



Notice of Public Meeting

Board of Adjustment
Commission Chambers
155 Corey Avenue
St. Pete Beach, Florida 33605
1/25/2012
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

Regular Meeting

A. Public Hearings:

1. Case # 2012-0001
Applicant: Steven Ranck
Subject property address: 241 S. Isle Drive.
Applicant requests variance from Section 6.13 for an accessory structure to encroach into the rear yard setback.
2. Case # 2012-0004
Applicant: Robert Scheafnocker
Subject property address: 3901 Oleander Way
Applicant requests variance from Section 8.7 –
Reduction of secondary front yard setback from 20 feet to 4 feet for the construction of an addition.

B. Next Meeting: February 29, 2012

D. Adjourn

APPEAL

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

Case # 2012-0001

Applicant: Steven Ranck
Subject property address: 241
S. Isle Drive.

Applicant requests variance
from Section 6.13 for an
accessory structure to
encroach into the rear yard
setback.

City of St. Pete Beach
Board of Adjustment
Public Hearing
Case # 2012-0001
January 25, 2012

Property Information

Address: 241 Isle Drive

Applicant/Owner: Steven Rank

Agent: Self

Existing Use: Single Family Residential

Zoning: RU-1

Request: Variance from section 6.13 of the Land Development Code for the required rear yard for the construction of a pergola. Pergola proposed to encroach on required rear yard by 5 feet.

Details of Request and Background Information:

The applicant wishes to build a pergola to the rear of his existing single family home. According to the information submitted by the applicant, he has requested the pergola be constructed over the existing deck.

The applicant has proposed that the pergola be attached to the main house.

Section 6.13 (c) discusses" special accessory structures" as follows:

*(c) Special accessory structures. **Special accessory structures include, but are not limited to, swimming pools, pool enclosures, decks, patio covers, gazebos, fountains, garden trellises and children's playground equipment. Tree houses are specifically excluded as special accessory structures** (emphasis added).*

This section goes on to regulate the placement of the specifically mentioned structures, but does not regulate what structures are not included in this list (re: those included but not limited to).

The code is also silent on what type of material consists of a deck or patio cover, but regulates them as follows:

(4) Deck and/or patio covers consisting of the covering material and the minimum support mechanism or structure necessary to ensure its wind loading stability may be permitted by the city; provided that no such patio cover shall be permitted to be initially constructed or later enclosed in such a manner that it could be construed as living space. Structural elements of such patio covers shall not be permitted to exceed the dimensions of the patio more than six inches in any direction. Up to a one-foot overhang may be permitted.

*a. Required yards: Shall not encroach into any required front, secondary front or side yard and **shall not encroach more than five feet into any required rear yard** (emphasis added).*

Staff is making the judgment call that this constitutes a deck cover.

According to the information submitted by the applicant, staff estimates the proposed pergola/deck cover encroaches into the required rear yard (in this case, 15 feet required) by approximately 5 feet. (The applicant did not submit scaled plans of the request, so staff has estimated the distance the applicant supplied).

Staff Analysis

Section 3.12 of the land Development Code sets forth the conditions that an applicant must meet in order for a variance to be granted:

- (a) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; and*
- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; and*
- (c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; and*
- (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; and*
- (e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.*

Based on these standards, staff makes the following observations:

- (a) The front of the lot is an odd shape, but in spite of this, the house, originally constructed in 1970 and purchased by the applicant in 2004, is setback an additional 10-23 feet that what is required by the zoning district. Had the house been built 10 feet closer to the front lot line, the deck and cover could have been constructed within the buildable area specified by the code.
- (b) A single family residence is a permitted use in this zoning district. There is no request for a prohibited use, nor has the applicant argued that a non-conforming use is the reason for the application.
- (c) The proposed variance does not change any zoning district boundary.

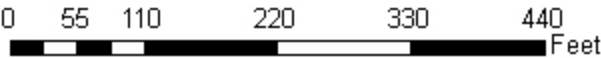
- (d) The general purpose and intent of the Land Development Code is to ensure the health and safety of the public. Required yards are established (in part) to ensure a minimum open space for percolation of water. The proposed plans indicate that even with the addition, the lot still provides for the minimum open space required.
- (e) Although the owner already has “reasonable” use in the land with the construction of a single family residence, literal enforcement of the Land Development Regulations would deprive the owner of a minimal amount of shade over the deck without having to remove existing structural improvements. As an alternative, the applicant could provide vegetative shade in areas of the yard where open space is available without a variance from this code; however trees or other vegetation could block water views of the neighboring properties.

Summary and Conclusion

Staff finds that the request meets the general purpose and intent of the Land Development Code.

Submitted by: Catherine Hartley, AICP, Senior Planner

241 Isle Drive





City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-363-9265
www.stpetebeach.org

VARIANCE APPLICATION

Case Number: 2012-01

PROPERTY:

Legal Description:

Block 3 lot 13 N-Vina Delmar 1st Add.

Parcel ID or
address is one has
been assigned:

241 S. Isle Dr

Current Zoning:

FLUM

Designation:

Lot Area:

Existing Use:

Proposed Use:

APPLICANT/AGENT:

PROPERTY OWNER:

Name:

STEVEN RANCK

Name:

Address:

241 S Isle Dr

Address:

City:

St. Pete Beach

State:

FL

City:

State:

Zip: 33706

Phone:

989 225 6454

Zip:

Phone:

Contact email address:

SRAN@MAC.COM

178, 86
DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

I wish to build a 12X16 foot Pergula attached to my home and adjacent to the current stacking slider. This would be constructed of wood, vinyl or fiberglass.

Driveway

241 S. Isle Dr

Pergola 12'

16'

Seawall

Dock

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission.

Failure to do so will delay your application to a later date. If any materials are missing or any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment or the City Commission must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

See attached narrative and photos

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

We would like to create partial shade for this area. It's southwesterly location prevents us from spending any substantial time on our deck.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

I am not the original owner or builder of this home.

Therefore, the conditions that precipitate this request (only a 21' rear yard) are not the result of the applicant.

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

The variance will not create a non conforming use or permit a use not specifically permitted in the zoning district.

