

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

**MEETING DATE:** December 6, 2018

**MEETING PLACE:** Commission Chambers, City Hall

**I. CALL**

The meeting was called to order by Assistant City Attorney Lynn Gelin at 5:01 P.M., due to elections of officers.

**II. ROLL**

A quorum was present. Members present were Jess Sowards, Mark Gregory, Bryce Sartory, Alessandro DeAngelis and Christopher Davey. Absent was Ryan Hnatiuk. Staff present were Lynn Gelin, Assistant City Attorney; Steve Tobias, Building Administrator, Jennifer Buce, Assistant Planner; Pat Lyons, Plan Reviewer, and Diane Miller, Board Secretary.

**III. APPROVAL OF AGENDA**

**Motion** to approve the Agenda, was made by Brenda Cullinan and seconded by Mark Gregory.

**ALL IN FAVOR**

**IV. ELECTION OF OFFICERS**

Lynn Gelin announced that the next item on the Agenda will be Election of Officers and she announced the process of electing officers.

Mark Gregory nominated Jess Sowards as Chairman; by acclamation, Jess Sowards is Chairman.

Bryce Sartory nominated Christopher Davey as Vice Chairman; by acclamation, Christopher Davey is Vice Chairman.

Christopher Davey nominated Mark Gregory as 2nd Vice Chairman; by acclamation, Mark Gregory is 2nd Vice Chairman.

**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. APPROVAL OF MINUTES**

None

**VII. REVIEW AND APPROVE THE BY LAWS OF THE BOARD OF ADJUSTMENT**

There were no changes to the laws.

**MOTION** was made to **APPROVE** the By Laws by Mark Gregory and seconded by Bryce Sartory.  
**AIF**

**VIII. 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 2019-033 – 45 Gleason Street** - Consideration of a variance from the Land Development Regulations, Section 4.3.4(K), to allow the enclosure of an existing terrace to encroach on the required 15-foot side interior setback 6’5”.

**Jennifer Buce, Assistant Planner**, entered the project into the record.

**Exparte** – None

**Applicant**

Vinod Gulati

Roger Cope – Architect (Not Present)

**Public Comments**

None

**Board Comments**

Jess Sowards – Asked if building was on the Historic Registry.

Bryce Sartory – Asked if the notice went out.

**Attorney Comments**

Lynn Gelin read the findings and they were all approved.

**Motion** to **APPROVED** the variance request by Christopher Davey and seconded by Bryce Sartory. Said motion was passed unanimously 5-0

**X. REPORTS AND COMMENTS**

- ❖ City Staff – Reminder that the meetings begin at 5:01p not 6:00pm.  
Introduced to Alessandro DeAngelis – New member.
- ❖ City Attorney – None
- ❖ Board Members – None

**X. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 5:27 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 **December 6, 2018**, 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](http://www.mydelraybeach.com/city-commission/av) *or a digital copy may be purchased at City Hall.)*