

Board of Zoning Appeals
Minutes
December 11, 2007

I. Call to order

Chairman Guy Taylor called the regular meeting of the Board of Zoning Appeals to order on December 11, 2007 at 5:30PM in the Building Department Conference Room, 1301 Palm Boulevard. Other members present were Suzanne Galloway, Arnold Karig, Mike Layman and Tom Miller, also the zoning administrator, Douglas Kerr, was present. Mr. Kerr explained that the meeting was advertised in the paper and the agendas for the meeting posted at City Hall in compliance with the Freedom of Information Act. Mr. Taylor noted that the meeting was not posted on the reader boards.

II. Approval of Minutes

The next item on the agenda was the review of the minutes of the October 9, 2007 meeting. Mr. Miller made a motion to approve the minutes as written and Mr. Layman seconded the motion. The vote was unanimous in favor of the motion.

III. Home Occupations

Mr. Taylor explained that the Board acted as a quasi-judicial body and swore in all members of the audience that would be giving testimony.

2405 Hartnett Boulevard

Mr. Kerr explained that the request was for a special exception to allow the establishment of a home office for a house cleaning service at 2405 Hartnett Boulevard. He explained that the applicant has indicated there would be no exterior evidence of a business, no business related traffic coming to the house and no employees working in the residence other than family members.

Mr. Taylor asked if the applicant would have any signage for the business. The applicant, Ms. Rightnour, answered no. Mr. Taylor explained that if people began coming to the house to conduct business, it is very likely that neighbors would call the zoning administrator and she could potentially lose the ability to operate out of the home. Ms. Rightnour answered that she was aware of this and she had no intention of hiring additional people. Mr. Miller asked if she would be cleaning the neighboring church. Ms. Rightnour answered that, yes, she would be cleaning the church as well as some of the other neighboring homes. Mr. Karig made a motion to approve the request and Mr. Layman seconded the motion. The vote was unanimous in favor of the motion.

5827 Back Bay Drive

Mr. Kerr explained that the next request was for a special exception to allow the establishment of a home watch business at 5827 Back Bay Drive. He explained that there would be no exterior evidence of a business, no business related traffic coming to the house and no employees working out of the house.

Mr. Howell, the applicant, addressed the Board and explained that he would be providing out-of-town owners a service of periodically inspecting their home and reporting any issues. Ms. Galloway asked if the business had been named. Mr. Howell responded that the name would be "Island Eyes". Mr. Taylor asked if he would be performing any maintenance work. Mr. Howell answered no, but that he would be able to recommend contacts to do any necessary work and he would open the house up for workers. Mr. Taylor explained that if employees or contacts began coming to the house to conduct business it could lead to losing the ability to conduct business. Mr. Layman made a motion to approve the request and Mr. Karig seconded the motion. The vote was unanimous in favor of the motion.

V. Adjournment

With no other business, the meeting was adjourned at 5:55pm.