

MINUTES
BOARD OF ADJUSTMENT

January 7, 2015

7:00 p.m.

Commission Chambers
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

Norman Lane
Tony Perricelli
Ryck Hundredmark
Jean Jenner
Dennis McNamara (Excused)

Staff Present

Steven Spraker, Senior Planner
Ann-Margret Emery, Deputy City Attorney
Melanie Nagel, Minutes Technician

II. ADMINISTRATIVE ITEMS

A. Election of Chairperson and Vice-Chair

Mr. Hundredmark moved to appoint Dennis McNamara as Chair. Mr. Perricelli seconded the motion. Vote was called, and the motion unanimously approved.

Mr. Lane moved to appoint Tony Perricelli as Vice Chair. Mr. Jenner seconded the motion. Vote was called, and the motion unanimously approved.

B. Approval of the 2015 Rules of Procedures

Mr. Hundredmark moved to approve the 2015 Rules of Procedures. Mr. Lane seconded the motion. Vote was called, and the motion unanimously approved.

C. Acceptance of the 2015 BOAA Calendar

Mr. Lane moved to adopt the 2015 BOAA Calendar. Mr. Hundredmark seconded the motion. Vote was called, and the motion unanimously approved.

III. APPROVAL OF THE MINUTES

A. December 3, 2014 Minutes

Mr. Hundredmark moved to approve the December 3, 2014 Minutes as submitted. Mr. Lane seconded the motion. Vote was called, and the motion was unanimously approved.

IV. NEW BUSINESS

A. Case No. 15-036: 511 Laurel Drive, pool screen enclosure variance

Mr. Spraker, Senior Planner, City of Ormond Beach stated this is an application for a pool screen enclosure variance at 511 Laurel Drive. Mr. Spraker explained the location, orientation, and characteristics of the subject property and presented the staff report. Mr. Spraker stated staff is recommending approval.

Ms. Mary Perry, 511 Laurel Drive, Ormond Beach, applicant, stated that without the variance, the pool would be closer to the size of a hot tub. They requested the variance so they can have a pool and screen enclosure that would be a fair size.

Mr. Lane stated that he didn't see anything in the packet about contacting abutters. Mr. Spraker stated that there was a place on the application where the abutting property owners had signed and checked that they were for the variance.

Following discussion, Mr. Hundredmark moved to approve the variance as submitted. Mr. Jenner seconded the motion. Vote was called and the motion was unanimously approved.

Mr. Lane questioned if the easement vacation was only for this property or for the whole street. Mr. Spraker stated it was only for a portion of the property which runs along the rear and the side yards.

B. Case No. 15-034: 185A Cardinal Drive, side yard variance

Mr. Spraker, Senior Planner, stated that the applicant for 185A Cardinal Drive could not leave Canada right now and the contractor is out of the country. Our rules and procedures allow the item to be continued to the next meeting. It is unique that the adjoining property owner is here, and Mr. Spraker would like to get the two property owners together to talk and try to resolve the issues prior to next month's Board meeting. Mr. Spraker requested a continuance of the case.

Following discussion, Mr. Jenner moved to continue Case No. 15-034 to the February meeting. Mr. Lane seconded the motion. Vote was called, and the motion was unanimously approved.

Following the vote to continue, the adjoining property owner, Mr. Antonio Ortona, 175B Cardinal Dr, stated that he and his wife would not be able to attend the February meeting, so they want it on record that they object to the proposed addition, because it would put it too close to their bedroom. They would not have opposed it, if it had been a driveway or carport, but don't believe there is enough land to justify the room. These homes are very poorly insulated, and they feel that a living area 15' away from their bedroom is too close.

Mr. Spraker explained that the two property owners have not talked, because they don't live here full time. He would like to get a written statement from Mr. Ortona, stating his objections, which he could pass on to Mr. Stanciulescu.

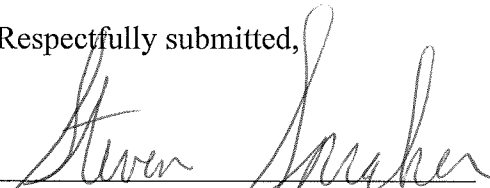
V. OTHER BUSINESS

None.

VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 7:18 p.m.

Respectfully submitted,



Steven Spraker, AICP, Senior Planner

ATTEST:



Tony Perricelli, Vice Chair

Minutes prepared by Melanie Nagel.

Pursuant to section 286-0105, Florida Statutes, if any person decides to appeal any decision made by the board of adjustment with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

All persons appealing to the board of adjustment must be present, or represented at the public hearing scheduled for the consideration of his request. Failure to be present or to be represented, results in the automatic refusal by this board to grant permission for any variance. In order to allow the meeting to proceed in an orderly fashion, the board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for city staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the board.

Persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance and who wish to attend city commission meetings or any other board of committee meeting may contact the city clerk in writing, or may call 677-0311 for information regarding available aids and services.