

Board of Zoning Appeals  
Minutes  
February 12, 2008

I. Call to order

Chairman Guy Taylor called the regular meeting of the Board of Zoning Appeals to order on February 12, 2008 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.

II. Approval of Minutes

The next item on the agenda was the review of the minutes of the January 8, 2008 meeting. Mr. Karig made a motion to approve the minutes as written and Mr. Miller 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.

**2906 Skinner Boulevard**

Mr. Kerr explained that the request was for a special exception to allow the establishment of an artist painting studio at 2906 Skinner Boulevard. He indicated that the applicant would paint in her home, but that the art would be sold off-site in galleries. Additionally, the application indicated that there would be no business related traffic coming to the residence and no exterior evidence of a business.

Ms. McGill, the applicant, addressed the Board and explained that she was not clear about why she needed to be approved to paint in her house. Mr. Kerr explained that her home was in a residential zoning district and because the art being created would ultimately be sold, the activity is considered a commercial use. He indicated that the City's Zoning Ordinance allowed such commercial uses in residential districts only when approved by the Board of Zoning Appeals as a Special Exception.

Mr. Miller asked if she painted in the home. Ms. McGill answered yes and that she would occasionally go outdoors to paint. Mr. Miller clarified that at no time

would people be coming to the house. Ms. McGill answered that in three years she has only had one visit. Mr. Karig made a motion to approve the request and Mr. Miller seconded the motion. The vote was unanimous in favor of the motion.

IV. Miscellaneous Business

Mr. Taylor explained that at the next meeting the City Attorney or his partner would give a briefing to the Board.

V. Adjournment

With no other business, the meeting was adjourned at 5:45pm.