

Board of Zoning Appeals
Minutes
May 7, 2013

I. Call to order

Chairman Mike Layman called the regular meeting of the Board of Zoning Appeals to order on May 7, 2013 at 5:30PM 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 April 2, 2013 meeting. Mr. Layman stated that he believed that during the review of the variance request for 107 Charleston Boulevard the point was made that City Council had amended the ordinance to stipulate that financial hardships of the applicant cannot be considered and conditions created by the applicant cannot be considered in granting a variance. Additionally he stated that he believed the applicant stated to the Board during the hearing that the conditions were created by the applicant. Mr. Karig made a motion to defer the approval of the minutes until the next meeting to allow Mr. Kerr to review the recording and revise the minutes. The motion to defer was seconded and unanimously approved.

III. Home Occupancies

Mr. Layman explained that there was a home occupation on the agenda for 25 Duneridge Lane, but the applicant was not present, so he would like to continue that case until the next meeting. A motion was made, seconded and unanimously approved to continue the case until the next meeting.

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 and 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.

66 Morgan Place Drive

Mr. Kerr explained that the applicant was requesting a special exception to allow the establishment of a sewing and crafting business in her home at 66 Morgan Place Drive. He explained that there would be office work, sewing, embroidering and painting of craft projects at the house and no business related traffic would be coming to the house.

Mr. Layman asked the applicant if there was anything she would like to add. Ms. Julie Byrne explained that she had a license to rent her home, "Gator Cottage," and she planned to make and sell craft items. She added that no one would be coming to the house in connection with the business. Mr. Layman asked if there would be any employees. Ms. Byrne answered no.

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Mr. Thornburg asked if any of her equipment made excessive noise. Ms. Byrne answered not any more than a typical sewing machine. Mr. Karig made a motion to approve the application and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

V. Adjournment

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