The home was built with only a 21' setback from the canal. Under normal circumstances in the neighborhood, this request would not be necessary because of the larger rear lot area setbacks. Our property is located on a corner lot with only one land-abutting neighbor to the west. That neighbor has limited visibility of our property due to lot situation, vegetation and a privacy fence. The neighbor to the north is across the canal, to the east is Isle drive, and to the south is Vina park







[Close window](#)

Baldwin Pergolas
440 Middlefield Street
Middletown, CT 06457

© 2011 [Baldwin Pergolas](#)

phone: 800 344-5103
fax: 860 347-0402
email: sales@baldwinpergolas.com

12/22/2011

CATHERINE,

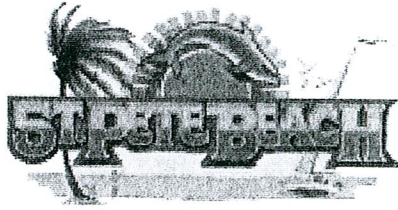
THANK YOU FOR ALL YOUR HELP ON MAKING
OUR VARIENCE HAPPEN (WE HOPE).

ENCLOSED CHECK FOR 198.⁰⁸/_{XX}

HAVE A VERY HAPPY HOLIDAY & LOOKING FORWARD
TO A SUNNY & WARM 2012.

R. Craig Schoof
3901 OLEANDER WAY,
ST. PETE BEACH, FL
33706

CELL (636) 485-4654 CRAIG
314 591-3094 CONNIE



Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9266
email: c.hartley@stpetebeach.org

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- SR I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- SR On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- SR I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- SR I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- SR I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages.

Steven L. Bueck 11/28/11
Signature of Applicant Date



**CITY OF ST. PETE BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
727-363-9266**

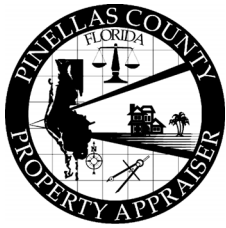
Mailing date: January 18, 2012

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
Hearing Date: January 25, 2012
2:00 P.M.
City Commission Chambers
155 Corey Avenue
St. Pete Beach, Florida 33706**

**Case No.: 2012-0001
Address: 241 S. Isle Drive
Owner: Steven Rank
Agent: n/a
Zoning: RU-1
Request: Variance from section 6.13 of the Land Development Code
for the required rear yard for the construction of a
pergola.**

You are hereby notified that a variance application for the above-referenced request has been filed with the Community Development Department. Records indicate that you own property within 300 feet of this property. The application is on file with the Community Development Department, which is located on the first floor in City Hall, 155 Corey Avenue, St. Pete Beach. Interested persons are urged to examine the application materials prior to the scheduled hearing date. Individuals who wish to object to the request may either appear at the hearing or file their objection in writing with the Community Development prior to the hearing date. If the objection is in writing, it should refer to the assigned case number and specify the grounds for the objection. Written objections will be presented to the Board of Adjustment for consideration. **Community Development Department may be contacted by telephone at 727-363-9266 or by email at c.hartley@stpetebeach.org.** This public hearing is part of a quasi-judicial proceeding and is subject to special rules and procedures relative to evidence and appeals. Discussions with any board member will be disclosed at the public hearing. Appeals of the decision are by petition for writ of certiorari to the Circuit Court. Persons appealing a decision will need a record of the proceedings and may need to ensure that a verbatim record is made, including testimony and evidence upon which the appeal is based. The City does not provide verbatim transcripts.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 18 Jan 2012

Subject Parcel: 07-32-16-61560-003-0130

Radius: 300 feet

Parcel Count: 21

Note: Parcels with protected address status are not included in this report.

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

☒ **MAIN BRANCH- COURTHOUSE**

315 Court St. – 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (C/W)

☐ **NORTH COUNTY**

29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

☐ **TYRONE (SOUTH)**

1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**

CUSTOMER SERVICE CENTER – WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 – Clearwater, FL 33757

DANFORTH, JONATHAN
DANFORTH, VERONIQUE
240 ISLE DR
ST PETE BEACH FL 33706-2749

DANFORTH, JONATHAN
DANFORTH, VERONIQUE
240 ISLE DR
ST PETE BEACH FL 33706-2749

AUBERT, LYNN L
AUBERT, JOSEPH
210 ISLE DR
ST PETE BEACH FL 33706-2749

YORKE, RAYMOND
230 ISLE DR
ST PETE BEACH FL 33706-2749

BRETT, JUDITH E
220 ISLE DR
ST PETERSBURG FL 33706-2749

GERMAN, RICHARD W
GERMAN, KARALEE T
251 S ISLE DR
ST PETE BEACH FL 33706-2710

ST PETE BEACH, CITY OF
155 COREY AVE
ST PETE BEACH FL 33706-1839

HEISLER, NIKKI TRE
271 S ISLE DR
ST PETE BEACH FL 33706-2710

O'ROURKE, CANDACE F
231 ISLE DR
ST PETERSBURG BEACH FL 33706-2750

TOPOLSKI, DENNIS
TOPOLSKI, DOLORES
PO BOX 159
RIVERSIDE IL 60546-0159

STENGARD, PETER J
STENGARD, MICHELE E
301 S ISLE DR
ST PETE BEACH FL 33706-2711

290 NORTH ISLE DRIVE LAND TRUST
BROWNING, JOANNE
290 N ISLE DR
ST PETE BEACH FL 33706-2708

SMITH, ELLEN R
211 ISLE DR
ST PETE BEACH FL 33706-2750

RANCK, STEVEN L
241 S ISLE DR
ST PETE BEACH FL 33706-2710

BALLEW, CAROL S
300 N ISLE DR
ST PETE BEACH FL 33706-2709

SMALL, DANIEL J
SMALL, STACEY A
281 S ISLE DR
ST PETE BEACH FL 33706-2710

DE LIBERTY, BRENDA J
DE LIBERTY, JEFFREY A
261 S. ISLE DR
ST PETE BEACH FL 33706-2710

GINGLES, WILLIAM S
GINGLES, BEATRICE
3748 WOODLANE RD
GAINESVILLE GA 30506-2031

SCIAN, BARBARA
MUNFORD, JEFFREY
221 ISLE DR
ST PETE BEACH FL 33706-2750

VOLLMAN, ALLISON
116 GAGE RD
RIVERSIDE IL 60546-2367

D'ADAMO, DEAN O
D'ADAMO, CATHY M
4668 WARRINGTON DR
ROSWELL GA 30075-3183

Case # 2012-0004

Applicant: Robert Scheafnocker
Subject property address: 3901
Oleander Way

Applicant requests variance
from Section 8.7 – Reduction of
secondary front yard setback
from 20 feet to 4 feet for the
construction of an addition.

