

**MINUTES
TOWN OF LAKE CLARKE SHORES
VIRTUAL ZONING BOARD OF ADJUSTMENT MEETING
JANUARY 20, 2021
6:30 P.M.**

1. Call to Order

The meeting was called to order at 6:37 pm

2. Roll Call

The following members and officials were present:

Jonathan Maples; Jessica Fontaine; Mike Wade; Brenda Hockman; Steven Quattrocchi (arrived at 6:40) ; Charles Schoech, Board Attorney; Mery Ramirez, Record Clerk; Manny Palacios, Zoning Official.

3. Pledge of Allegiance

Mr. Jonathan Maples led the Pledge of allegiance.

4. Oath of Office

Steven Quattrocchi took the oath of office upon his arrival after Ms. Vasseur made her presentation.

5. Approval of Agenda

Motion made by Mr. Wade to approve the agenda, seconded by Ms. Fontaine; Motion approved (4-0).

6. Approval of Minutes

A. Approval of the Minutes of the November 12, 2020 Zoning Board of Adjustment Meeting

Motion made by Mr. Wade to approve the November 12, 2020 Minutes, seconded by Ms. Hockman; Motion approved (4-0).

7. Swearing in of Witnesses by Attorney

Mr. Schoech swore in the witnesses.

8. Disclosure of Site Visit

Chairman Maples and Ms. Hockman drove by the property. Ms. Fontaine noted that she drove by the property. Mr. Wade has been by several times.

9. Application

ZBA 2021-01

CDV Projects Inc., Claudine Vasseur
6904 Venetian Way
Lake Clarke Shores, FL 33406

Applicant is requesting an eighteen foot front variance and a two and a half foot side variance to construct a carport having a seven foot setback from the front property line and a seven and a half foot variance from the side property line, with relief from the twenty five foot setback from the front property line and 10 foot setback from the side property line required in Section 125-295(1) and 125-295(2) of the Town's Code of Ordinances.

Ms. Vasseur noted that she owns a car and does not have a garage to store her car in. She is requesting the variance to construct a carport on the front and side of her home to protect her car from the sun. She does not have the space in a different location on property and took consideration of the aesthetic of the home. She has a letter of consent from one of her neighbors that were included in the packet. She noted that the carport is well made and engineered and the carport would be an upgrade to the property.

Mr. Palacios, Zoning Official, noted that Town staff met with Ms. Vasseur on November 30, 2020 to review the application. Mr. Palacios also noted that staff has no recommendations at this time.

A. Correspondence/Audience comments for or against application 2020-01:

There were 6 notices sent certified mail with 4 being signed for.

1. Verbal Questions/Comments -

Board Members noted that Ms. Vasseur is requesting an eighteen foot variance from the front property line and a two and a half foot variance from side property line to place the carport seven feet from the front property line and seven and a half foot from the side property line.

The Board discussed having the carport remain an open structure, cannot enclose other than the four posts, can add lattice on side and rear of carport.

2. Emailed Questions/Comments - The Town received 0 emails.

3. Written Questions/Comments - One neighbor provided Ms. Vasseur a letter in support of the carport, which was attached to the variance application.

B. Summary of application 2020-01:

The Applicant requested an eighteen foot variance from front property line and two and a half foot variance from side property line to construct a carport having a seven foot setback from the front property line and seven and a half foot setback from the side property line, with relief from the 25 foot front setback and 10 foot side setback as required in Section 125-295 (1) and Section 125-295 (2) of the Town's Code of Ordinances.

C. Board discussion 2020-01:

The Board noted that as long as the carport remains open with exception to wood lattice in rear of structure and remains in good repair, there would not be a problem with granting the variance.

D. Board decision 2020-01:

Motion made by Ms. Fontaine to approve the variance as requested by the applicant to construct an open carport, having a seven foot setback from the front property line and seven and a half foot setback from the side property line, that must remain as a carport and cannot be enclosed except for the four posts and open lattice on rear or side of the carport, seconded by Mr. Quatrocchi; Motion carried (4-1) with Board Member Hockman opposed.

It was noted that the request for variance will be heard by the Town Council during the February 9, 2021 Town Council Meeting.

10. Other Matters to be Heard

None

11. Date for Next Meeting

To be determined

12. Adjournment

Motion made by Mr. Wade to adjourn the meeting at 7:50 PM, seconded by Ms. Fontaine; Motion approved (5-0).

Jonathan Maples, Chairperson

Mery Ramirez, Recording Clerk