn. Mr. Karig made a motion to consider the application withdrawn and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

#3- 24th Avenue

Mr. Kerr explained that the applicant was requesting approval to allow the establishment of a residential construction business in his home at #3- 24th 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. Richard Walters, explained that the only work that would take place in the home would be his wife's use of a computer to keep the books and produce invoices.

Mr. Layman asked if there was a sign on the truck or anywhere else that would be visible. Mr. Walters answered no. Mr. Thornburg asked if subcontractors would be involved and would

they be kept from coming to the house. Mr. Walters explained that he used very few subcontractors, but that if they were involved he would meet them at the job site.

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

#26- 21st Avenue

Mr. Kerr explained that the next application was to allow the establishment of a home office for a boat charter business at #26- 21st Avenue.

Mr. Layman asked the applicant if there was anything he would like to add to the application. Mr. Terry McKenzie, the applicant, explained that there would be no change to his home that he had always kept his boat and his personal truck at the residence and he would continue to do so. He explained that he would meet all of his clients at the marina.

Mr. Layman asked if there were any visible signs. Mr. McKenzie answered no.

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

#5- 5th Avenue

Mr. Kerr explained that the next request was to allow the establishment of a general contractor's construction business at #5- 5th Avenue. He explained that the business would primarily involve warranty work from past projects and repair work for personal investment properties. The home would be used for office work only and that there would be no business related traffic coming to the home.

Mr. Gene West, the applicant, added that the majority of the work being done was personal, but that he would like to have the approval to operate his business from his house in case he chose to take on a project.

Mr. Layman asked what work would be done at the house. Mr. West answered just bookwork by his wife. Mr. Layman asked if there would be any signs. Mr. West answered no.

Mr. Karig made a motion to approve the request 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.