City of St. Pete Beach
Board of Adjustment
Public Hearing
Case # 2012-0004
January 25, 2012

Property Information

Address: 3901 Oleander Way

Applicant/Owner: Robert and Connie Scheafnocker

Agent: Self

Existing Use: Single Family Residential

Zoning: RU-1

Request: Variance from section 8.7 of the LDC to reduce secondary front yard setback from 20' to 4' for the construction of an addition.

Details of Request and Background Information:

The applicant owns a single family home on an odd shaped lot on the corner of Belle Vista Drive east. The house, which is situated diagonally on the lot, was built in 1951 and purchased by the applicant in 2008.

The applicant would like to build an addition on the existing structure, which is indicated on the site plan (attached in application details). The addition consists of a bedroom (indicated in yellow on the plan) and a garage (indicated in green on the plan).

Staff Analysis

Section 3.12 of the land Development Code sets forth the conditions that an applicant must meet in order for a variance to be granted:

- (a) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; and*
- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; and*
- (c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; and*
- (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority*

may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; and

(e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

Based on these standards, staff makes the following observations:

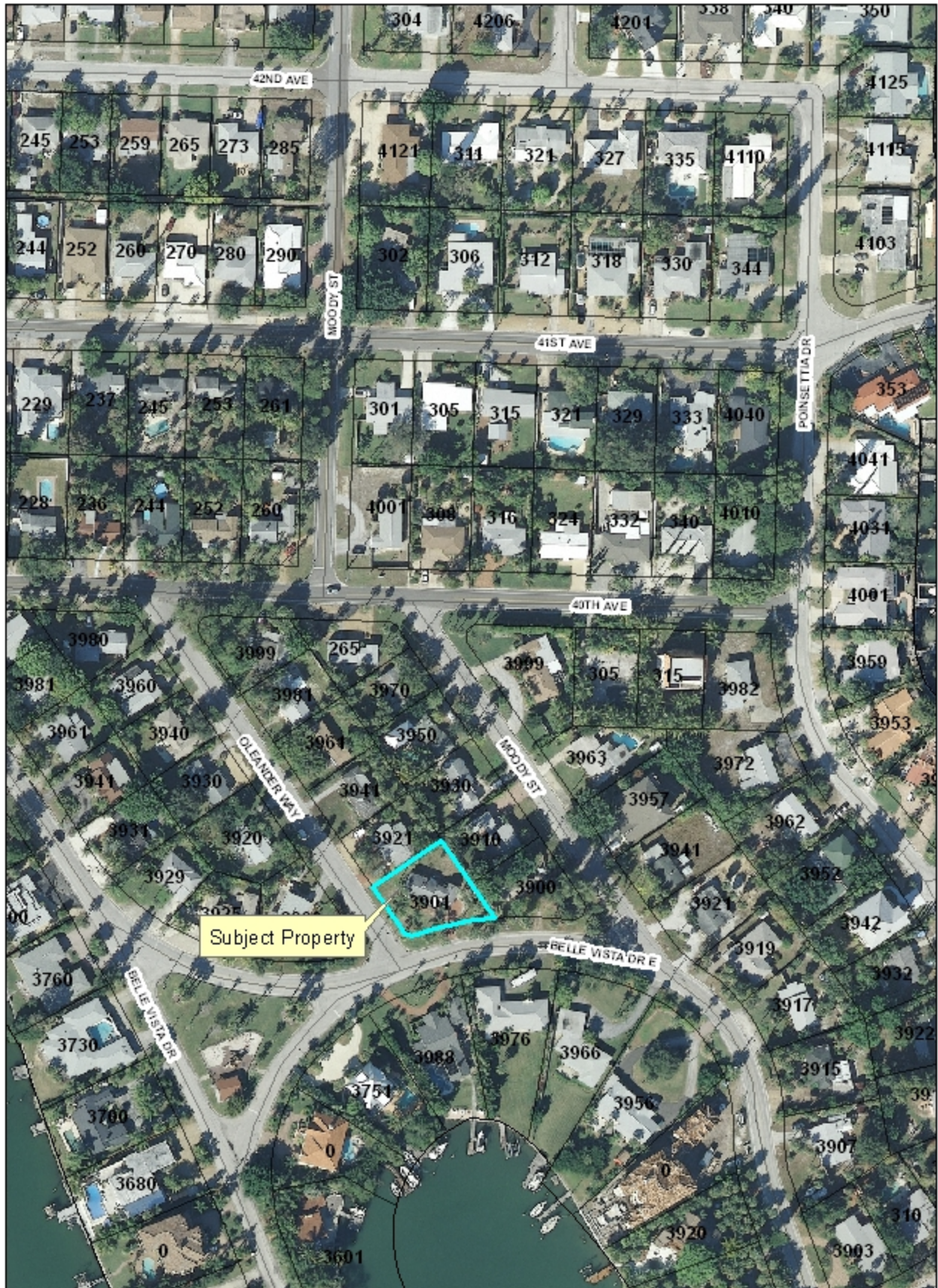
- (a) The odd shape of the lot and the way the existing structure is placed on the lot (essentially making both frontages a front yard) makes it difficult to add on to the house.
- (b) A single family residence is a permitted use in this zoning district. There is no request for a prohibited use, nor has the applicant argued that a non-conforming use is the reason for the application.
- (c) The proposed variance does not change any zoning district boundary.
- (d) The general purpose and intent of the Land Development Code is to ensure the health and safety of the public. Required yards are established in order to ensure a minimum open space for percolation of water. The proposed plans indicate that even with the addition, the lot still provides for the minimum open space required.
- (e) Although the owner already has “reasonable” use in the land with the construction of a single family residence, literal enforcement of the Land Development Regulations would deprive the owner of a modest-size residence that is a permitted use within the zoning district. The alternative might be to tear down the existing small-scale house (roughly 1,200 square feet currently) and construct a much larger house that could be out of scale for the neighborhood.

Summary and Conclusion

Staff finds that the request meets the general purpose and intent of the Land Development Code.

