

Board of Zoning Appeals  
Minutes  
September 5, 2017

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on September 5, 2017 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Elizabeth Campsen, Pete Doherty, Carolyn Holscher and Arnold Karig; Glenn Thornburg was absent; also secretary Douglas Kerr was present.

Mr. Kerr acknowledged that the meeting had been advertised in compliance with State law and the properties had been posted.

II. Approval of minutes

The next item on the agenda was the review of the minutes of the August 1, 2017 meeting. Ms. Campsen made a motion to approve the and Mr. Doherty seconded the motion. The vote was unanimous in favor of the motion.

III. Home Occupations

Mr. Karig explained that the Board acted as a quasi-judicial body and all comments made were treated in the same manner as court testimony; therefore, any person who would like to speak to the Board should be sworn in. He then swore in all members of the audience that would be speaking.

**#4- 9<sup>th</sup> Avenue (decorating)**

Mr. Kerr explained that the applicant was requesting a special exception to allow the establishment of an interior decorating business at her home at #4- 9<sup>th</sup> Avenue. He explained that the home would be used for office work only, that there will be no business-related traffic coming to the house.

Ms. Holscher asked if the applicant went to her clients' houses or if they would be coming to her home. The applicant, Jeannie Pearce, answered that she would be going to her clients' homes.

Ms. Holscher made a motion to approve the request and Ms. Campsen seconded the motion. The vote was unanimous in favor of the motion.

**#4- 9<sup>th</sup> Avenue (financial planning)**

Mr. Kerr explained that he had spoken to the applicant prior to the meeting and he was not able to be present, but he requested that his wife be allowed to represent him at the hearing. Mr. Karig stated that the Board typically did not do this, but if there was nothing in the

ordinance or rules that prohibited it, he would be agreeable to proceeding and if the Board got to a point where additional information was needed, they could continue the case.

Ms. Pearce, the applicant's wife, read a letter from the applicant, Scott Pearce, explaining that he was a financial planning consultant and that the only work that would be taking place at his home would be office work and that no clients would come to the home and there would be no signage or traffic at the house.

Mr. Karig asked Ms. Pearce if she had a signed document from Mr. Pearce authorizing her to represent him. Ms. Pearce answered that she did not have his signature at the time, but she would be happy to provide it after the meeting.

Ms. Holscher made a motion to approve the request upon the applicant providing a signed document to the Zoning Administrator authorizing Ms. Pearce to represent him at the meeting. Ms. Campsen seconded the motion and the vote was unanimous in favor of the motion.

#### IV. Miscellaneous business

Mr. Karig asked about the status of the request that was filed for a life coaching business at #33- 27<sup>th</sup> Avenue. Mr. Kerr explained that the owner of the property called and informed him that the applicant no longer was living at the house and the request was withdrawn.

Mr. Karig asked about the status of the case that had been heard for 3305 Cameron Boulevard regarding an owner occupying a portion of a house while renting out other portions of the house via Airbnb. Mr. Kerr stated that the appeal period for that case expired on August 20<sup>th</sup>, and the applicant had not appealed the Board's decision, so the order was in effect. He stated that he had been informed that the owner had moved out of the house and was continuing to rent the unit out.

#### V. Adjournment

With no other business, the meeting was adjourned at 5:50 PM.