

BOARD OF ADJUSTMENT

MINUTES

SEPTEMBER 25, 2013

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Mary Jo Murphy, Recording Secretary

1. Minutes for Acceptance

Member Lampson made a motion to approve the minutes of August 28, 2013, as presented. The motion was seconded by Member Littell and unanimously approved by voice vote.

2. Public Hearings

Case 20130033: Property address is 1350 Boca Ciega Isle Drive. Applicant requests a variance from Section 9.7(a)(3) of the Land Development Code to permit the construction of a second story addition that will encroach 6' 8" into the required 10.0' side yard setback.

Anne Marr, Zoning and Permit Administrator, stated that there were no calls or letters to this request.

Chairman Skipper stated that there had been a variance approved previously to this property for a garage for 5 feet but noticed on the survey that it actually exceeded that amount.

Chairman Skipper asked if there was anyone who wanted to speak on behalf of this application.

Rick Waugh, 1350 Boca Ciega Isle Drive, general contractor for the applicant, stated the owner wants the property to stay square on the south side of the house as it is on the north side and to get the full use of that area.

Chairman Skipper asked for an explanation for the previous variance being over the 5 feet that was granted. Mr. Waugh replied that it was human error when it was laid out.

There was Board discussion about the second story addition.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or against this application. There were no comments.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. There was a general discussion regarding the variance.

Member Littell asked Mr. Waugh to briefly address the issue of the roof overhang. Mr. Waugh replied that it would be a 24-inch overhang to match the remainder of the house with gutters and downspouts.

Member Littell made a motion that the application for Case 20130034 be approved as written. The motion was seconded by Member Lampson and approved by an individual roll call vote (4 – 1, Chairman Skipper voting against the application).

Case 20130034: Property address is 3201 E De Bazan Avenue. Applicant requests a variance from Section 9.7(a)(1) of the Land Development Code to permit the construction of a 2nd story deck addition that will encroach 6.5' into the required 20.0' front yard setback.

Anne Marr, Zoning and Permit Administrator, stated that there was one telephone call from a neighbor asking for additional information. After informing the neighbor the details pertaining to the addition, there were no issues to this request.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or against this application.

Robert Orsi, 3201 E. DeBazan Avenue, applicant, spoke about adding a second story addition with no roof over the existing porch.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or in opposition to this application. There were no comments.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. There was a general discussion regarding the variance.

Member Vallett made a motion that the application for Case 20130034 be approved as written. The motion was seconded by Member Littell and unanimously approved by an individual roll call vote.

Case 20130035: Property address is 5600 Gulf Blvd. Applicant requests a variance from Section 35.9(a)(1) of the Land Development Code to permit the replacement of an accessory structure (gazebo) that will encroach 80.0' into the required 100.0' front yard setback.

Anne Marr, Zoning and Permit Administrator, stated that there were no calls regarding this request.

Chairman Skipper asked if the applicant was present, and if so, to please come forward.

Keith Overton, 5500 Gulf Boulevard, St. Pete Beach, representing TradeWinds Resort, stated that the gazebo had been present for 25 plus years and began to collapse during repairs. The in-house construction crew replaced it and was unaware they needed a variance.

Chairman Skipper asked if there was a building permit for this gazebo. Mr. Overton replied he didn't have knowledge of one. He also commented that the gazebo was purely for esthetics.

Chairman Skipper asked if the gazebo had been rebuilt. Mr. Overton stated it had been rebuilt but not painted. There is some electrical work for lighting that needs to be completed.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or against this application. There were no audience comments.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. There was Board discussion in reference to the variance request.

Member Vallett made a motion that the application for Case 20130035 be approved as written. The motion was seconded by Member Littell and unanimously approved by an individual roll call vote.

Case 20130039: Property address is 101 – 8th Avenue. Applicant requests a variance from Section 23.5 of the Land Development Code to permit the reduction of four required parking spaces to three parking spaces for a two family dwelling.

Anne Marr, Zoning and Permit Administrator, stated the following case history on this case: November 1, 2012, Historic Preservation Board for Certificate of

Appropriateness; Board of Adjustment, approval of setback variance; November 15, 2012, Historic Preservation Board for FEMA elevation variance; November 28, 2012, Board of Adjustment, setback variance to the front of the property and prohibiting parking in the front of the structure and requiring a site plan that included an outside seating plan in the courtyard and amenities related thereto; August 13, 2013, City Commission, designated a historic structure for two family residential use pursuant to the zoning category. This structure went from commercial use to residential use; however, they have to comply with parking regulations. The applicant did submit a letter and the Board does have a copy.

Chairman Skipper asked to hear from the applicant.

Carl Hollenback, 2541 E. Vina Del Mar Blvd., stated he was requesting a variance for parking. When changing the structure from commercial to residential use, four parking spaces were required. There will be a two bedroom unit and a one bedroom unit. Mr. Hollenback is requesting three spaces instead of four.

Chairman Skipper asked Mr. Hollenback if he could allow people to park in his restaurant parking lot and Mr. Hollenback replied yes.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or against this application.

Maria Lowe, 210 Julia Circle South, Historic Preservation Board, spoke in support of the variance request for parking. Ms. Lowe stated she is a Historic Preservation Board Member and was present to answer any questions regarding how the Historic Preservation Board came to the decision to have this facility moved from one lot to another. Ms. Lowe also extended an invitation to the Board to discuss Land Development Code complications that put the boards against each other. Ms. Lowe suggested that the two boards work together and create working groups.

Chairman Skipper informed Ms. Lowe that the case at hand needed to be discussed and to revisit this issue afterwards.

Chairman Skipper asked if there was anyone who wanted to speak on behalf or in opposition to this application. There were no audience comments.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. There was Board discussion in reference to the variance request.

Mr. Green asked Mr. Hollenback if the shed was going to be removed and Mr. Hollenback replied yes.

Member Green made a motion to accept the variance application for Case 20130039 for the property at 101 – 8th Avenue. The motion was

seconded by Member Lampson and unanimously approved by an individual roll call vote.

3. Adjournment

Chairman Skipper invited Ms. Lowe to continue her comments.

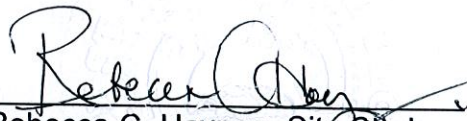
Maria Lowe, 210 Julia Circle South, Historic Preservation Board, stated she was frustrated with the two boards, the Historic Preservation Board and the Board of Adjustment, making decisions in isolation and creating hardships for residents. Ms. Lowe stated her desire for a way to work together between the boards.

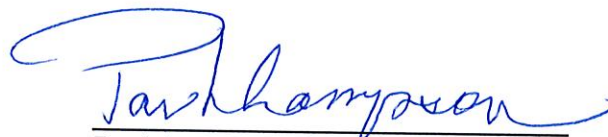
There was board discussion between the Board, Ms. Marr and Ms. Lowe in reference to the functions and responsibilities of the Historic Preservation Board and the Board of Adjustment.

Ms. Marr informed the Board there would be no October meeting and the next meeting would be in November 2013.

There being no further business before the Board, the meeting was adjourned at 2:45 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Park Lampson, Vice Chairman

Minutes approved on: 11/20/13