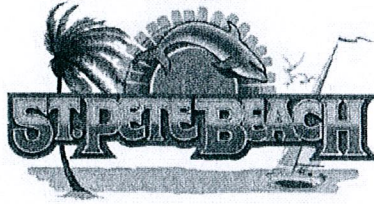
Submitted by: Catherine Hartley, AICP, Senior Planner

3901 Oleander Way



0 60 120 240 360 480 Feet





23.68
\$178.68

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-363-9265
www.stpetebeach.org

VARIANCE APPLICATION

Case Number: 2012-0004

PROPERTY:

Legal Description: BELLE VISTA BEACH 5TH EDITION LOT 16 BLOCK B

Parcel ID or address is one has been assigned: 07-32-16-07470-002-0060

Current Zoning: RUI FLUM Designation: _____ Lot Area: _____

Existing Use: _____ Proposed Use: _____

APPLICANT/AGENT:

Name: ROBERT & CONNIE SCHEAFLOCKER
Address: 3901 OLEANDER WAY
City: ST. PETE BEACH State: FL
Zip: 33706 Phone: (636) 485-4654
(314) 591-3094
Contact email address: scheaflocker@gmail.com

PROPERTY OWNER:

Name: ROBERT & CONNIE SCHEAFLOCKER
Address: 3901 OLEANDER WAY
City: ST. PETE BEACH State: FL
Zip: 33706 Phone: (636) 485-4654
(314) 591-3094

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission.

Failure to do so will delay your application to a later date. If any materials are missing or any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment or the City Commission must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

SEE ATTACHMENT

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.
2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.
3. The peculiar conditions and circumstances are not the result of the actions of the applicant.
4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.
6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.
7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

<u>Signature of Applicant</u>	<u>Date</u>	<u>Signature of Authorized Agent</u>	<u>Date</u>
-------------------------------	-------------	--------------------------------------	-------------

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied

Details of the request:

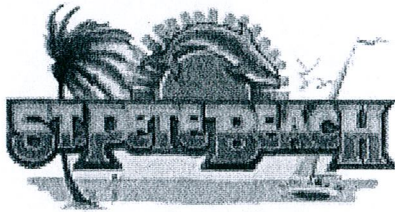
Requesting the set back variance at 3901 Oleander Way is relaxed to allow an extension to the existing bed room and the addition of a two car garage. The current code call for a 20 foot set back from the property line. We respectfully request the 20 foot be relieved to approximately 2 feet.

The city has a right of way easement of approximately 16 feet on Belle Vista Dr. and along with the 20 foot set required minimizes the capabilities to expand our home.

Allowing this structure to be built should not impede the sight line for traffic on both Oleander Way and Belle Vista Dr.

1. Corner setback exceeds the average setback requirements and with the addition of the city's right of way the lot has no room for growth due to these setbacks
2. The property at 3901 Oleander Way will remain "as is" or a tear down would be needed. We don't want that to happen. We appreciate the "old Florida beach house" appearance.
3. The residence at 3901 Oleander Way was built in 1951 as a two bedroom house with a garage and in recent years was change to a 3 bedroom no garage home by using the garage as a bedroom.
4. To my knowledge this variance would not change any district boundary on the zoning map.

5. This will remain a private residence.
6. The property will remain as a single family residence
7. This variance relief will not impede the sight line for traffic going both ways on Oleander Way or Belle Vista Dr.
8. I feel that this is a fair and just request. The garage is almost the minimum size for today's vehicles, code to meet the Dade



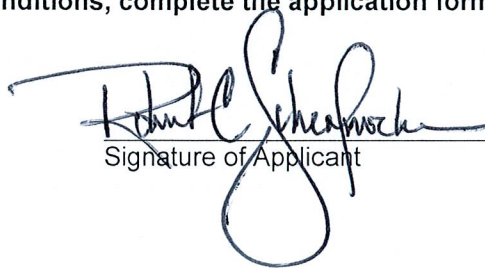
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9266
email: c.hartley@stpetebeach.org

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- ☒ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- ☒ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☒ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages.



Signature of Applicant

Date

Robert and Connie Scheafnocker

3901 Oleander Way

St. Pete Beach, FL 33706

We respectfully, would like a variance on our property lines at our home to increase the size of the master bedroom and add a 2 car garage to our property.

Our home, on 3901 Oleander Way, was built in the early 1950s as a 2 bedroom beach bungalow with a garage, which at time of purchase was transformed into a 3 bedroom 2 bath home with no garage. This corner lot, has a beautiful lawn with 35 palm trees that made this home stand out as a must have for our move to St Pete Beach, Florida.

With what appeared to be a huge yard, both Connie and I saw unlimited potential in our cute little beach house. We would like to add an additional 10 feet to the master bedroom(converted single car garage), and add a 20 foot by 24 foot 2 car garage next to the bedroom (old garage).

We look at our site plan and came up with ideas only to find that our property lines we're not as expected. We like the fact that our house has the "Beach Cottage" feel and don't want to disrupt that visual appearance.

Scope of proposed remodel and addition:

- Add 10 foot by 12.5 foot to the front of the existing bedroom

This addition will match the setback of the front of the house. Additional electric outlets and an additional HVAC run will be needed in this phase.

- 2 car garage will be built using materials to match existing look of the house.

Garage will be a 20 x24 structure with the same roof pitch as the house to keep the low profile cottage look. Placement of the garage will be next to the master bedroom so only two palm trees will need to be removed or relocated. A single

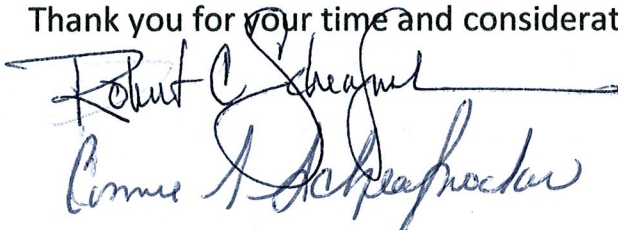
double garage door will be installed and a door will be in the back. An electrical sub-panel will be added to support the electrical needs of the garage.

Our corner lot has a 20 foot setback on both Bella Vista Drive and Oleander Way and with the city having almost an additional 18 feet of easement the house has almost no room to grow except up. Both Connie and I love the "old Florida beachy feel" to our house and really don't feel a "tear down" is not what St. Pete Beach is all about.

We would like to add the garage but would need almost 18 feet of our 20 foot setback.

