

BOARD OF ADJUSTMENT MEETING MINUTES

October 28, 2020 2:00 P.M.

PRESENT: Paul Skipper, Chair
Sandie Lyman, Vice Chair
Michael Bomar, Member
Denis Chase, Member
Jake Holehouse, Member

STAFF PRESENT: Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II

1. Changes to the Agenda – Ms. Rosetti explained that Case No. 20067, Variance for 106 6th Avenue (Item 4.a.) was withdrawn as a variance was not required.

All persons wishing to speak on any items were sworn in.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 9/30/2020

Member Chase moved and Vice Chair Lyman seconded the approval of the minutes from the September 30, 2020 meeting; the motion carried unanimously.

4. Action Items

a. Item removed from agenda.

b. VARIANCE – SETBACK - 20070 1701 Pass-A-Grille Way; Request to construct a residence with a zero-foot secondary front setback along 17th Avenue and permit a fourth residential driveway connection to the street.

Mr. Berry presented exhibits on the two variance requests and explained the standards and staff recommendation for approval of both variances, with four conditions as outlined in the meeting packet.

Mark Colburn, applicant at 1701 Pass-a-Grille Way appeared to explain reasons for the applications. No one spoke in objection or in favor and the Chair closed public comment and opened the meeting for Board discussion.

Vice Chair Lyman moved and Member Bomar seconded to approve the driveway Variance for Case No. 20070. The motion carried unanimously by a roll call vote.

Vice Chair Lyman moved and Member Bomar seconded to approve the secondary setback Variance, with staff recommended conditions, for Case No. 20070. The motion passed unanimously.

- c. **VARIANCE – SETBACK - 20073 7100 Sunset Way;** Request for the installation of two entry gates, one exit gate, one pedestrian gate, and ornamental fencing of six to eight feet in height in the required front setback at Envoy Point Condominiums.

Mr. Berry reviewed the request and exhibits for the variance request for Case 20073 and reported that staff recommended approval with two conditions.

Keith Heatly, General Manager for applicant Envoy Point Condo Association, appeared to explain the reason for the request. There were no audience comments and the Chair closed public comment opened for Board discussion.

Member Bomar moved to approve the Variance for Case No. 20073. The motion was seconded by Member Holehouse and passed unanimously.

- d. **VARIANCE – SETBACK - 20074 2931 E Vina Del Mar Blvd;** Request to construct a new dock that extends 85 feet from the seawall where 37.5" is the maximum and encroach to 17.17" from the southern side property line where an 18.5" side setback is the minimum.

Ms. Rosetti reviewed the variance request with exhibits including site plan and photos. Staff recommended the conditions, if approved, that the dock permit be contingent upon Pinellas County Water and Navigation's assessment and confirmation regarding the seagrass beds and any other stipulations they might make regarding dockage, seawall or setback. A letter of opposition was in the meeting packet. Mr. Dickman clarified that the City can approve zoning and setbacks, but the County reserves the evaluation of building permits. He also stated that some of the dashed lines on site plans should read R/L for Riparian Line vs. P/L for Property Line; he has directed staff to notify contractors.

Bill Zalla, father and neighbor to the north of applicant Angela Chandler, spoke about the reasons for the application. The applicant would be amenable to flipping the dock to the north approximately 20 feet if necessary.

Mary Cole, 2921 E. Vina del Mar, neighbor to the south of the applicant distributed handouts and gave comments in opposition to the 85 ft. dock.

Chair closed public comment and opened Board discussion. Mr. Zalla appeared a second time and stated that he would withdraw the application for the boatlift on the south side and leave the application for length, pending Pinellas County approvals.

Vice Chair Lyman moved to approve the Variance the length of the dock in Case No. 20074 with staff conditions; the motion was seconded by Member Bomar and passed 5-0.

- e. **VARIANCE – SETBACK - 20075 5820 Bimini Way;** Request to replace and expand an existing carport that encroaches to 7.7 feet from the front property line with a block garage.

Mr. Berry reviewed the variance application with exhibits. No letters or communication in objection or in favor were received. Staff recommended approval.

Richard Ham of Ham Construction appeared for applicant Mark Bailey. There were no public comments or objections and the Chair opened for Board discussion.

Member Chase moved and Member Bomar seconded the approval of the Variance for Case No. 20075. The motion passed unanimously.

- f. VARIANCE – SETBACK - 20076 1025 Boca Ciega Isle Dr;** Variance to permit the construction of an open carport that encroaches to 13 feet from the front property line at its closest point.

Mr. Berry reviewed the variance request with exhibits. No letters in favor or opposition were received. Staff recommended approval with no conditions.

Applicant Constance Coe, 1025 Boca Ciega Isle Drive, appeared to answer any questions. There was no public comment and the Chair opened Board discussion.

Member Bomar moved and Member Chase seconded approval of the Variance for Case No. 20076 as presented. The motion carried unanimously.

5. Adjournment – Next Meeting 11/18/2020

Member Chase's motion to adjourn at 3:13 PM passed unanimously.

These minutes were approved at the November 18, 2020 Board of Adjustment meeting.