

**BOARD OF ADJUSTMENT MINUTES
THURSDAY, MAY 3, 2007, 5:53 P.M.
CITY COMMISSION CHAMBERS**

A regular meeting of the City of Delray Beach Board of Adjustment was called to order by Board Liaison, Venice Cobb, in the City Commission Chambers at 5:30 p.m. on Thursday, May 3, 2007.

1. ROLL CALL SHOWED:

Present:	Mel Pollack	Absent:	Clifton Miller
	Sigurdur Hardester		
	Harvey Starin		
	Lisa Shaheen		

Also Present: Terrill Barton, Assistant City Attorney
Al Berg, Assistant Director, Community Improvement

At this time, Chairperson Mel Pollack reviewed the quasi-judicial rules.

Board Liaison, Venice Cobb, swore in those individuals who wished to give testimony for Petition No. 977.

There were no ex parte contacts by any Board member.

2. APPROVAL OF MINUTES:

Mr. Starin moved to approve the minutes from the meeting of January 4, 2007, seconded by Ms. Shaheen. Said motion passed unanimously.

3. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Ms. Shaheen made a motion to re-elect Mr. Pollack as Chairperson, seconded by Mr. Starin. Said motion passed unanimously.

Mr. Pollack made a motion to re-elect Mr. Starin as Vice Chairperson, seconded by Mr. Hardester. Said motion passed unanimously.

4. PUBLIC HEARING:

A.	Applicant:	Ms. Oneida Rodriguez	<u>PETITION No. 977</u>
	Premises:	118 Central Avenue	
	Request:	Requesting approval to allow parking within the front yard setback for a new addition.	

Mr. Al Berg, Assistant Director of Community Improvement, stated that the applicant is seeking a variance to Section 4.6.9 (C)(2)(a) to allow a front yard setback of 7' where 25' are required for parking of vehicles in the front of the home. The code prohibits parking in the area of the front yard setback. The property is 50' wide and 125' deep located in a Special Activities District. The applicant has proposed to build an addition on the front of the house which will create a situation where the vehicles parked in the driveway will be in the 25' setback. The code states that parking may be located in the front or street side

setback for single family residences. The proposed renovation will allow room for one vehicle in the garage and the remaining vehicles can be parked in the driveway. Staff recommends approval of the request for variance.

Mr. Starin moved to approve the request for a variance based upon positive findings pursuant to Sections 2.4.7 (A)(5)(a-f) in the Land Development Regulations for the City of Delray Beach, seconded by Mr. Hardester. Said motion passed 5-0.

At this time, someone from the public arrived regarding the request for variance. Mr. Berg explained that the variance was approved.

4. COMMENTS AND INQUIRIES ON NON-AGENDA ITEMS:

A. Board Members

Mr. Starin stated that he has noticed a lack of agenda items.

Mr. Berg stated that residents/business owners are building within the code.

B. Assistant City Attorney
None.

There being no further business, Mr. Pollack, Chairperson declared the meeting adjourned at 5:53 p.m.

Venice Cobb, Executive Assistant/Board Liaison

The undersigned is the Secretary of the Board of Adjustment of Delray Beach and the information provided herein is the minutes of the meeting of said Board of May 3, 2007, which minutes were formally approved and adopted by the Board on _____.

Venice Cobb, Executive Assistant/Board Liaison

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the Board of Adjustment. They will become official minutes only after review and approval, which may involve some amendments, additions or deletions.