

**AMENDED MINUTES FOR THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT
MARCH 27, 2006
6:00 P.M.**

Members Present: Mike Hattaway, Chairman; Dan Bushrui, Alan Rozon, Tom O'Daniel and Mike Bass

Staff Present: Kathy Fall, Principal Planner; Ian Sikonia, Planner; Kathleen Furey -Tran, Assistant County Attorney; Patty Johnson, Senior Staff Assistant

Mr. Hattaway, Chairman; called the meeting to order at 6:00 P.M. Mr. Hattaway then explained the method by which the meeting would be conducted, rules for voting and appealing decisions.

CALL TO ORDER

CONTINUED ITEM

1. **1304 PALM DRIVE** – Jolan Stoltz, applicant; Request for side street setback variance from 25 feet to 10 feet for an existing shed in the R-1AA (Single-Family Dwelling District); Located on the east side of Holliday Avenue; adjacent to the intersection of Holliday Avenue and Palm Drive; (BV2006-008).

Ian Sikonia, Planner

THIS ITEM WAS MOVED TO THE END OF THE AGENDA

2. **1620 FOREST HILL WAY** – Dale Baumann, applicant; Request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District); Located on the northwest corner of Cochran Road and Forest Hill Way; (BM2006-006).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that at the February 27, 2006 public hearing the Board of Adjustment continued the request in order to research the trend of development in the area. She further stated that the applicant was requesting the permanent placement of a 2006 double wide mobile home to replace an existing 1988 single wide mobile home. She also stated that a special exception for the placement of the existing single wide mobile home was granted in 1988 for six months. She lastly stated that staff did not recommend the permanent placement of the replacement mobile home.

Dale Baumann stated that he bought the property in November of 2000. He further stated that the existing mobile home can not be seen from the road. He also stated that he would be going from a single wide to a new double wide mobile home. He lastly stated that he wanted to make the property better.

Mr. Rozon made a motion to approve a 2006 mobile home for the life of the mobile home.

Mr. Bass seconded the motion.

The motion passed by unanimous consent (5-0).

CONSENT ITEMS

5. **DUNBAR STREET (LOT 1)** – Doris Justice & Connie Reid, applicants; Request for (1) a lot size variance from 8,400 square feet to 6,850 square feet; and (2) a width at the building line variance from 70 feet to 50 feet; (3) a side yard setback variance from 7.5 feet to 5 feet; and (4) a side street setback variance from 25 feet to 15 feet for a proposed home in the R-1 (Single-Family Dwelling District); Located at the southwest corner of the intersection of Dunbar Street and Central Street, approximately 600 feet east of the intersection of Jackson Street and Dunbar Street; (BV2006-028).

Ian Sikonia, Planner

6. **DUNBAR STREET (LOT 2)** – Doris Justice & Connie Reid, applicants; Request for (1) a lot size variance from 8,400 square feet to 6,850 square feet; and (2) a width at the building line variance from 70 feet to 50 feet in the R-1 (Single-Family Dwelling District); Located on the south side of Dunbar Street, approximately 500 feet east of the intersection of Jackson Street and Dunbar Street; (BV2006-029).

Ian Sikonia, Planner

Mr. Bass made a motion to approve Consent Items 5 and 6.

Mr. O'Daniel seconded the motion.

The motion passed by unanimous consent (5-0).

PUBLIC HEARING ITEMS

Items 3 & 4 were removed from the Consent Agenda and placed with the Public Hearing Items.

3. **PINE STREET (LOT 13)** - Scott Ryan, applicant; Request for (1) minimum lot size variance from 43,560 square feet (1 acre) to 8,250 square feet (0.2 acre); (2) minimum lot width at the building line variance from 150 feet to 75 feet; (3) side yard setback variances from 10 feet to 7 ½ feet; and (4) front yard setback variance from 50 feet to 25 feet for a proposed single-family home in the A-1 (Agriculture District); Located on the north side of Pine Street, approximately 0.10 miles west of the intersection of Palm Drive and Pine Street; (BV2006-031).
Kathy Fall, Principal Planner

