

A Meeting of the Board of Adjustment was held on Wednesday, July 30, 2008, beginning at 2:00 p.m. in the Commission Chambers at City Hall, 155 Corey Avenue, St. Pete Beach, Pinellas County, Florida. The Meeting was called to order by Chairman Paul Skipper.

Pledge of Allegiance

Roll Call

PRESENT: Chairman Paul Skipper, Richard German, Robert Urban, Steve McFarlin. Mr. Paul Lampson entered the Meeting after approval of Minutes. Also present: Zoning Administrator Anne Marr and City Clerk Teri McMaster.

Swearing in of participants: Chairman Skipper affirmed those who planned to speak at this hearing.

Approval of the Minutes – June 2008

Mr. German moved to approve the Minutes of the June 2008 Meeting. Mr. McFarlin seconded the motion.

The motion was unanimously approved by voice roll call vote.

<u>Item</u>	<u>Case</u>	<u>Description</u>
	<u>Number</u>	

- | | | |
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| (1) | 20080015 | Donald Jellings, Agent for Edward Bowman, Owner. Request a variance to Section 9.7(a)(3) requirement of 7.3' to permit the reduction of the east side yard setback to 6.4' for an addition to an existing single family residence. 215 Lido Drive. |
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GENERAL INFORMATION:

The existing single family residence is currently non-conforming to the east side yard district requirements. The single family residence is currently maintaining a 6.4' east side yard setback, with the district regulations requiring a 7.3' side yard setback (10% of lot width).

An addition is proposed to be constructed to the rear of the structure, however, the addition shall encroach approximately 1.0' into the required 7.3' east side yard setback. The applicant is proposing to follow the line of

Request a variance to Section 6.13(a)(2)(a), per Section 11.7(a)(3), requirement of 4.3' (10% lot width) to permit the reduction of the south side yard setback to 3.0' for a detached two car garage.

Request a variance to Section 6.13(a)(2)(b) requirement of 12.0' to permit the increase of the building height to 13.0' for a detached two car garage.

COMMENTS AND INFORMATION:

The property currently has an existing single family residence with a detached one car garage. The applicant is proposing to demolish the existing non-conforming detached one car garage and replace it with a non-conforming detached two car garage. The property fronts Pass A Grille Way and the rear abuts an alley.

Section 6.13(a)(2) regulates detached garages. In no case shall a detached garage have any sleeping room, kitchen facilities or plumbing.

The proposed structure shall comply with the front yard requirements. The plan does not indicate any sleeping, kitchen or plumbing facilities. The plan does indicate that the structure will not comply with the required rear and south side yard setbacks and the maximum height requirements. As the structure abuts an ally the required rear yard setback is 10.0', however the applicant is proposing to utilize a 7.0' rear yard setback. Side yard setbacks are based on the requirement of the principal structure, which the district requirement is 10% of the lot width (43.0') which equates to a 4.3' side yard setback. The applicant is proposing to utilize a 3.0' south side yard setback. The north side yard setback is not an issue.

The maximum building height for the detached garage is 12.0'.

Building height definition per Division 2 of the Land Development Code is:

Height means the vertical distance above the required flood elevation to the highest point of a flat roof, to the deck of a mansard roof or to the average height between the plate and the ridge of gable or hip roofs, not including chimneys,

(2) Mr. McFarlin moved to deny the request for a variance to Section 6.13(a)(2)(a), per Section 11.7(a)(3), requirement of 4.3' (10% lot width) to permit the reduction of the south side yard setback to 3.0' for a detached two car garage. Mr. Lampson seconded the motion.

The motion was unanimously voted to deny the variance request by individual roll call vote.

(3) Mr. McFarlin moved to approve the request for a variance to Section 6.13(a)(2)(b) requirement of 12.0' to permit the increase of the building height to 13.0' for a detached two car garage. Mr. Lampson seconded the motion.

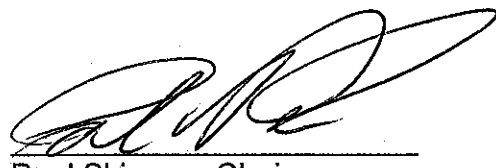
The motion was unanimously approved by individual roll call vote.

General Discussion

The subject of setbacks in the small size lots in Pass-a-Grille will be discussed at a future Board of Adjustment Meeting..

ATTEST


Pamala Prell,
Deputy City Clerk


Paul Skipper, Chairman