

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
ZONING BOARD OF ADJUSTMENT MEETING  
November 17, 2015  
6:30 PM**

**I. MEETING CALLED TO ORDER:**

Charles Schoech, Board Attorney called the meeting to order at 6:32pm.

**THE FOLLOWING MEMBERS AND OFFICIALS WERE PRESENT:**

Steven Kvarnberg, Chairperson, Pat Conte, Member; Mark Roberts, Member; Terry Glenn Member; Charles Schoech, Board Attorney; Manny Palacios, Zoning Official; Joan Perron, Recording Clerk.

**II. OATH OF OFFICE:**

Steven Kvarnberg, Pat Conte, Mark Roberts and Terry Glenn

Steven Kvarnberg was appointed Chairperson

**III. APPROVAL OF MINUTES:**

Motion to approve the November 14, 2013 minutes made by Mark Roberts, seconded by Pat Conte.  
Motion carried 4-0.

**IV. SWEARING IN OF WITNESSES:**

**V. DISCLOSURE OF SITE VISIT:**

Mark Roberts and Pat Conte drove by 7114 Venetian Way and 7800 Beta Circle

**VI. APPLICATIONS:**

**ZBA 2015-01**

Donald Swinarski  
7114 Venetian Way  
Lake Clarke Shores, FL 33406

Applicant requested a rear variance of 9' to construct a screen enclosure on an existing slab having a rear setback of 16.0' from the property line with relief from the 25' setback as required in Section 86-350 (a) of The Town's Code of Ordinance.

A. **CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2015-01**

There were 7 notices mailed with 4 being returned, none for or against.

B. **SUMMARY OF APPLICATION 2015-01**

The Applicant sought a 9.0' rear variance to construct a screen enclosure having a rear setback of 16.0' from the property line with relief from the 25' setback as required in Section 86-350 (a) of the Town's Code of Ordinance.

C. **DISCUSSION OF APPLICATION 2015-01**

The Board discussed the request with Donald Swinarski, the applicant. Louis Gonzalez of 7108 Venetian Way spoke in favor of approving the screen enclosure. The Board then discussed the case.

D. **BOARD DECISION 2015-01**

Motion made by Mark Roberts to approve the variance request, seconded by Terry Glenn. Motion carried 4-0 to approve the variance.

**ZBA 2015-02**

Kyle Kromrey / Martina Nethery  
7800 Beta Circle  
Lake Clarke Shores, FL 33406

Applicants requested a front variance of 14.4' to construct a garage having a rear setback of 10.6' from the property line with relief from the 25' setback as required in Section 86-216 (a) (1) of The Town's Code of Ordinance.

A. **CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2015-02**

There were 6 notices mailed with 4 being returned, none for or against.

B. **SUMMARY OF APPLICATION 2015-02**

The Applicants sought a 14.4' front variance to construct a garage having a front setback of 10.6' from the property line with relief from the 25' setback as required in Section 86-216 (a) (1) of the Town's Code of Ordinance.

C. **DISCUSSION OF APPLICATION 2015-02**

The Board discussed the request with Kyle Kromrey / Martina Nethery, the applicants. Anthony Harrington, Architect for 7800 Beta Circle spoke on behalf of applicants. The Board then discussed the case.

D. **BOARD DECISION 2015-02**

Motion made by Mark Roberts to deny the variance. No second, motion died.  
Motion made by Pat Conte to approve the variance. No second, motion died.  
Motion made by Mark Roberts to table the case for town staff to inform board of how many other front garage variance request have been made and how many have been denied.  
Motion seconded by Terry Glenn.  
Motion carried 4-0 to table the case to next meeting.

VII. **OTHER MATTERS TO BE HEARD:**

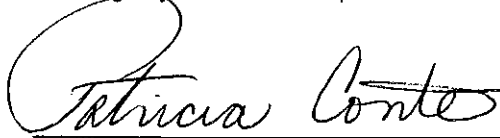
VIII. **DATE FOR NEXT MEETING**

The next Zoning Board of Adjustments Hearing is scheduled for May 12, 2016. Applicants for case 2016-02 decided to postpone their hearing to a later date.

IX. **ADJOURNMENT:**

Motion to adjourn the meeting made by Mark Roberts, seconded by Terry Glenn. Motion carried 4-0.

Meeting adjourned at 7:30 pm.

  
STEVEN KVARNBERG, CHAIRMAN *person*  
*Pat Conte*

  
JOAN E. PERRON, RECORDING CLERK