

Board of Zoning Appeals  
Minutes  
July 7, 2015

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on July 7, 2015 at 5:30p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Pete Doherty, Carolyn Holscher, Arnold Karig, Jay Leigh and Glenn Thornburg; also Secretary Douglas Kerr was present.

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

II. Approval of minutes

The next item on the agenda was the review of the minutes of the June 2, 2015 meeting. Mr. Leigh made a motion to approve the minutes and Ms. Holscher seconded the motion. The vote was unanimous in favor of the motion.

III. Home Occupancies

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.

**31 Seagrass Lane**

Mr. Kerr explained that the owner is requesting a special exception to allow the establishment of an interior design business in her home and she would doing office work only at the house, with rarely, if ever, a meeting taking place at the home.

Ms. Holscher asked the applicant if she would have clients coming to the house. The applicant, Ms. Ellen Smith, answered she would typically meet on site not at her house.

Mr. Leigh asked if there would be any signage involved with the business. Ms. Smith answered no.

Mr. Leigh asked if she had been authorized by the Wild Dunes Community Association and Ms. Smith answered that she had been in contact with Wild Dunes and they have indicated that it is not a problem.

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

### **#8- 35<sup>th</sup> Avenue**

Mr. Kerr explained that the next application was a request to allow the establishment of a hardwood floor installation and refinishing business at #8- 35<sup>th</sup> Avenue. He stated that the home would be used for office work only and there would be no business related traffic coming to the house.

The applicant, Mr. Grady Benton, addressed the Board and explained that he really worked out of his truck with his phone, but that his wife would be generating invoices at the home. He stated that all measuring and other work would happen on the construction site.

Ms. Holscher asked the applicant to describe the equipment that would be stored at the house and what signs were involved. Mr. Benton answered that he has an enclosed trailer with no signage and a black pick-up truck that does have a small sign on the rear window.

Mr. Leigh stated that he noticed the sign on the way into the meeting and it could be obscured while at the house. Mr. Kerr stated that no signage, including vehicle signs could be visible at the home. Mr. Benton stated that if he had to remove the sign, he would do so.

Mr. Karig stated that on the application, the applicant had indicated that more than 25% of the floor area of the house would be dedicated to the business and he asked the applicant to explain. Mr. Benton answered that this was an error; the business would not take up any space other than a desk.

Mr. Leigh made a motion to approve the request with the stipulation that all signage be removed, covered or otherwise blocked from view while at the house. Ms. Holscher seconded the motion and the vote was unanimous in favor of the motion.

### **1602 Dunes Boulevard**

Mr. Karig explained that the applicant was not present and the Board typically does not take action without hearing from the applicant. A motion was made, seconded and unanimously approved to grant the applicant a continuance until the next meeting.

### **IV. Adjournment**

With no other business, the meeting was adjourned at 6:05 PM.