

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING HELD IN THE
COUNCIL CHAMBERS, MARCH 10 2010, AT 6:00 P.M.

Chairman Veaner called the meeting to order at 6:00 p.m. Roll was called. The following members were in attendance: Chairman Joseph Veaner, Andrew Hornik, Lindsey Walter, Michael LaCoursiere, City Manager Mo Thornton, Attorney Keith Davis, City Clerk Jude M. Cochran, John Foster, petitioner for 325 Villa Drive South, Chris Betancourt of Miller Legg, Skip Marsh and Michael Schubert of JFK Medical Center and Rich Tracht of Glidden, Petitioners for JFK Medical Center 180 JFK Drive. Vice Chair Charlane Macon and Richard Miller were absent. Mayor Fernandez arrived at 6:05 pm.

Attorney Davis swore in those wishing to speak.

Chairman Veaner stated that the case for hearing was ZV-10-01: Variance from Sec. 15-5(f)(4)b. of the City Zoning Code to permit renovation of the existing single family dwelling by constructing an addition onto the rear of the structure which will encroach 3 feet into the minimum required 20 foot rear setback. The subject property is located in the R-1 zoning District at 325 Villa Drive South.

John Foster petitioner presented his request for a variance to the board.

Following a brief discussion a motion was made by Michael LaCoursiere to grant a variance of three feet. Lindsey Walter seconded the motion. Motion carried 5-0.

Chairman Veaner stated that the case for hearing was ZV-10-02: Variance from Sec. 15-5(k)(6) of the City Zoning Code to permit construction of a new three (3) story, forty (40) foot high office building where the code allows a maximum of two (2) stories and twenty (20) feet in height; and from Sec. 15-3 (13.2) of the City Zoning Code to permit use of parking spaces of 9x18 feet where the code requires that spaces be 180 square feet. The subject property is located in the CO zoning district at 180 JFK Drive.

Chris Betancourt from Miller Legg, Rich Tracht of Glidden presented JFK Medical Center's request for a variance. Mike Schubert of JFK Medical Center was also present to answer questions.

Michael Dahlgren commented on the landscaping and parking and would like to see angled parking and one way traffic width instead of the proposed two way lanes. He was also concerned there is less buffer width between the residents and the proposed building than what exists now. He requested that the board consider palm trees in the landscape buffer rather than oak trees. Craig Mitchell discussed the location of the dumpster.

Following discussion, a motion was made by Michael LaCoursiere to accept the plan as submitted with the condition that the dumpster be moved and that the desire for palm trees in the buffer landscape is communicated to the Architectural Review Committee. The Motion was seconded by William Mitchell. Motion carried 5-0.

The meeting was adjourned at 6:50 p.m.

Jude M. Cochran
City Clerk

Note: A mechanical recording has been made of the foregoing procedures of which these minutes are a part, and is on file in the office of the City Clerk.