This being said, the building would still be roughly 20 feet back from the curb, creating no visual impact on traffic flow. The palm trees which are clustered on this property would not have to be disturbed except the two for mentioned (1 sable palm and 1 Traveler palm).

Thank you for your time and consideration in this matter,

The image shows two handwritten signatures in blue ink. The top signature is for Robert Scheafnocker, and the bottom signature is for Connie Scheafnocker. Both signatures are written in a cursive, flowing style.

Robert and Connie Scheafnocker

Cell: (636) 485-4654 or (314) 591-3094

Scope of work:

3901 Oleander Way, St. Pete Fl 33706

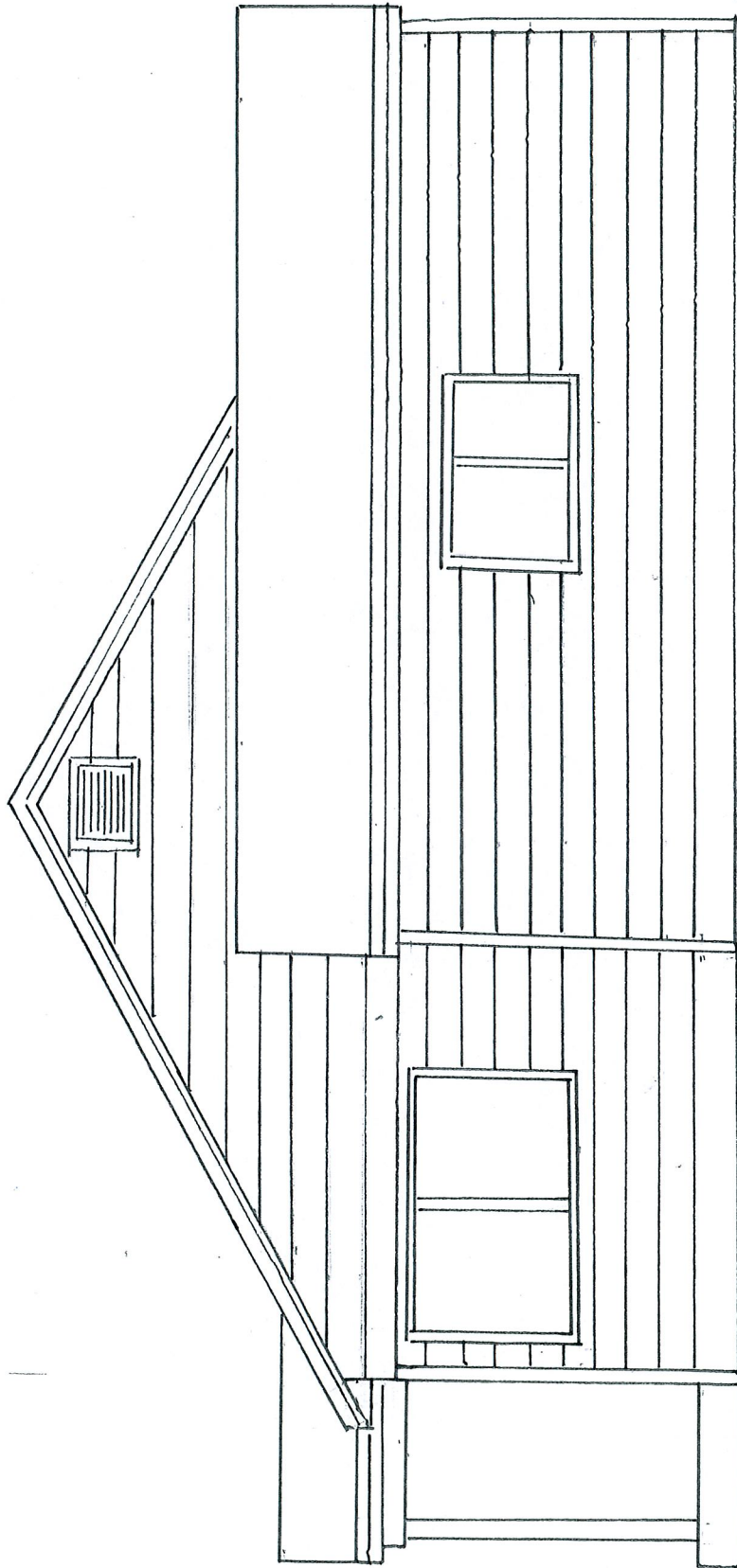
Lot 6 Block B

10x12.5 Bedroom addition

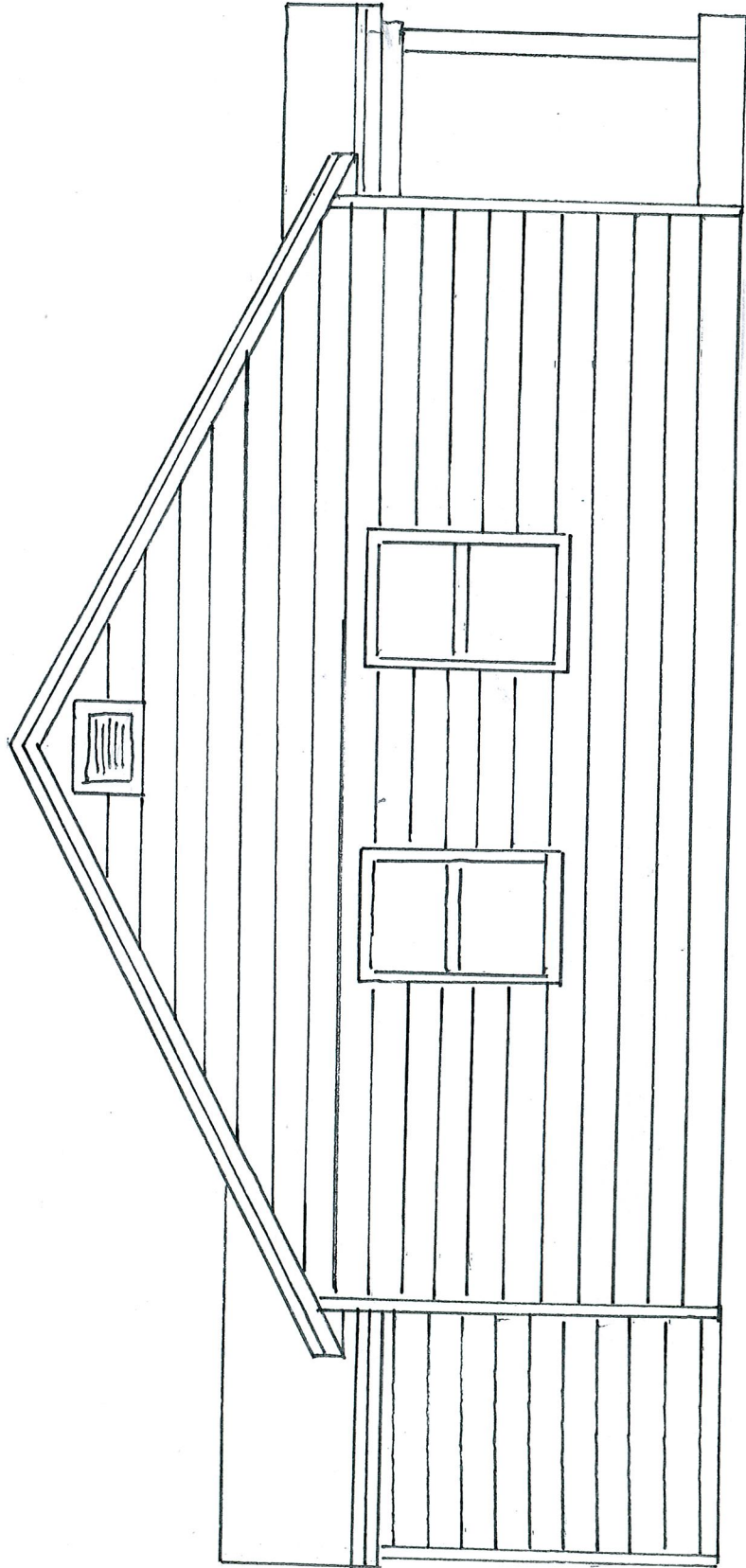
1. Removal of existing pavers and pour foundation
2. Wall construction
3. Truss and roofing to new addition
4. Move existing door to west side of addition
