

TOWN OF OCEAN RIDGE, FLORIDA
BOARD OF ADJUSTMENT MEETING AGENDA
February 8, 2006
8:30 AM
TOWN HALL MEETING CHAMBERS

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. October 12, 2005

IV. VARIANCE REQUESTS

A. An application submitted by Richard Bajakian, 37 Harbour Drive No., Ocean Ridge FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 64, Zoning, Article III; Supplemental Regulations, Section 64-50; Location of exterior residential equipment and accessories, (a) no part of any outside equipment such as pool maintenance units, a/c units or the like shall be exposed or visible from the front of the primary building structure or be placed any closer than ten feet of the side or rear lot line of any lot to permit the installation of a 45000 KW generator to be placed on a 4'x9' concrete pad that would be placed 8" from the side setback. The property is located at 37 Harbour Drive No. or legally described as Lot 18, Ridge Harbour Estates Subdivision (exact legal description located at Town Hall)

B. An application submitted by 6393 North Ocean Blvd., LLC, 11-15 n. 2nd Street, Philadelphia, PA 19106, requesting a variance from the provisions of the Land Development Code, Chapter 64; Zoning, Article III; Supplemental Regulations, Section 66-44; Fences, Walls and Hedges; Paragraph (c) maximum height of 4' in required front yards as measured from the street side of the wall and a maximum height of 6' in the side yard as measured from the lowest grade elevation, Chapter 67; Article III; Technical Codes and Other Construction Standards, Section 67-32; Floor Elevations; Paragraph (c) maximum elevations and Chapter 64; Zoning; Article I; District Regulations; Section 64-1; RSF and RSE Single-Family Residential Districts; Sub-Paragraph (e) roof pitch, elevation and covering providing a maximum flat roof area (less than 4:12 pitch) is 15% of total horizontal ground surface area covered by the roof which may increased to 20% if at least five percent is used a deck, porch or usable outdoor space to permit the construction of a single family residence, detached garage, caretaker quarters and guest bedroom with a total flat roof that would have a finished floor elevation of 19'6" which exceeds DEP's minimum 17.95' +/- requirement, replacing the existing 125.02' of 6' high front wall with a maximum 86' of 6' high front wall, maximum 6' gate (remainder will be 4' high) and also request to replace 58'6" of an existing 3'9" +/- high wall with a +/- 8'9" high wall from the lowest elevation (which is on the applicants' side) on the northeast property line at 6393 North Ocean Blvd. or legally described as the south 125' of north 175' of unnumbered block lying east of Ocean Blvd. in the Boynton Beach Park Subdivision (exact legal description available in Clerk's Office)

V. 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.