4. **CASS AVENUE (LOT 4)** - Scott Ryan, applicant; Request for (1) minimum lot size variance from 43,560 square feet (1 acre) to 8,250 square feet (0.2 acre); (2) minimum lot width at the building line variance from 150 feet to 75 feet; (3) side yard setback variances from 10 feet to 7 ½ feet; and (4) front yard setback variance from 50 feet to 25 feet for a proposed single-family home in the A-1 (Agriculture District); Located on the north side of Pine Street, approximately 0.10 miles west of the intersection of Palm Drive and Cass Avenue; (BV2006-032).
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the properties for Items 3 and 4 and stated that the applicant proposes to construct 2 single-family homes on vacant lots that fail to meet the minimum lot size, minimum width at building line and minimum setback requirements of the A-1 zoning district. She further stated that Policy FLU 3.2, adopted on September 11, 1991, states the county shall reduce uses that are inconsistent with community character by requiring the combining of lots. Cassa Villa Heights platted lots have been developed into single-family lots without the requirement of combination, therefore the request would not be inconsistent with the community character. She then stated that the aforementioned circumstances comprise a hardship, for which the applicant is not responsible. She lastly stated that staff recommended approval of the request.

Scott Ryan stated that because of the sizes of the lots in this area he has to apply for variances to build on the lots. He also stated that he has received approval from the Board of Adjustment for other clients in the area in order to build.

Mr. Rozon made a motion to approve the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

7. **5200 OHIO STREET** – Steven McNamee, applicant; Request for a side street setback variance from 25 feet to 0 feet for an existing fence in the R-1 (Single-Family Dwelling District); Located on the corner of Walnut Avenue and Ohio Street, approximately 600 feet east of the intersection of Seminole Avenue and Walnut Avenue; (BV2006-018).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that a notice of violation from the Seminole County Building Division was issued on November 18, 2005 for the existing fence. He further stated that the applicant submitted plans for the fence to the building Division on December 16, 2005. He lastly stated that there was no record of prior variances having been granted for this parcel.

Steven McNamee stated that he had a chain link fence that he made into a privacy fence which is in line with his neighbor fence. He then explained the lay out of the area and stated that there are other privacy fences on corner lots in the neighborhood.

Mr. Bushrui made a motion to approve the request.

Mr. O'Daniel seconded the motion.

The motion passed by unanimous consent (5-0).

8. **5761 OAK LAKE TRAIL** – Michelle & Reginald Young, applicants; Request for a rear yard setback variance from 30 feet to 17.4 feet for a proposed addition in the R-1AA (Single-Family Dwelling District); Located at the northeast section of the intersection of Aloma Lake Run and Oak Lake Trail; (BV2006-019).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicants are proposing to build a 300 square feet addition onto the rear of their single-family home in the Aloma Woods Subdivision. He further stated that the applicants had submitted four (4) letters in support of the addition. He then stated that there was currently no code enforcement or building violations on the property. He lastly stated that there was no record of prior variances granted for the property.

Reginald Young stated that the addition would be for his wife mother, who currently lives in Jacksonville, Florida. He further stated that his mother-in-law has numerous health problems, which is a hardship and to prevent his wife from traveling back and forth to Jacksonville, they would like to provide his mother-in-law with her own space and independence.

Vernon Thompson stated that he was the Contractor and he wanted to show the Board how the addition would look on the property. He then showed the Board a picture of the proposed addition and how it related to the house.

Mr. Bass made a motion to approve the request.

Mr. Rozon seconded the motion.

The motion passed by unanimous consent (5-0).

9. **1043 MANCHESTER CIRCLE** – Donald & Mary Banks, applicants; Request for a rear yard setback variance from 30 feet to 25 feet for a proposed addition in the R-1A (Single-Family Dwelling District); Located on the south side of Manchester Circle, approximately ¼ mile north of the intersection of Princess Gate Boulevard and Manchester Circle; (BV2006-020).

Ian Sikonia, Planner

Ian Sikonis introduced the location of the property and stated that the applicants are proposing to construct a 400 square foot addition to there existing 1,600 square foot single-family home. He further stated that the applicants had submitted plans for the addition to the Building Division on January 4, 2006. He then stated that there was currently no building, or code enforcement violations for the property. He lastly stated that there was no prior record of variances granted for the property.

Donald Banks stated that the additional space would be used for an in-law bedroom when his wife parents come to visit and also a game room for his daughters.

Mr. Rozon made a motion to approve the request.

Mr. Bass seconded the motion.

The motion passed by unanimous consent (5-0).