5. Add window to south wall
6. Interior finish work to match existing
7. Exterior cladding will match existing
8. Additional electrical and HVAC to new construction
9. Removal of 1 traveler palm

20X24 Garage (2 car)

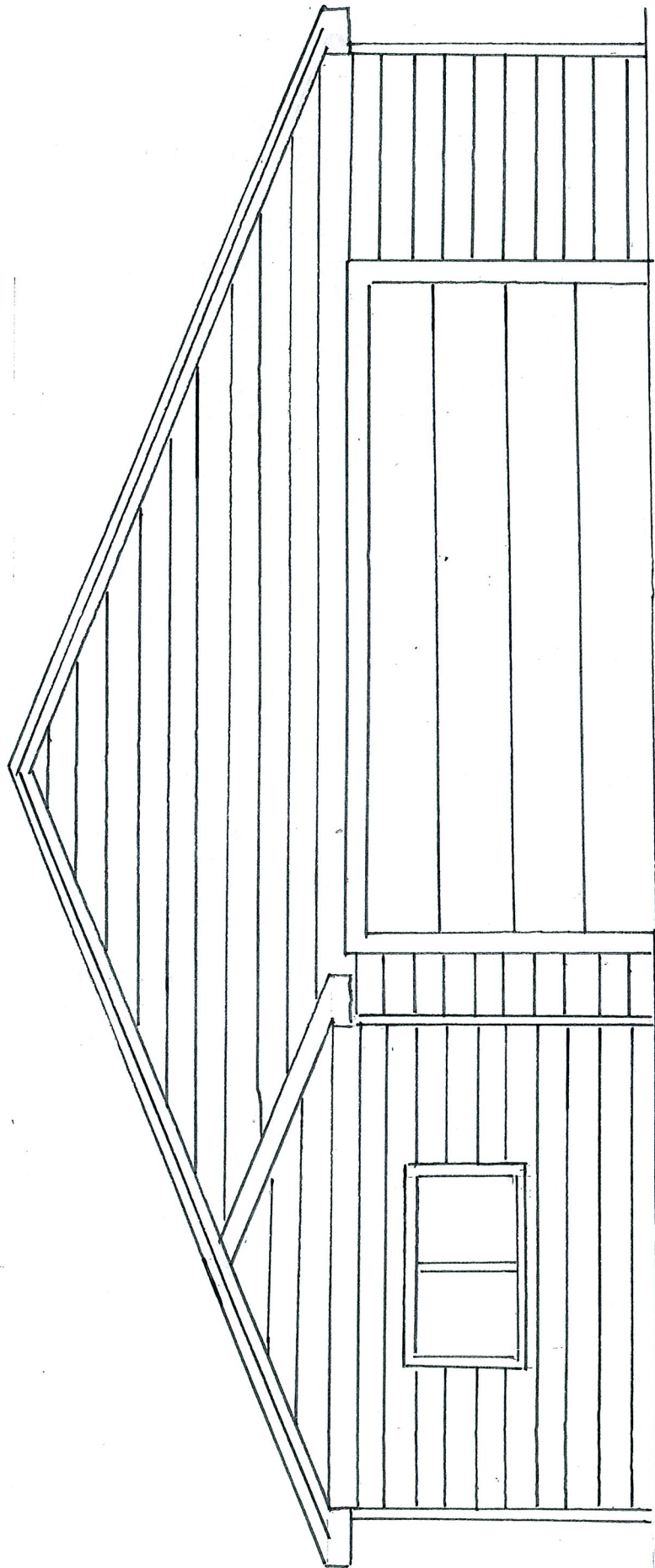
1. Removal of existing pavers and pour foundation
2. Construct walls and roofing
3. Install overhead door
4. Install rear entrance door
5. Install electrical sub panel and electric and lighting for said structure
6. Interior finish work to meet code
7. Exterior cladding to match existing
8. Removal of 1 sable palm tree



EAST SIDE 3901 OLEANDER WAY



WEST SIDE of 3901 OLEANDER WAY



PROPOSED NEW ADDITION



JOHN BELCHER

FLOOD ZONE: "AE"
FLOOD MAP DATE: 9/03/03
COMMUNITY NUMBER: 125149
PANEL NUMBER: 0278 G
CHECKED BY: DCH

78-05
DAVID C. HARNER P.L.S.
REGISTRATION NUMBER 2650



I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE § 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

DAVID G. HARBER, P.L.S.
REGISTRATION NUMBER 2650

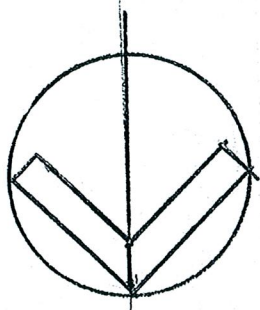
LEGEND:
A=ARC LENGTH AUL=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C-C=CALL C.L.F.=CHAINLINK FENCE
CONC.=CONCRETE M.H.=MANHOLE C/O=C COVERED CONC. CL=CENTERLINE E.P.=EDGE OF PAVEMENT
EL.=ELEVATION FT.=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650
D-D=DED IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M-MEASURED M.S.=METAL SHIELD
D-D=DED R=RECORD W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EXIS.=EASEMENT
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DAVID C. HARNER P.L.S.
REGISTRATION NUMBER 2650

LOT 6 BLOCK B

EXISTING SITE PLAN



BELLE VISTA DRIVE EAST

Back of cups

$$ae = ds$$

spati rembat

HL 18.1.51

4

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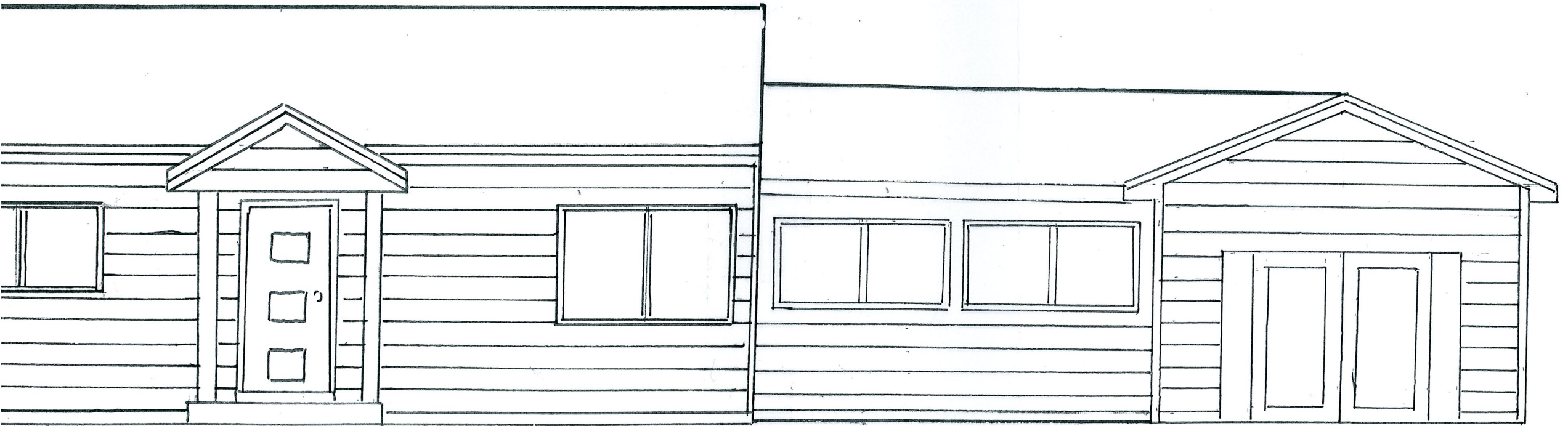
३०/०५/२०२०

Y FRAME
NCE

41

SCOPE OF WORK

1. REMOVAL OF EXISTING GLASS DOOR TO ALLOW THE INSTALLATION OF A NEW GLASS DOOR
2. WALL RECONSTRUCTION OF THE ENTIRE WALL HEADER TO CLEAR INTERIOR FINISH
3. INTERIOR GLASS DOOR
4. EXTERIOR GLASS DOOR
5. ANY ADDITIONAL WORK BEING ADDED AND DUREX OUT WALL CONSTRUCTION
6. APPLICABLE BUILDING CODES, 2004 FLORIDA BUILDING CODE SUPPLEMENT
7. APPLICABLE WINDOW EXPOSURE
8. PRIMARY REFER TO CONSTRUCTION MATERIALS AND DWELLINGS CODE



01 OLEANDER WAY

DEPTH OF
GARAGE IS
APPROXIMATELY
THE BACK OF
WHITE FENCE
AN 12" FROM
BACK BUMPER
OF TRUCK



GARAGE WOULD
BE 1 FOOT
IN FRONT OF
BEDROOM
WINDOW

CLEARANCE OF
GARAGE AT
20 FOOT DEPTH
(MINIMAL)



LOOKING
TOWARD
O LEANDER WAY

GARAGE
OUTLINED



OUTLINE OF
GARAGE



LOOKING UP
DRIVE FROM
BELLE VISTA DR



OUTLINE OF
GARAGE
NOTE PINK
RIBBON

LOOKING
NORTHWEST
NOTE PINK RIBBON
OUT LINEING GARAGE



FRONT OF
HOUSE
CORNER
CLEANDER WAY
⇌
BELLE VISTA DR



BELLE VISTA DRIVE
LOOKING WEST

FROM NEIGHBORS
YARD LOOKING
WEST ON
BELLE VISTA DR



NOTE PINK RIBBON
& STAKES OUTLINING
GARAGE



**CITY OF ST. PETE BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
727-363-9266**

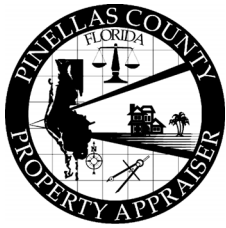
Mailing date: January 18, 2012

**BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
Hearing Date: January 25, 2012
2:00 P.M.
City Commission Chambers
155 Corey Avenue
St. Pete Beach, Florida 33706**

Case No.: 2012-0004
Address: 3901 Oleander Way
Owner: Robert Scheafnocker
Agent: Owner
Zoning: RU-1
Request: Variance from section 8.7 of the LDC to reduce secondary front yard setback from 20' to 4' for the construction of an addition.

You are hereby notified that a variance application for the above-referenced request has been filed with the Community Development Department. Records indicate that you own property within 300 feet of this property. The application is on file with the Community Development Department, which is located on the first floor in City Hall, 155 Corey Avenue, St. Pete Beach. Interested persons are urged to examine the application materials prior to the scheduled hearing date. Individuals who wish to object to the request may either appear at the hearing or file their objection in writing with the Community Development prior to the hearing date. If the objection is in writing, it should refer to the assigned case number and specify the grounds for the objection. Written objections will be presented to the Board of Adjustment for consideration. **Community Development Department may be contacted by telephone at 727-363-9266 or by email at c.hartley@stpetebeach.org.** This public hearing is part of a quasi-judicial proceeding and is subject to special rules and procedures relative to evidence and appeals. Discussions with any board member will be disclosed at the public hearing. Appeals of the decision are by petition for writ of certiorari to the Circuit Court. Persons appealing a decision will need a record of the proceedings and may need to ensure that a verbatim record is made, including testimony and evidence upon which the appeal is based. The City does not provide verbatim transcripts.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 18 Jan 2012

Subject Parcel: 07-32-16-07470-002-0060

Radius: 300 feet

Parcel Count: 37

Note: Parcels with protected address status are not included in this report.

Total pages: 4

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

☒ **MAIN BRANCH- COURTHOUSE**

315 Court St. – 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408

COMMERCIAL APPRAISALS:

TEL: (727) 464-3284

RESIDENTIAL APPRAISALS:

TEL: (727) 464-3643 (CIV)

☐ **NORTH COUNTY**

29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

☐ **TYRONE (SOUTH)**

1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**

CUSTOMER SERVICE CENTER – WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488

MAIL: PO Box 1957 – Clearwater, FL 33757

WEBB, TODD
3910 MOODY ST
ST PETE BEACH FL 33706-2633

WEBB, TODD
3910 MOODY ST
ST PETE BEACH FL 33706-2633

TRINQUE, STEPHEN J
TRINQUE, PATRICIA A
3931 BELLE VISTA DR E
ST PETE BEACH FL 33706-3811

KILPATRICK, MARY A
KILPATRICK, THOMAS C
433 75TH AVE
ST PETE BEACH FL 33706-1831

MARTIN, LACY B
MARTIN, SHIRLEY J
3701 BELLE VISTA DR
ST PETE BEACH FL 33706-3807

WHEATON, STEPHEN K
WHEATON, DEBORAH A
305 40TH AVE
ST PETE BEACH FL 33706-2611

HAVARD, MARJORIA
WEBB, TODD L
265 40TH AVE
ST PETE BEACH FL 33706-2609

NGUYEN, THERESA K
MOORE, MICHAEL B
3981 OLEANDER WAY
ST PETE BEACH FL 33706-2636

GROSSNICKLE, STEPHAN
GROSSNICKLE, FAITH
39 E 79TH ST
NEW YORK NY 10075-0240

HANLON, DOUGLAS J
3961 OLEANDER WAY
ST PETE BEACH FL 33706-2636

HOFFMAN, ANDREW D
HOFFMAN, TERESA M
3950 MOODY ST
ST PETE BEACH FL 33706-2633

KEANE, PATRICIA
3940 OLEANDER WAY
ST PETE BEACH FL 33706-2637

TARVIN, WILLIAM B
TARVIN, APRIL L
315 40TH AVE
ST PETE BEACH FL 33706-2611

SCHEAFNOCKER, ROBERT C
SCHEAFNOCKER, CONNIE S
3901 OLEANDER WAY
ST PETE BEACH FL 33706-2636

WHEATON, STEPHEN K
WHEATON, DEBORAH
305 40TH AVE
ST PETE BEACH FL 33706-2611

RUTTENCUTTER, EDWARD A
PO BOX 49362
ST PETERSBURG FL 33743-9362

FISCHER, JOHN A
3751 BELLE VISTA DR
ST PETE BEACH FL 33706-3807

HOFFMAN, ANDREW
HOFFMAN, TERESA
3950 MOODY ST
ST PETE BEACH FL 33706-2633

KNIGHTON, ROBERT
KNIGHTON, DEBORAH
11606 LIPSEY RD
TAMPA FL 33618-3606

OSTEN, STEVEN R
3941 BELLE VISTA DR
ST PETE BEACH FL 33706-3811

V S F BEACH LLC
15102 LAUREL COVE CIR
ODESSA FL 33556-3120

COOK, BRYAN D
MION, MONICA M
3963 MOODY ST
ST PETE BEACH FL 33706-2632

PETERSON, LANCE B
PETERSON, SARAH K
3919 BELLE VISTA DR E
ST PETE BEACH FL 33706-2654

BOWEN, RONALD G JR
BOWEN, KAREN S
3925 BELLE VISTA DR E
ST PETE BEACH FL 33706

MURRAY, JAMES F
MURRAY, CAROL L
351 39TH AVE
ST PETE BEACH FL 33706-2601

SHARPE, MELINDA J
3920 OLEANDER WAY
ST PETE BEACH FL 33706-2637

ALLART, MICHAEL C
5300 QUEEN ST N
ST PETERSBURG FL 33714-2736

LAZUK, MICHAEL
LAZUK, JANET
3988 BELLE VISTA DR
ST PETE BEACH FL 33706-2631

VECCHIONE, DAVID K
VECCHIONE, CASSANDRA A
355 CHAPEL ST
HOLDEN MA 01520-1814

GANDERSON, BONITA L
3929 BELLE VISTA DR E
ST PETE BEACH FL 33706-3811

PREMER, GREGORY M
PENNEY, MELISA L
3957 MOODY ST
ST PETE BEACH FL 33706-2632

CSAKI, FRANK A
CSAKI, PAULA E
3900 OLEANDER WAY
ST PETE BEACH FL 33706-2637

MIRANDA, RICHARD
MIRANDA, BEATRIZ R
3999 MOODY ST
ST PETE BEACH FL 33706-2632

PAPE, MICHAEL G
EHRKE-PAPE, WENDY H
7705 GARDNER RD
TAMPA FL 33625-3841

MATUSKA, WALDEMAR G
MATUSKA, OLGA
3897 BELLE VISTA DR E
ST PETE BEACH FL 33706-2628

LAZUK, MICHAEL & JANET REV LIVING TRUST
C/O LAZUK, MICHAEL
3988 BELLE VISTA SR
ST PETE BEACH FL 33706-2631

BOGNAR, ZOLTAN
3999 OLEANDER WAY
ST PETE BEACH FL 33706-2636