

**LAKE COUNTY, FLORIDA  
BOARD OF ADJUSTMENT  
July 9, 2009**

The Lake County Board of Adjustment will hold a Public Hearing at 1:00 p.m., or soon thereafter, on **Thursday, July 9, 2009 in the County Commission Chambers**, 2nd Floor - Round Administration Building, 315 West Main Street, Tavares, Florida, to consider requests for variances as submitted in accordance with Section 14.15.00 of the Lake County Land Development Regulations, as amended.

All oral and written communications between Board Members and the Public concerning a case is prohibited by Florida Law unless made at the Public Hearing.

If any person decides to appeal any decision made by the Board, a record of the proceedings will be needed. For purposes of appeal, the record of proceedings should be a verbatim record of all proceedings, which take place and should include the testimony and evidence upon which any appeal is to be based.

**BOARD OF ADJUSTMENT MEMBERS:**

Donald Schreiner, Chairman  
Mary Link Bennett  
Ruth Gray  
Lloyd M. Atkins, Jr.  
Steve Berk  
Marie Wuenschel

**DEPARTMENT OF GROWTH MANAGEMENT  
REPRESENTATIVES:**

Ms. Terrie Diesbourg, Director, Zoning Division  
Ms. Sheila Short, Senior Planner, Zoning Division  
Mr. Paul Simmons, Planner, Zoning Division  
Ms. Janie Barron, Associate Planner, Zoning Division  
Ms. Anna Ely, Public Hearing Coordinator, Zoning Division

**COUNTY REPRESENTATIVES:**

Ms Melanie Marsh, Deputy County Attorney  
Ms Erin Hartigan, Assistant County Attorney

**Persons with disabilities needing assistance to participate in any of these proceedings should contact the Office of Facilities and Capital Improvement at (352) 343-9760, 48 hours in advance of the scheduled meeting.**

**Interested parties may contact the Lake County Department of Growth Management - Division of Customer Services within five (5) days prior to the public hearing to learn if any requests for Postponement have been made.**

**BOARD OF ADJUSTMENT**

**July 9, 2009**

**1:00 PM**

- I. **Call to Order**
- II. **Approval of Minutes for June 11, 2009**
- III. **Public Hearings**

<b>CASE NO.</b>	<b>OWNER / APPLICANT(S) NAME</b>	<b>AGENDA</b>
<b>BOA #22-09-4</b>	<b>Maston R. and Sharyn L. Godwin Christopher Shipley</b>	<b>#1</b>

**REQUESTED ACTION:** The owners are requesting a variance from the **Lake County Land Development Regulations 14.11.02.D.7.b and c Family Density Exception** to allow the owners to split their parcel through the family density exception, which would create a total of two parcels with access from an easement that is less than 50 feet wide and not connected to a publicly maintained road (2 acres).

<b>BOA #23-09-2</b>	<b>Charles F. and Penelope Mary Wilson Kristi Cummins Nailos, Esq.</b>	<b>#2</b>
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**REQUESTED ACTION:** The owners are requesting a variance from the **Lake County Land Development Regulations 14.11.01.D.2 Minor Lot Splits and Table 3.10.00** to allow the subject parcel to be split through the minor lot split process when the parcels being created will not front on a paved publicly maintained road and to have less than 150 feet of road frontage (+/- 11.5 acres).

<b>BOA #24-09-2</b>	<b>Clermont Partners, LLC. &amp; SR 50 / Hartle Road, LLC Lew Ellis/Auto Zone</b>	<b>#3</b>
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**REQUESTED ACTION:** The owner is requesting a variance from the **Lake County Land Development Regulations, 11.02.03 (1) (B)** to allow a commercial wall sign on a building side which does not front on a right-of-way (+/- 1.15 acres).

<b>BOA #25-09-3</b>	<b>Dixon B. Perry-Smith, Jr. &amp; Eleanor M. Perry-Smith</b>	<b>#4</b>
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**REQUESTED ACTION:** The owners are requesting a variance from the **Lake County Land Development Regulations 6.02.02.A.2** to allow the construction of a pool, deck and screen room to be located closer than 50 feet from the jurisdictional wetland line (+.56 ac.).

<b>BOA #26-09-1</b>	<b>Randa Zollinger and Leah Mason</b>	<b>#5</b>
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**REQUESTED ACTION:** The owner is requesting a variance from the **Lake County Land Development Regulations 6.02.02.A.2 Development Standards for Shorelines** to allow a pool, deck, and screen enclosure to be located closer than 50 feet from the jurisdictional wetland line; and **Table 3.02.05. Note 3. Setbacks** to allow a pool, deck, and screen enclosure to be located closer than 25 feet from the right-of-way of North Shore Drive (+/- 0.5 acres).

- IV. **Close**