

**MINUTES
BOARD OF ADJUSTMENT
CITY OF DELRAY BEACH**

MEETING DATE: May 16, 2019

MEETING PLACE: Commission Chambers, City Hall

I. CALL

The meeting was called to order by Jess Sowards, Chairman at 5:30 P.M.

II. ROLL

A quorum was present. Members present were Jess Sowards, Ryan Hnatiuk, Alessandro DeAngelis, Robert Cohen (Alternate) and Christopher Davey. Absent was Mark Gregory. Staff present were Lynn Gelin, Assistant City Attorney; Scott Pape, Principal Planner, Debora Slaski, Planner; and Diane Miller, Board Secretary.

III. APPROVAL OF AGENDA

Motion to approve the Agenda, was made by Christopher Davey and seconded by Ryan Hnatiuk.

ALL IN FAVOR

IV. MINUTES – April 4, 2019

Motion to **APPROVE** the minutes of April 4, 2019 was made by Ryan Hnatiuk and seconded by Christopher Davey.

ALL IN FAVOR

V. SWEARING IN OF THE PUBLIC

Jess Sowards read the Quasi-Judicial Rules for the City of Delray Beach and Ms. Miller swore in all who wished to give testimony.

VI. COMMENTS FROM THE PUBLIC - None

NOTE: Comments on items that are NOT on the Agenda will be taken immediately prior to Public Hearing Items. Speakers will be limited to 3 minutes.)

IX. PUBLIC HEARING

VARIANCES

- A. File Number 2019-140 – 2310 Dorson Way** - Consideration of a variance application requesting relief from LDR Section 4.6.9(C)(2)(a) to allow the two required parking spaces for a single-family residence to be in the required 25 ft. front setback.

Debora Slaski, Planner, entered the project into the record.

Exparte - None

Applicant Presentation

Thomas Wilbert Jr. - Applicant

Staff Presentation

Debora Slaski presented the projects thru a power point presentation.
All the findings (6) must be met.

Public Comments

None

Board Comments

Robert Cohen – Has anyone else in the neighborhood requested anything like this? No information is available.

Applicant – Rebuttal

Thomas Weilbert Jr. – People in the neighborhood park all over the place.

Board Comments

Christopher Davey – Applicant is not meeting any of the criteria.

Ryan Hnatiuk – What is the outcome going to be? How can this get fixed?

Robert Cohen – Agree, what is a way to fix this problem.

Alex DeAngelis – Need to look at variances in the future.

Robert Cohen – Can we reconfigure the driveway to be wider, but unfortunately there is not enough room on that side of the house.

Attorney Comments

Lynn Gelin read the findings and they were not approved.

Motion to recommend **DENIAL** of the variance request (BOA 2019-140) to LDR Section 4.6.9(C)(2)(a), to allow the two required parking spaces for a single-family residence to be located in the front setback for the property located at 2310 Dorson Way, by adopting the findings of fact and law contained in the staff report, and finding that the request is not consistent with the findings set forth in the Land Development regulations Section 2.4.7(A)(5).by Christopher Davey and seconded by Robert Cohen. Said motion was **denied** unanimously 5-0

IX. REPORTS AND COMMENTS

❖ City Staff –

-Scott Pape – Asked the board if they were having any problems with the reports being paperless. They said it was fine, but they were having problems switching between tabs on the iPads.

-Next meeting needs to start at 5:01pm.

- ❖ City Attorney – None
- ❖ Board Members – None

X. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:20 p.m.

The undersigned is the Secretary of the Board of Adjustments and the information provided herein is the Minutes of the meeting of said body for **May 16, 2019**, which were formally adopted and approved by the Board on _____.

Diane Miller

Diane Miller

If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes. They will become so after review and approval, which may involve some changes.

(These Minutes are a record of the proceedings of this Board. The full audio and video recording of these proceedings are available at:

www.mydelraybeach.com/city-commission/av or a digital copy may be purchased at City Hall.)