10. **213 TEMPLE AVENUE** – Allan Williams, applicant; Request for a rear yard setback variance from 30 feet to 7.5 feet for an existing shed in the R-1 (Single-Family Dwelling District); Located on the south side of Temple Avenue, approximately 300 feet west of the intersection of Jaffa Drive and Temple Avenue; (BV2006-025).
Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated the applicant constructed a 20' x 12' shed without a building permit. He further stated that a notice of violation from Code Enforcement was issued on May 11, 2005. He then stated that the applicant submitted plans to the Building Department on September 14, 2005 for the existing shed. He lastly stated that there was no prior record of variances granted for the property.

Allan Williams stated he represented the owner and he prepared the plans for the shed that was submitted to the Building Department. He further stated that he was told he needed to apply for a variance to keep the shed in its current location. He lastly stated that the applicants were not aware that they needed to apply for a permit before they constructed the shed.

Mr. Bushrui asked how high the shed was.

Allan Williams stated about 12 feet.

Mr. O'Daniel asked if Allan Williams constructed the shed.

Allan Williams stated no, he then stated that he designed the building so the plans could be submitted to the Building Department.

Mr. Rozon made a motion to deny the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

11. **3800 WIMBLEDON DRIVE** – Donald Davenport, applicant; Request for a rear yard setback variance from 5 feet to 0 feet for an existing pool screen enclosure in the A-1 (Agriculture District); Located on the north side of Wimbledon Drive, approximately ¼ mile west of the intersection of Markham Woods Road and Wimbledon Drive; (BV2006-027).
Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant request to replace the existing screen enclosure which was constructed in 1985. He further stated that the applicant had received approval from the Shannon Homeowners Association for the proposed screen enclosure on February 20, 2006. He lastly stated that the applicant had submitted three (3) letters of support from all affected neighbors.

Donald Davenport stated that he had lived on the property for over five (5) years and he would like to replace the existing screen enclosure that was damaged by the hurricanes. He further stated that he received support from his Homeowner's Association and neighbors. He lastly stated that the replacement screen enclosure would be the same size as the damaged room.

Mr. Bass made a motion to approve the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

12. **1004 OAK LANE** – Samuel Olmedo, applicant; Request for a rear yard setback variance from 30 feet to 19 feet for a proposed addition in the R-1AA (Single-Family Dwelling District); Located on the west side of Oak Lane, approximately 400 feet north of the intersection of Mirror Lake Drive and Oak Lane South; (BV2006-030).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposes to construct an addition and a pool screen enclosure to the existing single-family home. He further stated that no plans had been submitted to the Building Department. He then stated that there had been no prior variances granted for the property. He lastly stated that there was currently no code enforcement or building violations for the property.

Samuel Olmedo stated that he was the Architect representing the applicant. He further stated that the lot did not have a lot of space in the rear of the property. He then stated that they were in the preliminary design phase and they are proposing to put the addition on a corner in the rear of the property. He lastly stated that the neighbors are in support of the addition.

Beatriz Llanio stated that she was the homeowner and she purchased the house three (3) years ago. She further stated that the house is small and

that she has 3 children and don't have enough room. She then stated that the neighborhood is very old, but the area is beautiful and her back yard is huge. She lastly stated that she is excited about the plans she has for the addition and would like the Board to approve the request.

Mr. Bass made a motion to approve the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

13. **2951 BOLAN DRIVE** – Salvador Corona, applicant; Request for (1) a rear yard setback variance from 30 feet to 2 feet; and (2) a side yard setback variance from 10 feet to 5 feet for an existing shed in the R-1AA (Single-Family Dwelling District); Located on the east side of Bolan Drive, approximately 700 feet north of the intersection of Bolan Drive and Carrigan Avenue; (BV2006-034).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant constructed a 17' x 17' shed without a building permit, and a notice of violation from Code Enforcement was issued on April 16, 2004. He further stated that the applicant had applied for a permit on December 14, 2005. He lastly stated that there were no prior variances granted for this property.

Salvador Corona stated that he didn't speak English well.

Daniel Fist stated that he was at the meeting to help Salvador Corona, because his English is very limited. He further stated that he was a Certified Building Contractor and he had seen the construction of the shed and then he stated that he could attest to the fact that the shed was well build.

Mr. O'Daniel made a motion to deny the request.

Mr. Rozon seconded the motion.

The motion passed by unanimous consent (5-0).

14. **340 FEATHER PLACE** – Christopher Kulik, applicant; Request for a rear yard setback variance from 30 feet to 20 feet for a proposed addition in the R-1AA (Single-Family Dwelling District); Located on the north side of

Feather Place, approximately 500 feet northeast of the intersection of Brantley Harbor Drive and Feather Place; (BV2006-035).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that the applicant proposes to construct a sunroom addition to the existing single-family home. He further stated that there was no code enforcement of building violation for the property. He lastly stated that there was no record of prior variances granted for this property.

