

Meeting of the Board of Adjustment of the Town of Ocean Ridge, Florida held on Wednesday, September 12, 2012 at 8:30 AM in the Town Hall meeting chambers.

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

Betty Bingham	Jeff Lee
Bruce Gimmy	Donald MaGruder
Vice Chairman Lucibella	

Atty Baker was present representing the Board.

III. APPROVAL OF MINUTES FROM JANUARY 11, 2012

Mrs. Bingham moved to adopt the minutes from January 11, 2012. Mr. Gimmy seconded the motion.

Motion carried – Yea (5).

- A. An application submitted by Jean K. Burling Trust, 20 Lang Road, Cornish NH 03745-4209, requesting a variance from the provisions of the Land Development Code, Chapter 67; Buildings and Building Regulations, Article III; Technical Codes and Other Construction Standards, Section 64-32; Floor Elevations; (a) Floor Elevations; (5) Requiring that all enclosed areas, including garages, shall have a minimum finished floor elevation of not less than 8' above zero elevation (NGVD) to permit the construction of a single family residence with only the attached garage portion with a finished floor elevation of 6.5' above elevation zero, however; the garage would meet FEMA requirements by adding approved "flood vents" located at 7 Osprey Drive or legally described as Lot 8 of Tropical Shores Subdivision (exact legal description available in the Clerk's Office)

Town Clerk Hancsak read the application by title and advised that all fees had been paid and that no additional correspondence had been received. She asked the board if any of the members had any communication with the applicants or representative to which they advised they had not and Mr. MaGruder and Mrs. Bingham confirmed that they had reviewed the site. At this point all those planning on providing testimony were sworn in.

Town Clerk Hancsak advised that there were no members of the public in the audience other than Atty Kaleel and Gary Eliopoulos, Architect, representing the property owner. She advised that the Town could waive the reading of the Justification of Application and Administrative Comments into the record (the documents are part of the file) to which the Board agreed. She also advised that at the regular meeting on Sept. 10, 2012 the Town Commission passed Ordinance #599 on first reading to actually permit garages with a lower floor elevation provided its meets the FEMA and Florida Building Code guidelines. She added that second reading would take place on Oct. 1, 2012, however; the applicants did not want to wait that long and decided to seek the variance.

The Board concurred that a presentation was not necessary based on the above facts.

MEETING OF THE BOARD OF ADJUSTMENT HELD ON SEPT. 12, 2012

There being no public comment, the Board was declared into executive session.

All of the members agreed that based on the testimony by the Town Clerk they had no issues with granting the variance.

Mrs. Bingham moved to approve the variance as submitted. Mr. Gimmy seconded the motion.

Motion carried – Yea (5).

Town Clerk Hancsak advised that a letter would be forthcoming from the Town.

- B. An application submitted by Martin Gross & Deirdre Sheerr-Gross, Trustees, 1452 Little Sunapee Road, New London NH 03257, requesting a variance from the provisions of the Land Development Code, Chapter 67; Buildings and Building Regulations, Article III; Technical Codes and Other Construction Standards, Section 64-32; Floor Elevations; (a) Floor Elevations; (5) Requiring that all enclosed areas, including garages, shall have a minimum finished floor elevation of not less than 8' above zero elevation (NGVD) to permit the construction of a single family residence with only the attached garage portion with a maximum lowest finished floor elevation of 6' above elevation zero, however; the garage would meet FEMA requirements by adding approved "flood vents" located at 8 Osprey Drive or legally described as Lot 14 of Tropical Shores Subdivision (exact legal description available in the Clerk's Office)

Town Clerk Hancsak read the application by title and advised that all fees had been paid and that no additional correspondence had been received. She asked the board if any of the members had any communication with the applicants or representative to which they advised they had not and Mr. MaGruder and Mrs. Bingham confirmed that they had reviewed the site. At this point all those planning on providing testimony were sworn in.

Town Clerk Hancsak advised that there were no members of the public in the audience other than Atty Kaleel and Gary Eliopoulos, Architect, representing the property owner. She advised that the Town could waive the reading of the Justification of Application and Administrative Comments into the record (the documents are part of the file) to which the Board agreed. She also advised that at the regular meeting on Sept. 10, 2012 the Town Commission passed Ordinance #599 on first reading to actually permit garages with a lower floor elevation provided its meets the FEMA and Florida Building Code guidelines. She added that second reading would take place on Oct. 1, 2012, however; the applicants did not want to wait that long and decided to seek the variance.

The Board concurred that a presentation was not necessary based on the above facts.

There being no public comment, the Board was declared into executive session.

All of the members agreed that based on the testimony by the Town Clerk they had no issues with granting the variance.

MEETING OF THE BOARD OF ADJUSTMENT HELD ON SEPT. 12, 2012

Mrs. Bingham moved to approve the variance as submitted. Mr. MaGruder seconded the motion.

Motion carried – Yea (5).

Town Clerk Hancsak advised that a letter would be forthcoming from the Town.

VI. Adjournment

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

ATTEST:

Town Clerk

Vice Chairman Richard Lucibella
Betty Bingham
Jeff Lee
Bruce Gimmy
Donald MaGruder