

Board of Zoning Appeals
Minutes
March 7, 2017

I. Call to Order

The regular meeting of the Board of Zoning Appeals was called to order on March 7, 2017 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Arnold Karig, Elizabeth Campsen, Pete Doherty, Carolyn Holscher and Glen Thornburg, as well as Secretary Douglas Kerr.

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

II. Approval of Minutes

Ms. Holscher made a motion to approve the minutes of the regular meeting of February 7, 2017 as submitted, and Mr. Thornburg seconded; the motion PASSED UNANIMOUSLY.

III. Home Occupations

Mr. Karig explained that the Board acted as a quasi-judicial body; therefore, all comments made were treated in the same manner as court testimony, meaning that any person who would like to speak to the Board should be sworn in. He then swore in members of the audience who planned to speak.

A. 27 Twin Oaks Lane

According to Mr. Kerr, the applicant was requesting a Special Exception to allow the establishment of a home caretaker business that would be operating from his home at 27 Twin Oaks Lane. The applicant has indicated that the house would be used for office work only and there would be no business-related traffic coming to the house and no outside employees working from the home.

Mr. Karig asked the applicant Mr. Tyson if he wanted to add anything to what has been presented. Mr. Tyson stated that he had been licensed across the street for several years and he had recently moved, so he wanted to be approved for an in-home business at the new location.

Mr. Doherty asked how long he had been in business, and Mr. Tyson answered about four years.

Mr. Doherty made a motion to approve the request. Mr. Thornburg seconded and the motion PASSED UNANIMOUSLY.

B. #24- 23rd Avenue

The next applicant was also seeking a Special Exception to establish a construction business at #24- 23rd Avenue. He stated that the house would be used for office work only, no business-related traffic would be coming to the house and no employees would be hired who would work out of the house.

Mr. Karig asked the applicant if there was anything he wanted to add to the application. The applicant Bruce Adkins stated that he was a residential builder who had retired, but he wanted to maintain the ability to pull building permits if an occasional project came up; therefore, he would like to maintain a business license at his home.

Ms. Holscher asked if there would be any equipment or work trucks kept at the house. Mr. Adkins answered only his person vehicles would be at the house.

Mr. Thornburg asked if there were any signs on vehicles or any other area that would be visible. Mr. Adkins answered no, that there would not be any signs visible.

Ms. Campsen made a motion to approve the request. Mr. Thornburg seconded, and the motion PASSED UNANIMOUSLY.

IV. Adjournment

Mr. Karig explained that he would not be present at the next meeting, so the Vice Chairman would run the meeting.

With no other business, the meeting was adjourned at 5:36 p.m.