

CITY OF LYNN HAVEN
BOARD OF ADJUSTMENT
MAY 20, 2010

A regular meeting of the Lynn Haven Board of Adjustment was held on Thursday, May 20, 2010, at 5:30 p.m. in the City Commission meeting room.

Present: Brian Leebrick, Chairperson
 Neil Jones
 Ken Dewitt
 Eric Howell
 Mike Lane, City Planner

Absent: Tim Kitts

Mr. Brian Leebrick, Chairperson, called the meeting to order at 5:49 p.m.

Mr. Eric Howell made a motion to approve the March 25, 2010, special meeting Minutes.

Second to motion: Ken Dewitt

Chairperson asked that all those in favor so indicate by saying aye. He asked if anyone was opposed. Motion was approved unanimously (4-0).

#3. EDGAR AND ANA EICHELMANN VARIANCE (VAR-10-4): Mr. Edgar Eichelmann of 1118 Connecticut Avenue, addressed the Board and stated that he wished to construct an accessory building in the rear of his property. He stated that he is asking for a variance that would allow him to build within 3 feet of both his side and rear setback lines. He would like to make the building 34 x 46 feet, in order to be able to store his RV, boat, wave runners and one vehicle. The building will be constructed to look like his home and it will have a shingled roof, and an overhang with soffits.

Board member, Howell, asked how high the building would be and Mr. Eichelmann stated it would be 15 feet. Mr. Howell asked how far the eaves would hang over and Mr. Eichelmann stated approximately 1 foot, which is the same as his house. Board member, Jones, asked how the building would be accessed and Mr. Eichelmann stated it would be from the side of his home where he has taken down his fence and intends to pour additional concrete. Board member, Leebrick, asked if staff had received comments from any neighbors and Mr. Lane, City Planner, replied in the negative. Mr. Eichelmann stated that he had personally spoken to his neighbor on his right, on his left and across the street and they had no objection to the building. Mr. Howell asked Mr. Eichelmann if he had spoken with his neighbor directly behind him and he responded that he had not. Mr. Jones asked how additional water runoff would be addressed. Mr. Eichelmann stated that his engineer would come up with a drainage plan. Mr. Jones asked Mr. Lane when the drainage plan would be reviewed and Mr. Lane stated that it should be submitted to the Building Department for review, along with the construction plans.

Mr. Lane informed the Board that the size of the building Mr. Eichelmann was proposing to build did not conform with the City's Code, as it would be more than 50% of the home. He

stated that perhaps there could be a compromise and Mr. Eichelmann could reduce the size of the proposed accessory building.

Board member, Jones, made a motion to table this request until such time as the applicant could revise his building plans to comply with the guidelines of the Code, and until he could submit a drainage plan.

Second to motion: Ken Dewitt

Chairperson, Leebrick, asked that all those in favor so indicate by saying aye. He asked if anyone was opposed. Motion was approved unanimously (4-0).

CITY PLANNER'S REPORT: The Board unanimously nominated Mr. Eric Howell as the new Chairman and Mr. Ken Dewitt as the new Vice Chairman.

Mr. Lane briefed the Board about the take out restaurant parking space changes to the City Code and advised that this matter would be going to the City Commission next Tuesday.

The Board requested that a section be added to the variance application that requires the applicant to furnish a drainage plan.

With there being no further business or discussion, the meeting was adjourned at 6:11 p.m.

Brian Leebrick, Chairperson