

MINUTES
TOWN OF LAKE CLARKE SHORES
ZONING BOARD OF ADJUSTMENT MEETING
January 12, 2017
6:30 pm

I. MEETING CALLED TO ORDER:

Charles Schoech, Board Attorney called the meeting to order at 6:30 pm

THE FOLLOWING MEMBERS AND OFFICIALS WERE PRESENT:

Pat Conte, Chairperson; Mark Roberts, Member; Terry Glenn Member; Jessica Fontaine, Member, Charles Schoech, Board Attorney; Manny Palicios, Zoning Official; Joan Perron, Recording Clerk.

II OATH OF OFFICE

Jessica Fontaine

III. APPROVAL OF MINUTES:

Motion made by Mark Roberts, to approve the July 7, 2016 minutes, seconded by Terry Glenn.
Motion carried (4-0).

IV. SWEARING IN OF WITNESSES:

V. DISCLOSURE OF SITE VISIT:

Mark Roberts and Terry Glenn drove by 8324 Pine Tree Lane

VI. APPLICATIONS:

ZBA 2017-01

Ryan Heier
8324 Pine Tree Lane
Lake Clarke Shores, FL 33406

Applicant requested a side variance of 11.0' to construct an addition having a side setback of 4.0' from the property line with relief from the 15.0' setback as required in Section 86-216 (a) (2) of The Town's Code of Ordinance.

A. CORRESPONDENCE / AUDIENCE COMMENTS FOR OR AGAINST APPLICATION 2017-01

There were 8 notices mailed with 6 being returned.

B. **SUMMARY OF APPLICATION 2017-01**

Applicants sought a side variance of 11.0' to construct an addition having a side setback of 4.0' from the property line with relief from the 15.0' setback as required in Section 86-216 (a) (2) of The Town's Code of Ordinance.

C. **DISCUSSION OF APPLICATION 2017-01**

The Board discussed the request with Ryan Heier
Board discussed the application.

D. **BOARD DECISION 2017-01**

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

The setback be adjusted from 4' to 7' 6"
The fence on that side of the property stay in place at 6' high
No window on side of addition
No entrance door on side of addition
Hip roof for addition
No kitchen
Must be kept as single family residence and not separate apartment.

Motion carried 4-0 to approve recommendation for the variance.

VII. **OTHER MATTERS TO BE HEARD**

Council will hear the Zoning Board of Adjustments Case 2017-01 on February 10, 2017.

VIII. **DATE FOR NEXT MEETING**

The next Zoning Board of Adjustments Hearing is TBD.

IX. **ADJOURNMENT:**

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

Meeting adjourned at 7:15 pm.



Patricia Conte, Chairperson



Joan Perron, Recording Clerk