



**MINUTES
ADMINISTRATIVE VARIANCE COMMITTEE
MARCH 27, 2017
11:00 A.M. CITY HALL
COUNCIL CHAMBER**

- 1. A meeting of the Administrative Variance Committee was held in the Council Chambers, located at City Hall, 900 East Strawbridge Avenue on this date. Cindy Dittmer called the meeting to order at 11:00 A.M.**

The following members were:

PRESENT: Steve Innes, Code Compliance Director
Cindy Dittmer, Community Development Director
Jenni Lamb, City Engineer
Mary Wolak, Recording Secretary

- 2. Approval of Minutes of February 27, 2017.**

Moved by Lamb/Innes to approve the minutes of the February 27, 2017 meeting.

Motion carried unanimously.

- 3. Diprima Holdings, #277 Eber Road, Melbourne**

In an R-2(6) zoning district, the following Administrative Variance is requested for Lots 43-45 of the Laguna Village subdivision (PB 62 PG 78) located on the south side of Eber Blvd., east of Stack Blvd.

The waiver request is for a nine (9) inch reduction from the required ten (10) foot setback for fences and walls in front yards as required in City Code Appendix D, Chapter 9, Article III, Section 9.44(b).

Ms. Dittmer explained that during this project there was some confusion on the developer's part. She said they thought there was approval to put up a wall but they did not have a building permit. She understood that portions of the wall were taken down because it did not meet the 10 foot setback requirement. She said a portion of this wall was installed abutting three lots where the setback was less than 10% of the required setback so the applicant chose to ask for the 9 inch administrative waiver. She said this would leave approximately a 9 foot, 3 inch setback.

Ms. Lamb said this often happens because developers do not give themselves extra space to construct the wall. She said she was aware that they had some sight visibility issues on the west side so that is where the wall was taken down.

Mr. Innes said the west side wall was taken down and redone. He asked if the setback was to the face of the wall or to the footer.

Ms. Dittmer said from a plan prospective, it is usually the face of the wall.

Ms. Lamb agreed that it is measured from the face of the wall.

Moved by Lamb/Innes to approve AV-2017-02, Diprima Holdings, 277 Eber Road, Melbourne for a front setback variance for Lots 43-45 of the Laguna Village subdivision (PB 62 PG 78) located on the south side of Eber Blvd., east of Stack Blvd., for a nine (9) inch reduction in the required ten (10) foot setback for fences and walls.

Motion carried unanimously.

6. Additional Discussion.

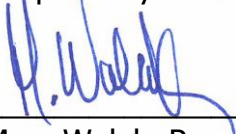
There was a brief discussion about the permitting process.

7. Adjournment

Ms. Dittmer adjourned the meeting at 11:06 A.M.

Motion carried unanimously.

Respectfully submitted,



Mary Wolak, Recording Secretary