Christopher Kulik stated that he was representing the applicant. He further stated that there was an existing structure that he wanted to build a nice permanent sunroom from. He then stated that the applicant received two (2) letters of support from their neighbors. He lastly showed the Board of Adjustment complete engineered drawings of the proposed structure.

Mr. Rozon made a motion to approve the request.

Mr. Bass seconded the motion.

The motion passed by unanimous consent (5-0).

15. **829 FANTASY LANE** – Brad Heath, applicant; Request for a rear yard setback from 30 feet to 22 feet for an existing covered screen room in the R- 1A (Single Family Dwelling District); Located on the north side of Fantasy Lane, approximately 200 feet north of the intersection of Chula Woods Court and Fantasy Lane; (BV2006-022).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant constructed a covered screen room that encroaches 8 feet into the 30 feet rear yard setback requirement. She further stated the applicant submitted a permit for the screen enclosure in December 2005 and can not receive final inspection until a variance is granted. She lastly stated the applicant received approval from the Homeowner's Association and provided a petition of support from neighbors.

Brad Heath stated that they did build the covered screen room without a permit and are now trying to correct the mistake. He further stated that they had an Engineer approve the plan before submitting it to the Building Department. He lastly stated that they received approval from the Homeowner's Association and neighbors.

Mr. Bass made a motion to approve the request.

Mr. O'Daniel seconded the motion.

The motion passed by unanimous consent (5-0).

16. **1518 THORNHILL CIRCLE** – Jeffrey & Kristine Kugler, applicants; Request for a side yard setback variance from 25 feet to 12 feet for a proposed fence in the R-1A (Single Family Dwelling District); Located on the north west corner of the intersection of Bothwell Court and Thornhill Circle; (BV2006-023).
Kathy Fall, Principal Planner

THIS ITEM WAS WITHDRAMN BY THE APPLICANTS.

17. **4318 MEETING PLACE** – Andrew Coplin, applicant; Request for a side yard setback variance from 7 ½ feet to 5 ½ feet for a proposed pool screen enclosure in the R-1A (Single Family Dwelling District); Located on the south side of Meeting Place, approximately 70 feet from the intersection of Old Mail Lane and Meeting Place; (BV2006-024).
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant constructed a pool screen enclosure that encroaches 2 feet into the 7.5 feet side yard setback requirement. She further stated that the applicant submitted a permit for the screen enclosure in September 2005 and can not receive final inspection until a variance is granted. She lastly stated that there was no record of prior variances granted for this property.

Andrew Coplin stated that he build the pool and the screen enclosure for the applicant. He further stated that he resurfaced the pool and then put up the screen enclosure before he went and applied for the permit and found out about the encroachment. He lastly stated that he would like to correct the mistake.

Mr. Bass made a motion to approve the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

18. **5509 CREPE MYRTLE CIRCLE** – Armando Perez, applicant; Request for the rear yard setback variance from 10 feet to 8 feet for a proposed pool in the R-1B (Single Family Dwelling District); Located on the east side of Crepe Myrtle Circle, approximately 160 south of the intersection of Cypress Head Trail and Crepe Myrtle Circle; (BV2006-026).
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that the applicant proposes to construct a pool that would encroach 2 feet into the 10 foot setback requirement. She further stated that the applicant had received approval from the Aloma Woods Homeowner's Association, contingent on the variance approval. She lastly stated that there was no record of prior variances granted for this property.

Armando Perez stated that the reason he wanted to make the pool 2 feet bigger was for the safety of his girls. He further stated that he has two (2) active girls and he didn't want them to hurt themselves. He also stated that his neighbor has a pool with a 10 feet rear yard setback and it is very narrow. He lastly stated that he would like his pool to be a little bit bigger.

Mr. Rozon made a motion to approve the request.

Mr. O'Daniel seconded the motion.

The motion passed by unanimous consent (5-0).

