

**LAKE COUNTY, FLORIDA  
BOARD OF ADJUSTMENT  
September 10, 2009**

The Lake County Board of Adjustment will hold a Public Hearing at 1:00 p.m., or soon thereafter, on **Thursday, September 10, 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:**

Terrie Diesbourg, Director, Zoning Division  
Sheila Short, Senior Planner, Zoning Division  
Paul Simmons, Planner, Zoning Division  
Karen Chester, Associate Planner, Zoning Division  
Anna Ely, Public Hearing Coordinator, Zoning Division

**COUNTY REPRESENTATIVES:**

Melanie Marsh, Deputy County Attorney  
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**  
**September 10, 2009**  
**1:00 PM**

- I. Call to Order
- II. Approval of Minutes for August 13, 2009
- III. Public Hearings

<b>CASE NO.</b>	<b>OWNER / APPLICANT(S) NAME</b>	<b>AGENDA</b>
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<b>BOA #29-09-2</b>	<b>Richard &amp; Jennifer Arabitg</b>	<b>#1</b>
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**REQUESTED ACTION:** The owner is requesting a variance from the **Lake County Land Development Regulation Section 10.01.01.A Accessory Uses and Structures General Standards and Requirements** to allow an accessory structure to be built before a principal structure is permitted and **Section 10.01.02.C Accessory Uses and Structures; Storage Buildings, Utility Buildings, and Non-Commercial Greenhouses** to allow a detached garage (accessory structure) to be located in the front yard instead of the side or rear yards as required by Code (+/- 5.61 acres).

<b>BOA #31-09-5</b>	<b>Cheryl Harvey and Christine Duttonhaver Cheryl Harvey</b>	<b>#2</b>
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**REQUESTED ACTION:** The owners are requesting a variance from the **Lake County Land Development Regulations Section 3.01.02.A.1 (a) and (b) Classification of Uses** to allow a dwelling unit to be placed on the subject parcel that is less than 23 feet four inches wide, has less than six inches of overhang, and has a roof pitch of less than one foot of rise for each four feet of horizontal run (+/- 0.18 acres).

<b>BOA #32-09-5</b>	<b>W. G. &amp; Ada Lisa O'Brien</b>	<b>#3</b>
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**REQUESTED ACTION:** The owner is requesting a variance from the **Lake County Land Development Regulation 6.02.02.A.1 & 2 Development Standards for Shorelines** to allow a single family dwelling unit, and additions, to be located closer than 50 feet from the jurisdictional wetland line and **Table 3.02.05 Front Setbacks** to allow a single family dwelling unit to be located closer than 62 feet from the center line of Manhattan Lane (+/- 0.35 acres).

<b>BOA #33-09-2</b>	<b>H. Gerald and Sandra M. Jowers</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.1 and 2 Development Standards for Shorelines** to allow replacement of a single family dwelling unit and additions to be located closer than 50 feet from the jurisdictional wetland line and **Table 3.02.05 Front Setbacks** to allow replacement of a single family dwelling unit and additions to be located closer than 62 feet from the center line of easement off Hull Road (+/- .17 acres).

<b>BOA #35-09-5</b>	<b>Citrus World, Inc. Florida's Natural Growers</b>	<b>#5</b>
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**REQUESTED ACTION:** The owners are requesting a variance from the **Lake County Land Development Regulations 11.02.04 (2)** to allow a wall sign, which is larger than 150 square feet, on a building side with no entrance to the general public (+/- 57 acres).

- IV. Close