

Meeting of the Board of Adjustment of the Town of Ocean Ridge, Florida held on Wednesday, April 11, 2007 at 8:30 AM in the Town Hall meeting chambers.

The meeting was called to order by Chairman Hanna and roll call was answered by the following:

|                   |                |
|-------------------|----------------|
| Terry Brown       | Bernd Schulte  |
| Richard Lucibella | Chairman Hanna |

Atty Spillias was present representing the Town.

### III. APPROVAL OF MINUTES

#### A. March 14, 2007

Mr. Schulte moved to adopt the March 14, 2007 minutes, seconded by Mr. Brown.

Motion carried – Yea (4)

### IV. VARIANCE REQUESTS

1. An application submitted by Randall Stofft Architects, PA, 42 N. Swinton Ave., Suite 1, Delray Beach FL 33444, representing the owner, Sami & Norma Dagher, 6000 N Ocean Blvd., Ocean Ridge FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 67; Article III; Technical Codes and Other Construction Standards, Section 67-32; Floor Elevations; Paragraph (c) maximum elevations to permit the construction of a single family residence with a finished floor elevation (FFE) of 18' which exceeds the maximum 15.65' permitted by the Town Code, however, the existing structure that will be demolished is currently at 23.8' FFE at 6000 North Ocean Blvd. or legally described as the south 100' lying W of SR A1A, Tract 38, Amended Plat of Boynton's Subdivision (exact legal description available in Clerk's Office)

Town Clerk Hancsak read the variance application by title and advised that all fees had been paid and no additional correspondence had been received. The applicant was present.

At this point all the board members disclosed whether they had previously reviewed the site and Chairman Hanna stated that he had briefly spoken with the applicant.

Any individuals planning on giving testimony were sworn in.

Because there was no one from the public present, both the applicant and town waived reading the Justification of Application responses and staff comments (which recommended approval of the request). The correspondence is part of the permanent file.

Randall Stofft, architect and agent for the property owner, commented that he did not feel the code addresses this type of site considering the existing elevations and felt the request was a common sense issue. He added that his client wanted to lower the overall elevation

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to reduce the rise up to the structure. He concluded by stating that he felt the proposed elevation would be more pleasing to the Town.

Mr. Manuel Palacios, Zoning Official for the Town, stated that he agreed with Mr. Stofft in that lowering the elevation makes more sense. Town Clerk Hancsak added that the plans have been reviewed and approved contingent on this approval.

Mr. Dagher, property owner of 6000 N Ocean Blvd., submitted a letter from his neighbor, Dr. Luis Galainena, 5930 N Ocean Blvd., to the Town Clerk that stated he had no objection to the variance request.

There was no public comment and the board went into executive session.

Mr. Lucibella moved to approve the variance request as submitted. Mr. Schulte seconded the motion.

Motion carried – Yea (4).

V. Adjournment

The meeting was adjourned at approximately 8:40 A.M.

ATTEST:

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Town Clerk

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Chairman Hanna  
Terry Brown  
Richard Lucibella  
Bernd Schulte