MOBILE HOMES

19. **2101 PACKARD AVENUE** – Eusebio Medina, applicant; Request for a Rural Zoning District); Located on the south side of Packard Avenue, approximately ½ mile west of the intersection of Stone Street and Packard Avenue; (BM2006-008).
Kathy Fall, Principal Planner

Kathy Fall introduced the location of the application and stated that the applicant is requesting the permanent placement of a 2006 double wide mobile home to replace an existing 1970 single family structure. She further stated that in 1999 a special exception was approved for a 1997 single wide mobile home as a medical hardship. She then stated that the majority of mobile homes in the general vicinity have temporary approval or expired approvals. She also stated that the most recent approval in the area was for a new triple wide mobile home for permanent placement. She further stated that this trend indicates that reinstatements for older

mobile homes are granted temporary approvals and that new larger mobile homes are granted permanent approval.

Mr. Medina stated that they went around the neighborhood and received approval from their neighbors. He further stated that they wanted to remove the old mobile home and replace it with a new 2006 Palm Harbor mobile home.

Mr. Rozon made a motion to approve the request for the life of the mobile home.

Mr. Bass seconded the motion.

The motion passed by unanimous consent (5-0).

20. **2185 OKLAHOMA STREET** – Nathan Spears, applicant; Request for a special exception for the placement of a mobile home in the A-10 (Rural Zoning District); Located on the east side of Oklahoma Street, approximately 0.10 miles north of the intersection of Howard Avenue and Oklahoma Street; (BM2006-007).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that on August 22, 2005 public hearing the Board of Adjustment approved the 10 year placement of a 2000 or newer mobile home. She further stated that the applicant is requesting the 10 year placement of a 1995 or newer single wide mobile home instead of the 2000 or newer that was approved.

Nathan Spears stated that when he filled out the first application he didn't realize it was locking him into a year for the proposed mobile home. He further stated that when he was granted the special exception before he failed to read the approval letter, and didn't know it locked him into a 2000 mobile home. He then stated that he went out and bought a 1995 mobile home and when he went to the Building Department to get a permit to move the mobile home on the property he was told it had to be a 2000 or newer mobile home. He further stated that he was asking the Board to allow him to move the 1995 mobile home on the property. He then stated that there was three (3) mobile homes in the area and all of them were older than his 1995 mobile home that he proposed to put on the property. He lastly stated that the 1995 mobile home is newer than what was previously on the property.

Mr. Hattaway asked if Nathan Spears would live on the property.

He stated no sir I am going to lease the property.

Mr. Bushrui made a motion to deny the request.

Mr. O'Daniel seconded the motion.

The motion passed by unanimous consent (5-0).

SPECIAL EXCEPTIONS

21. **3790 Dike Road** – David Medley/Seminole County, applicant; Request for a special exception for a transitional living facility in the A-1 (Agriculture District); Located on the northwest corner of the intersection of Dodd Road and Dike Road; (BS2006-001).

Kathy Fall, Principal Planner

Kathy Fall introduced the location of the property and stated that on June 15, 1987 this site was granted by the Board of Adjustment, a special exception for a shelter home for up to twelve (12) abused children. She further stated in 2002 the property was vacated and has remained vacant since that time. She then stated that on February 28, 2006 the Board of County Commissioners approved a lease to Intervention Services to operate a transitional living facility. She also stated that the transitional living facility will be for foster care children between the ages of 18 and 21 who need training and support after exiting the foster care system. She further stated that the site has two (2) homes in which there will be a maximum of six (6) residents in each home totaling 12 residents on the site. She then stated that the site consists of approximately 24 acres in which the transitional living facility will occupy 1.5 acres. The surrounding area uses consist of a church, public utility, and single family developments. She also stated that the proposed use would be less intense than the surrounding neighborhoods. She further stated that staff recommended approval of the Special Exception for a transitional living facility with the following conditions:

- The facility, which consists of two homes, will not exceed 12 residents
- The proposed use will be to house foster care children who are exiting the state system

David Medley, Manager of Community Assistance Division of Seminole County stated that the County Commissioners directed staff to open a transitional living facility for children from the foster care system. He further stated that Intervention Services would operate the program and

help children that will come out of the foster care program. He then stated that many of the children that exit the foster care system at 18 have no resources or programs that assist them. He also stated that many of the children are not equipped to deal with life on their own. This program would provide that assistance to them. He further stated the goal of this program is to provide a residential facility for these young people that no longer have financial support from the State and are trying to make it on their own. He then stated that they would be involved in school and most of them will be working. He also stated that the program would help the young adults develop life skills such as having bank accounts and learning how to manage them. He further stated that this need is recognized across the state and Seminole County is trying to get ahead of the curve and develop this program for the community. He then introduced the Director of the program Susan Becker.

