

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

**Meeting Minutes
Tuesday, June 13, 2023
9 a.m.**

I. CALL TO ORDER

Chairman Rascio called the meeting to Order at 9:00 a.m.

II. INVOCATION

Board Member Winn gave the invocation.

III. PLEDGE OF ALLEGIANCE

Board Member Gambrell led the Pledge of Allegiance

IV. ROLL CALL

The City Clerk Sheffield called the roll.

Present 7 – Chairman Rascio, Board Members Galloway, Winn, Gambrell, Benson, Hershenson and Waterhouse

V. APPROVAL OF MINUTES: April 18, 2023

Board Member Benson motioned to approve the minutes, Second by Board Member Gambrell; the motion carried with all in favor.

VI. PUBLIC COMMENT

Chairman Rascio called for Public Comments; however, no one came forth.

VII. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: 26659 HICKORY BLVD. VARIANCE (VAR22-9762 I-BOS)

A VARIANCE FROM LDC SECTION 4-2399(C)(2), WHICH REQUIRES A SETBACK OF 5 FEET, TO ALLOW A SETBACK OF 3.1 FEET ALONG THE NORTHERN SIDE PROPERTY LINE FOR A CANTILEVERED STRUCTURE ON A RESIDENTIAL PROPERTY IN BONITA SPRINGS.

City Attorney Rooney swore in all those who intended to speak and/or give testimony.

Amy Thibaut of Pavese Law Firm introduced the request of a variance from the setback due to pool equipment installed on the second floor of the house that can only be accessed by a steep ladder. They are requesting a variance from 5ft to 3.1 ft for the side setback for the second story only and a street setback from 25ft to 23ft.

Lindsay Robin of Morris-Depew Associates gave presentation as to why the request of a 23ft. setback is needed due to health and safety. She stated they do comply with variance criteria and code. She also stated the neighbors, who live in Germany have no issue with the variance.

Mary Zizzo with Community Development provided the staff presentation and responded to questions from board members.

Chairman Rascio made a motion to approve the request, Second by Board Member Waterhouse; The motion carried unanimously.

VIII. CASE UPDATE: Oakland CPD, The Grove RPD, Bonita Springs Motor Condos, Tommy's Express Car Wash (BBR)

Mary Zizzo stated all cases were approved by City Council.

IX. NEXT MEETING: July 18, 2023 at 9:00am (Tentative)

Mary Zizzo stated the next meeting will be tentatively August 15, 2023.

City Clerk stated the financial disclosure forms are due July 1st.

X. ADJOURNMENT

The Chairman adjourned the meeting at 9:22 a.m.

Respectfully submitted,

Teresa Grimes, Sr. Records & Compliance Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date:_____

AUTHENTICATED:

Anthony Rascio, Chairman