BOARD OF ADJUSTMENT

MINUTES

November 28, 2012

2:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Member
Gil Green, Member
Laurie Vallett, Member
Park Lampson, Member

ALSO PRESENT:

Catherine Hartley, Senior Planner
Ann Marr, Zoning and Permitting Administrator
Rebecca Haynes, City Clerk

1. **Approval of Minutes – October 31, 2012**

Member Vallett made a motion to approve the minutes of October 31, 2012, as presented. The motion was seconded by Member Lampson and unanimously approved by an individual roll call vote.

2. **Public Hearings:**

Case # 2012-0049; Property address is 7002 Gulf Boulevard. Applicant Pauline Kendrick requests a variance from Section 33.9 of the Land Development Code to permit the construction of an addition that will encroach 7.5' into the required 10' secondary front yard (Gulf Blvd) setback line.

A correction was noted in the case # by Anne Marr, Zoning and Permit Administrator.

Pauline Kendrick, Corey Avenue, owner of the property, stated the front porch had been demolished by an automobile accident with over $20,000 in damages. She is proposing to replace the porch with an open lattice structure.

Chairman Skipper asked if there were any audience comments objecting to the application. There were no audience comments.

Member Lampson made a motion to recommend approval of the application. The motion was seconded by Member Littell and unanimously approved by an individual roll call vote.

Case # 20120052; Property address is 103 8th Avenue (vacant land). Applicants Carl & Jacqueline Hollenback request a variance from Section 40.8 of the Land Development Code to permit the relocation of a historic home that proposes a 27' front-yard setback where a 0' setback is required.

Senior Planner Hartley provided the background information noting that the structure was built in 1899 and is currently located on Pass-A-Grille Way. The Historical Board has approved moving the house to 8th Avenue and making minor improvements.

Carl Hollenback, East Vina Del Mar, stated allowing the 27' setback will give a buffer zone from activity on 8th Avenue. Mr. Hollenback proposes to maintain the historical character with palm trees and possible fountain or gazebo on an open patio.

Chairman Skipper reported receiving letters in support of the proposed variance and asked if there were any audience comments supporting the application. The following residents spoke in support of the application for the 27' setback.

Jay Anderson, Pass-a-Grille Way, St. Pete Beach, FL

Melinda Pletcher, East Vina Del Mar, St. Pete Beach, FL

Dave Feinberg, 8th Avenue, St. Pete Beach, FL

Amy Lowery, 19th Avenue, St. Pete Beach, FL

Chairman Skipper asked if there were any audience comments objecting to the application. There being no objections, Chairman Skipper closed audience comments.

Chairman Skipper asked Mr. Hollenback if he was aware of the three recommendations from the Community Development Department as follows:

1. The setback area was not to be used as a parking lot
2. Must use rear alley as entrance for parking
3. Front setback to be developed as a plaza/courtyard with the site plan to be reviewed by CDD

Mr. Hollenback stated plans were to have two parking spaces to the rear of the structure and adjacent to the alley.

Chairman Skipper called for comments from Board members.

Member Vallett asked if Community Development recommendations were required if the project was approved.

Member Littell spoke in support of the request.

Member Lampson felt the conditions were worth consideration.

Member Littell made a motion to approve the request for the variance. The motion was seconded by Member Lampson and unanimously approved by an individual roll call vote.

3. Next Meeting:

The Board scheduled the next meeting for December 19, 2012.

4. Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 2:35 pm.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: 1-30-2013