

PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE TYPE 1-B
STAFF PUBLIC MEETING

Thursday, February 21, 2008
09:05 a.m. - 09:14 a.m.
2300 North Jog Road
West Palm Beach, Florida 33411

Reporting:

Annette Stabilito
PBC Zoning Secretary

A T T E N D E E S

Larry Roberts, Professional Engineer

Alan Seaman, Principal Site Planner

Aaron Taylor, Site Planner I

Lauren Benjamin, Site Planner I

Juanita James, Zoning Technician

Annette Stabilito, Secretary

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P R O C E E D I N G S

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 09:05am. Alan Seaman, Principal Site Planner, opened the meeting. He began the meeting asking the Administrative Approvals Secretary for confirmation of the 300ft manifest. These are notices that are mailed to the neighbors that are affected by the variance requests, informing them of this public meeting. This information was confirmed by the Secretary, Annette Stabilito, who stated that items were entered into the Mailstream of US Certified Letters on January 30, 2008.

Mr. Alan Seaman, opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

Mr. Seaman explained the following: "For those of you that are not familiar with how staff conducts our business, the Agenda is divided in two parts, the Consent and Regular Agenda. Items on the Consent Agenda are items that have been approved by staff, the applicant agrees with the conditions and there is no opposition from the public. If there is opposition from the public, or the applicant does not agree with the conditions, an item can be re-ordered to the Regular Agenda. If an item is on the Consent Agenda and remains on the Consent Agenda, the variance is approved and the applicant is free to leave. The next part of the Agenda is the Regular Agenda. That consist of items that have been removed from Consent, or items that have opposition from the public, or the applicant does not agree with the conditions that staff has imposed. Staff will introduce them and the applicant will have an opportunity to give their presentation and then staff will give theirs. Then the public portion of the meeting is open and staff will hear from the public".

It was also informed that "if any information or documents is presented to staff at the meeting from the public, or the applicant provides additional information that may affect staff's decision, a thirty day (30) postponement may be requested to allow staff time to review the new information".

Mr. Seaman then proceeded asking staff if there were any changes to the Agenda, and there were none.

The first item on the Agenda are **Withdrawn Items**, which there were none.

The next item on the Agenda are **Postponed Items**, which there were none.

Item # **AVB2008-00013** ABC Building Associates, agent, for Mark and Madeline Asofsky, owners. The property is located at 10247 El Caballo Court, approx. .26 mile west of State Road 7 on East Caballo Court, in the Tierra Delray Subdivision, in the RE Zoning District. (Pet. 1977-185).

Alan Cutler with ABC Buiding Associates, the agent, was present, representing the owner. Mrs. Madeline Asofsky, the owner, was also present.

The variance request is to allow an accessory dwelling to encroach into the required side interior setback.

The applicant's justification statement reads as follows:

JUSTIFICATION STATEMENT

"The existing detached garage with a 2nd story was submitted as part of the overall building permit application when the building permit was ready to pick up the building department told me that I would need a variance to build the 2nd story on top of the existing co'd detached garage, I can remodel and build the rest of the house but I have to get the variance 1st before I can touch this detached existing garage. The main house is under construction and moving along, all along adding this 2nd story was no issue then after all the planning and plans and permit submittals this happens, so we are in for the variance type 1 B".

Staff recommended approval of the variance with **four (4) conditions**. The applicant agreed on the conditions and there were no members from the public in opposition or approval of the variance. Therefore, based on the applicant's justification, staff approved the variance.

The next item on the Agenda is actually the **first item on Regular Agenda**.

Item # **AVB2007-01854** Sabrina Bollinger and William Grasso, owners. The property is located at 1833 Circle Dr., approx. 0.5 mile East of Ellison Wilson Road at Circle Drive within the Pleasant Ridge Subdivision in the RH Zoning District Pet. 2007-337).

The variance request is to allow a single family dwelling addition to encroach into the both required side interior setbacks.

Staff received a letter from the owners requesting a postponement from today's meeting. The letter was read into the record by Mr. Seaman; the letter reads as follows:

"We, Sabrina Bollinger and William T. Grasso, Jr., would like to apply for an extension for our zoning variance request AVB2007-1854. We would like to utilize this extension to disclose alternate structural reasons that would substantiate our request for the variance.

We have been relying on our architect to produce the information required by the zoning department. Our architect has not been responsive in a timely manner. We have also focused attention on reviewing records and information from other homes within our area with possible deviations from existing building codes. We were not informed initially that structural reasons were required at application submittal time. We believe we have tried to comply within the limited time available and would like to request additional time. Thank you for your consideration".

Staff justified the request for a postponement, therefore, moved the item to **postponed** items and postponed the item for a period of 30 days. The next variance meeting is scheduled for Thursday, March 20, 2008.

There were no other items on Regular Agenda. Therefore, the meeting was adjourned at 09:14am.

Based on Article 2.A.1.D of the Unified Land Development Code (ULDC) and the applicant's ability to meet the criteria pursuant to Article 2.A.1.F of the ULDC, the Administrative Variance Public Meeting Staff approved the variance that was requested under consent agenda at their **February 21, 2008** Variance Public Meeting.

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