

**TOWN OF OCEAN RIDGE, FLORIDA
BOARD OF ADJUSTMENT MEETING AGENDA**

March 12, 2003

8:30 AM

TOWN HALL MEETING CHAMBERS

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. September 11, 2002

IV. Variance Requests

- A. An application submitted by Orlando and Liliane Sivitilli, 5011 N. Ocean Blvd., Ocean Ridge, Florida 33435, requesting a variance from the provisions of the Land Development code, Article II; District Regulations, Section 26-12; RMM Medium Density Multiple-Family Residential District; Paragraph (d) Property Development Regulations; Sub-Paragraph (2) Minimum Building Setbacks (A) 25' Front Building Setback, and Section 26-10; Single-Family Residential districts; Sub-Paragraph (d) roof, elevation and covering requiring a maximum of 20% flat roof area (also shown in Section 14-32) and Article XIV; Nonconforming and Grandfathered Uses; Section 26-221; grandfathered uses, lots and structures; Paragraph (e) Grandfathered Structures; Sub-Paragraph (1) Alteration, extension, enlargement or expansion to permit 3-6' awnings and 3-3' awnings that would further encroach a maximum of 14.85' and 11.85' into the required 25' front setback, also to permit a flat roof area that would exceed the 20% permitted by 34.8% thereby altering a grandfathered structure by converting a commercial/residential structure into a three unit residential structure. The structure is located at the above described address or generally described as Blocks A,B, & Z Palm Beach Shore Acres PT of Lots 18 & 19 in OR1432 P282 (being lot 13 of unrec pl of Blue Ocean) Blk A (exact legal description located at Town Hall)**
- B. An application submitted by Hilena Fernandez, representing Aida E. Fernandez, 16 Adams Road, Ocean Ridge FL 33435, requesting a variance from the provisions of the Land Development code, Article II, District Regulations, Section 26-12; RMM Medium Density Multiple-Family Residential District; Paragraph (d) Property Development Regulations; Sub-Paragraph (2) Minimum Building Setbacks (a) 25; front setback, (b) 15' side setback, (c) 25' side corner setback, and (d) 15' rear setback, and Article III; Supplemental regulations, Section 26-33; Fences, Walls and hedges (a) requiring maximum 4' height in front or corner side yards bases on the crown of the street at a point directly opposite such point of measurement, and Section 14-27 Floor elevations (b) finished grade of slab shall not be less than 8' to permit construction of a new single family residence (after demolition of duplex) with a 20' front setback, 10' side**

interior setback, 15' side corner setback and a 10' rear setback, also a request for a 6' high wall in the front setback, and lastly to permit a garage at an elevation of 7.5' instead of the required 8'. The structure will be located at 16 Adams Road or legally described as Lot 13 of Ocean Shore Estates Subdivision (exact legal description available in the Clerk's Office).

V. Discuss Procedure to Require Forwarding Administrative Comments to Applicant

VI. Adjournment

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT TOWN HALL AT 732-2635 AT LEAST 2 DAYS PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE.