

**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
SEPTEMBER 14, 2024**

The meeting was called to order at 8:30 a.m. at the Administration Building.

Roll call:

Present: Scott Vliek, Chairman
 Brian O'Neil, Vice Chairman
 Mark Lies, Secretary
 David Wagner, Building Commissioner
 James Nolan
 Council Liaison, Matrona Malik

- I. Roll Call. There is a quorum.
- II. Title VI forms are available online for attendees.
- III. Minutes – Motion Lies, second O'Neil, to approve minutes of August 10, 2024.
Minutes approved.
- IV. Building Commissioner Report –
 - A. List of active permits/project status – Building Commissioner reports on status.
 - B. Inspections conducted in previous month – Building Commissioner reports.
 - C. Communications received from residents
 1. Questions about ordinances – None
 2. Questions about procedures to add on or remodel - None.
 - D. New permits on the horizon – Building Commissioner reports on communications from realtors. There is a potential for four more houses in the near future.
- V. New Permit Applications –
 - A. 103 W. Leewater – Owners appear seeking approval of permit for a parking space. Owners have previously gone to Town Council to discuss approval of parking space. Town Council sent matter back to Committee with directions regarding matters to be considered on approval of permit. Committee discusses various directions from Town Council based on specifications submitted to Town Council. Discussion regarding slope of parking space to retain water on property. Discussion regarding not extending gravel on to adjoining property. Motion Lies, second Nolan, to approve issuance of the proposed permit for the parking space based on specifications submitted to the Town Council and Town Council direction to Committee. Motion approved.
 - B. 718 E. Wilson – Owners and architect appear to seek permit to make certain remodels to existing structure and to make an addition to structure. Prior to meeting, Committee made a site visit at 7:30 a.m. Extensive discussion by

*10/12/2024
Jew*

Committee regarding the square footage of the property. Building Commissioner reports that the County's documentation for square footage differs from the square footage found by the Owner's surveyor. The square footage of the property can affect the number of bedrooms in the structure. The County also has to approve the septic field for three bedrooms as the structure will go from two bedrooms to three bedrooms. Architect, Bradley Daniel, discusses the specifications and square footage. Discussion regarding constructions of remodel in vicinity of steep slope and extension of structure into the dune. Contractor, Juan Ramirez, present to discuss the use of helical footings for structure and use of cantilevers over the slope. Motion Lies, second Nolan, to approve a conditional permit based upon compliance with three conditions: 1) confirmation of square footage of property with the County; 2) confirmation with the County on sizing of the septic field for the remodeled structure; 3) confirmation of the specifications for the structure in relationship to the steep slope and placements of the helical footings for the cantilevers. Motion approved.

VI. New Business – None.

VII. Old Business – None.

VIII. Public Comments – Javon Lozevski, developer, appears to discuss potential projects on lots on Charing Avenue. He is considering construction of a small cottage. Chairman Vliek discusses the proximity of property to wetlands and restrictions on construction within 25 feet of the wetland and 10 feet from the steep slope. He discusses that variances have been granted by the BZA. Building Commissioner discusses potential issues with the State Code. Developer informs he uses the Duneland Group for his engineering. Building Commissioner refers developer to the Building Code, Section 155.140.

IX. Discussion – None.

X. Adjournment – Motion Lies, second Wagner, to adjourn meeting. Motion approved. Meeting adjourned at 9:47 a.m.

*Sue de Vek
10/12/2024*