

TOWN OF LAUDERDALE-BY-THE SEA
BOARD OF ADJUSTMENT MINUTES

Jarvis Hall

Wednesday, July 10, 2013 at 6:30 P.M.

I. CALL TO ORDER

Town Planner Linda Connors called the Town of Lauderdale-By-The-Sea Board of Adjustment (BOA) meeting to order at 6:30 p.m. Members present were Chairperson Gerri Ann Caposto, Verenice Rapaport and Helene Wetherington. Also present were Town Planner Linda Connors and Assistant Town Attorney Kathryn Mehaffey. Town Clerk, Vanessa Castillo, was present to record the minutes of the meeting. BOA members Vice Chairperson Henry Overton resigned, Arthur Franczak and 1st Alternate Helen Swinghammer were absent.

II. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

III. APPROVAL OF MINUTES – BOA Minutes dated June 6, 2012

Helen Wetherington made a motion to approve the minutes of June 6, 2012 as presented. The motion was seconded by Verenice Rapaport. The motion carried 3-0.

IV. PUBLIC COMMENTS

Public Comments were opened. As no one wished to speak, Public Comments were closed.

V. TOWN PLANNER REPORT

VI. NEW BUSINESS

- i Case Number 2013-V-01: Variance Request Application to Allow an Encroachment into the Rear Setback for the Property Located at 112 Commercial Boulevard.

Town Planner Linda Connors explained the reasons for the variance request. She described the documents in the Board's packet. She informed the Board that a representative for the applicant was present. Town Planner Linda Connors answered Verenice Rapaport's question about the variance by bringing her attention to a picture depicting the building built to the setback. She said that no structures were allowed to be built past that building. However, a permit was issued that allowed the dumpster enclosure in the setback area which extends nine feet from the building. She explained what a setback area was and that the dumpster was built where no construction was to occur. The applicant was requesting that they could maintain the dumpster enclosure nine feet into the setback area. So instead of the building having a ten-foot setback, for this structure only, they would only have one foot. As there were no other questions or comments from the Board, the Chairperson opened public comments. No one came forward, so public comments were closed.

Helene Wetherington made a motion to accept the variance as requested. The motion was seconded by Verence Rappaport. The motion carried 3-0.

- ii Case Number 2013-V-02: Variance Request Application to allow an encroachment into the rear and side setbacks for the property located at 4324 North Ocean Drive

Town Planner Linda Connors explained the reasons for the variance request. She described the documents in the Board's packet. She felt that the applicant did an excellent job incorporating Mid-Century Modern architectural detail into the building. In adding the detail, the height to the building increased and was now over 25 feet. This triggered an additional setback requirement for both the side and rear setbacks which she explained. She read three conditions into the record which Staff requested, if the Board recommended approval of the variance. Town Planner Linda Connors said that the applicant was present, if the Board had any questions. Helene Wetherington commented that she was glad to see Mid-Century Modern architectural detail added into the design. Freddie Vivas introduced himself as part of the architectural team and the designer of the building. Verence Rapaport asked the designer for a visual to help clarify the setback. He showed the Board a larger picture and said that they were not changing the massing of the building, just embellishing it and gaining some height. Town Planner Linda Connors said that the building, as it exists, was already in the required setback area. Chairperson Gerri Ann Caposto was answered that the footprint would remain exactly as it was today. It would just look different and be updated with the Mid-Century Modern architecture. Town Planner Linda Connors reiterated that the setback requirements changed because of the added building height. The Chairperson commented that it went from six parking spaces down to five and that they should think of keeping it at six. Town Planner Linda Connors explained that he had to provide handicap parking which was wider. However, the applicant reduced the amount of units and met the parking requirements of code. As there were no other questions or comments from the Board, the Chairperson opened public comments. No one came forward, so public comments were closed.

Helene Wetherington made a motion to accept the variance as requested with the conditions required of Staff. The motion was seconded by Chairperson Gerri Ann Caposto. The motion carried 3-0.

VII. OLD BUSINESS

VIII. UPDATES/BOARD MEMBER COMMENTS

Town Planner Linda Connors commented that they did not receive any applications for an August meeting, so there would not be an August meeting. For any future meetings, she asked the Board Members to let her know if they want to receive their Board Packet by e-mail or delivered as a hard copy.

Town Planner Linda Connors said that if anyone was interested in the open position on this Board, to see the Town Clerk and fill out an application.

IX. ADJOURNMENT

Chairperson Gerri Ann Caposto made a motion to adjourn. The motion was seconded by Helen Wetherington. The motion carried 3-0. The meeting was adjourned at 6:58 P.M.


Chairperson Gerri Ann Caposto

ATTEST:

Date Accepted:

9/30/2013


LC