Minutes
Town of Atlantic Beach
Board of Adjustment Meeting
Town Boardroom
125 West Fort Macon Road
Monday, April 20, 2026

Members Present	Members Absent	Others Present
Mike Bosse, Chair	Harrison Smith	Katrina Tyer, Town Clerk
Bradley Jones, Vice Chair		Elisabeth Webster, Planner
Tony Engrassia		Officer Lt. Abe Lazarus
Bonnie Pitts		

CALL TO ORDER
Chairman Bosse called the meeting to order at 6:01pm.

EXCUSE ABSENT MEMBERS
Jones made a motion *to excuse* Harrison Smith. Seconded by Pitts. Vote was unanimous, 4-0. Motion carried.

ELECTION OF CHAIR/VICE CHAIR
Engrassia made a motion *to nominate* Mike Bosse to continue serving as Chair of the Board of Adjustment. Seconded by Jones. The vote was unanimous, 4-0. Bosse has no problem continuing to serve.

Pitts made a motion *to nominate* Brad Jones to continue serving as Vice-Chair of the Board of Adjustment. Seconded by Engrassia. The vote was unanimous, 4-0. Jones has no problem continuing to serve.

APPROVAL OF MEETING MINUTES
Engrassia made a motion *to approve* the September 16, 2024 Minutes. Seconded by Jones. Vote was unanimous, 4-0. Motion carried.
Jones made a motion *to approve* the October 20, 2025 Minutes. Seconded by Engrassia. Vote was unanimous, 4-0. Motion carried.
Jones made a motion *to approve* the March 26, 2026 Minutes. Seconded by Engrassia. Vote was unanimous, 4-0. Motion carried.

APPROVAL OF ORDER DENYING VARIANCE ORDER VAR-26-01-: 214 WEST ATLANTIC BLVD.
Engrassia made a motion *to approve, adopt, and ratify* the Order of Denial, which denied property owner Timothy Corley's request for a 4-foot, 10-inch variance from the required 5-foot minimum setback at 214 West Atlantic Blvd. Seconded by Jones. Vote was unanimous, 4-0. Motion carried.

Clerk's Note: The Order is filed with the March 26, 2026, Minutes.

OTHER BUSINESS
The board asked if there were any pending cases to come before them. Elisabeth stated there is a new development on Davis Blvd that may be coming before them for a variance request pertaining to sidewalks.

ADJOURNMENT
Engrassia made a motion *to adjourn*. Seconded by Jones. Vote was unanimous, 4-0. Motion carried. The time was 6:17p.m.

These minutes were approved at the July 13, 2026 meeting of the Atlantic Beach Board of Adjustment.

Katrina Tyer, Clerk

Approved by:
Mike Bosse, Chair