

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
JANUARY 21, 2009**

The Planning Commission met in the City of Bradenton Council Chamber, 101 Old Main Street, Bradenton, Florida on January 21, 2009 at 2:00 p.m.

ATTENDANCE

Present:

Planning Commission Members: Allen Yearick, Vice-Chair; Adam Buskirk, Jason Taylor, Joseph Thompson

City Staff: Tim Polk, Planning Director; Thomas Cookingham, Assistant Director; Ruth Seewer, Development Review Manager; Ken Langston, Fire Marshal; Karen Aihara, Executive Assistant

Absent:

Planning Commission Members: Lucienne Gaufillet, Chair; Diane Barcus; Allen Prewitt; Brady Cohenour (alternate); O.M. Griffith (alternate)

City Staff: Arlan Cummings, Public Works

PRELIMINARIES

Meeting called to order by Vice-Chair, Allen Yearick at 2:00 p.m.

- 1) The Vice-Chair advised that with the exception of variance requests, all items being considered at this meeting would be heard by City Council at its regularly scheduled meeting on Wednesday, February 11, 2009 at 8:30 a.m. unless otherwise announced. Any display materials or boards used for presentation are required in duplicate for all public hearings.
- 2) The Pledge of Allegiance was recited.
- 3) Mr. Thompson moved, with a second by Mr. Buskirk, to approve the Minutes of November 19, 2008 Meeting as presented. Motion carried unanimously, 4-0.
- 4) Ms. Aihara swore in all those wishing to speak before the Commission.

NEW BUSINESS

VA.08.0052 WARD 3 NEIGHBORHOOD 6.01 RS

Request of Holley Baden, owner for a reduction of a side yard set-back from 5 feet to 1.7 feet in order to replace a detached garage on the property located at 2508 16th Avenue West (zoned R1-C).

Ms. Seewer read the request and clarified that the variance request would not go to the City Council and today's decision of the Planning Commission is final.

Ms. Baden, homeowner, gave an overview of the replacement structure and presented pictures of existing garage. Mr. Greg Perez, contractor, 2081 Clematis Street, Sarasota, presented exterior views of the proposed replacement garage, showing original footprint and 4.5 feet increased height. Questions from the Planning Commission were answered.

Public Hearing - The Chair opened the public hearing for those wishing to speak.

In Favor: No one appeared.

Opposed: Sherry Ames and Burt Gold, 2422 16th Avenue West, neighbors to east of property. Ms. Ames and Mr. Gold object to the increased height of proposed structure, due to the visual impact from their back yard and reduction of the Baden's side yard set-back. Ms. Ames and Mr. Gold presented photo views from their property.

Ms. Seewer defined a variance hardship, as requested by Ms. Ames.

Ms. Baden and Mr. Perez addressed questions regarding roof pitch, garage use, existing slab on grade, driveway addition, and height of structure.

Public hearing was closed.

Public Works – Ms. Seewer stated that Public Works had no comments or objections.

Fire Department - Fire Marshal Langston stated that Fire no objections.

Board Comments – Mr. Taylor presented garage options, dual bearing, off-center ridge with reduced storage space. The proposed garage is not consistent with the character of the neighborhood. Mr. Buskirk commented that the height is not pertinent to the requested variance of the side yard setback before today's Planning Commission.

Staff Recommendation - Based on the review criteria outlined in Section 202.H of the Land Use Regulations, the hardship is the location of the existing structure, driveway and access. Staff recommends **APPROVAL** of VA.08.0052 to reduce the side yard setback requirement from 5 feet to 1.7 feet to construct a 10x20 freestanding garage within the existing building footprint with the following stipulation:

- The overhang on the east side will be a minimum of six (6) inches from the property line.

Planning Commission Action – APPROVAL

Mr. Taylor moved, with a second by Mr. Buskirk, to approve VA.08.0052 with the east side overhang stipulation. Motion carried, 4-0.

ADJOURNMENT

There being no further business to come before the Commission, Mr. Thompson moved, with a second by Mr. Taylor, to adjourn the meeting at 2:48 p.m. Motion carried unanimously.

Allen Yearick
Vice Chairperson

PURSUANT TO FLORIDA STATUTE 286.0105, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, COUNCIL, AGENCY OR COMMISSION AT THIS MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO WHICH THE APPEAL IS TO BE BASED.