

Minutes
BOARD OF ADJUSTMENT MEETING
April 25, 2017
REGULAR MEETING 5:00 P.M.

CALL TO ORDER: CHAIRMAN IKE FOUNTAIN

INVOCATION and PLEDGE OF ALLEGIANCE: JOYCE SCHMIDT

Those in attendance were Chair Ike Fountain, Vice Chair Joyce Schmidt, Rick Roach, Irving Spokony,

Also in attendance were Community Development Director Ameer Bailey, and Administrative Assistant Mamie Drane.

Board members absent: Wanda Daley and William Castle

Board member Spokony made a motion to approve the minutes, with amendments, from the February 21, 2017 meeting, seconded by **Board Member Roach**.

BUSINESS ITEMS

- 1) **PUBLIC HEARING: CONSIDER A REQUEST FOR VARIANCE FROM SECTIONS 2.05 AND 2.04.01 (B) OF THE LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE RELATING TO GENERAL REGULATIONS FOR ACCESSORY USES AND STRUCTURES AND DEVELOPMENT STANDARDS, FILED BY CHESTER GARRETT OWNER OF 530 E. GRAPEFRUIT AVE.**

Community Development Director Bailey presented the variance requested by Mr. Chester Garrett. When the original variance was submitted it was just for the screen room at the front of the property, the home addition was to come at a later date. However, to avoid having multiple variance requests on the same property staff advertised for both the screen room and the home addition. When staff visited the site it was realized the home addition variance would actually be a rear setback not a front setback. Mr. Garrett has planned to construct the additions in phases starting with the screen room in the front of the house. To allow the screen room in the front requires a variance from multiple different sections of the City code; section 2.02 is for accessories use in structures, the residential zoning requires the setback on the sides to be fifteen feet. From section h; accessory structures shall not be located forward of the principle building line. Section 2.05 address screen rooms and states they must meet the setbacks. From the Table of Development Standard states for this zoning district, the front setbacks are twenty feet, the rear is twenty feet and the sides are ten feet, and accessory structures are five and fifteen feet.

Board member Roach asked about the recently poured driveway and if someone had pulled a permit.

Vice Chairman Schmidt asked if Mr. Garrett would have to pour more concrete.

Board Member Irving Spokony asked if he will he maintain the existing screen room or will he be taking the tent down.

Albertus Maultsby 745 Lake Swoop Drive speaking on be-half of Mr. Garrett stating any help you can give Mr. Garrett would help the neighborhood as well as Mr. Garrett. When asked about the driveways, he stated that he had poured the driveway that faced Grapefruit Ave. when he owned the property, but **Mr. Garrett** had poured both the driveway facing Lake Swoope Dr. and the pad for the screen room at the same time.

Board Member Rick Roach asked if a permit had been pulled. Staff replied that a permit had not been obtained for the Lake Swoope driveway or the pad. He then asked if Mr. Garrett would be willing to move the screen room to be adjacent to the purposed addition, as opposed to the screen room being isolated in the front yard. The variance for the sixteen by fifteen room is plausible but the sixteen by twelve screen room complicates things. The screen room will be isolated, and noncompliant along with pouring driveways and slabs for screen rooms that might not be allowed, because the City doesn't know if they will anchor and support the structures. He went on to say he was leaning toward tabling the variance till the owner could work with the City and the building official and try and remedy some of the problems that exist.

Board Member Schmidt agrees with **Board Member Roach** about the screen room, being positioned in the front yard, there is no continuity.

Board Member Roach made a motion to table the variance to allow the owner to readdress some of the items of concern. The owner should consider revising his plans so the screen room is contiguous to the addition. The concrete pad could be used for something else, unless the owner can provide proof it's structurally sound enough to anchor and support a screen room, but the owner should work with the City to insure the building code is met and a permit is pulled for the work he has done. The motion was seconded by **Board Member Schmidt**

Chair Ike Fountain asked for if there were any discussions. Then asked for a roll call vote

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| Chair Fountain | Aye |
| Vice Chair Schmidt | Aye |
| Board Member Spokony | Aye |
| Board Member Roach | Aye |

Chair Ike Fountain The board will not be favorable to placing the screen room on the sixteen by twelve foot slab in the front of the property. Which is regrettable because of the expense, but the board would be interested in seeing drawings for a fifteen by sixteen foot room along with plans for the screen room.

Board Member Roach asked why Mr. Garrett was not in attendance.

Community Development Director Bailey stated that Mr. Garrett works takes him out of town and his schedule did not permit him to be in attendance.

Chair Ike Fountain asked if there were any other questions. There were none.

Meeting was adjourned at 5:41

Respectfully Submitted,



Mamie Drane

Administrative Assistant