Susan Becker stated that the youth in this program will be approved to live in a independence living kind of setting. She also stated that they will be required to be in school (college) and many of them will have jobs. She then stated that the youth will fill out a contract and have rules they will have to follow. She then stated that the youth will have to help maintain the property, this is not a free ride for them.

David Medley stated that if the special exception is approved Seminole County will enter into a lease agreement with Intervention Services and the property will be maintained in a neat and orderly manner.

Mr. Bushrui stated that he was concerned about the minimum supervision.

Susan Becker stated that the facility will have around the clock supervision.

Allan Abramuwich stated that he was the District Administrator for the Florida Department of Children & Families in the Brevard, Seminole, Osceola and Orange County. He stated that although the children have been abused, abandoned or neglected they are good kids that have made a commitment to the program. He further stated that he didn't want the stigma that goes along with foster care kids that aged out. He also stated that some of the children made a decision that they didn't want to be adopted. He further stated that the kids deserved a chance not to be put out in the street on their 18th birthday. He then stated that the kids would have to meet requirements to be in the program and he asked for the Board support.

Greg Barnett stated that he was with the Seminole County Sheriff Office over the division of Protective Services. He further stated that he

supported the request. He then stated that he was also a member of the Alliance and they asked the County to look at transitional housing for Seminole County youth. He also stated that this program is needed and he hoped the Board would support the request.

Larry Berch stated that he was an alumni of the Leadership Seminole Program. He further stated that Leadership Seminole consist of 64 leaders from the community. He also stated that the class of 2006 of Leadership Seminole has taken on the Village as their project of the year and a huge amount of the community support the kids in this program. He then asked the Board for their support.

Daniel Coleman stated that he lived in the Lost Creek Subdivision. He then stated that with regard to the program he feels it has merit, and he would support the request, however he stated he would question the use at this facility. He further stated that the previous program at the facility had supervision all the time. He then stated that the proposed use would be more like an apartment complex for young men and women between the ages of 18 and 20. He then stated that they are not foster care children anymore they are adults. He further stated that he would suggest the facility be used for abused mothers with children. He then stated his concerns: supervision, no public transportation in the area and the fact that there was an Elementary, Middle and High School within miles of the facility.

David Medley stated that he appreciated the observations that were made. He further stated that there was a need in the community for numerous types of facilities. He stated that the children in the program will have the type of supervision they need by staff on site. He also stated that the program would be an asset to the community, and for the young people as the program help them to grow and mature even more.

Mr. Hattaway stated that he would like to add an addition recommendation. The home and grounds would be kept in an orderly manner.

David Medley stated that he would make certain that the home and grounds were maintained as an attractive residence.

Mr. Bushrui made a motion to deny the special exception request.

The motion died for a lack of a second.

Mr. Rozon made a motion to approve the special exception request with the added recommendation.

Mr. Bass seconded the motion.

The motion passed by (4-1) consent. Mr. Bushrui was in opposition.

1. **1304 PALM DRIVE** – Jolan Stoltz, applicant; Request for side street setback variance from 25 feet to 10 feet for an existing shed in the R-1AA (Single-Family Dwelling District); Located on the east side of Holliday Avenue; adjacent to the intersection of Holliday Avenue and Palm Drive; (BV2006-008).

Ian Sikonia, Planner

Ian Sikonia introduced the location of the property and stated that this item was continued from the February 27, 2006 meeting. He further stated that the applicant installed a 240 square foot prefab shed without a building permit. He then stated that the applicant was cited by Code Enforcement on November 8, 2005. He further stated that the applicant had submitted plans for the shed to the Building Department on December 22, 2005. He lastly stated that there was no record of prior variances granted for this property.

Jolan Stoltz stated that she bought the prefab shed and did not receive a permit, because she didn't know she needed one. She further stated that the shed is used for storage, but she has it set up for electric if needed. She then stated that she didn't have any where else on the property to put the shed, because of the 53 trees that are in her back yard. She also stated that she was requesting that the shed remain at its current location.

Mr. Bass made a motion to approve the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

APPROVAL OF FEBRUARY 2006 MEETING MINUTES

Mr. Bushrui made a motion to approve the Amended February 27, 2006 minutes.

Mr. O'Daniel seconded the motion.

The motion passed by unanimous consent (5-0).

Mr. Hattaway asked if the Board would consider changing the October 23, 2006 meeting date to October 30, 2006.

Mr. Rozon made a motion to change the October meeting date to October 30, 2006.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

ADJOURNMENT

Time of Adjournment was 8:50 P. M.