

BOARD OF ADJUSTMENT MINUTES

MARCH 26, 2014

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
Rebecca C. Haynes, City Clerk

1. Minutes for Acceptance

Member Lampson made a motion to approve the minutes of January 29, 2014 as presented. The motion was seconded by Member Littell and unanimously approved by a roll call vote.

2. Public Hearings

Case 20140005: Address: 7625 Blind Pass Road. Applicant requests a variance from Section 26.33(e) of the Land Development Code to permit an increase from the maximum 50 sq. ft. per sign for two wall signs (180 sq. ft. & 116 sq. ft.) and allow for internal illumination of the two signs.

Anne Marr, Zoning and Permit Administrator, stated there were no phone calls or letters received for this case.

Kevin Hunsicker, 4590 118th Avenue North, Clearwater, representing the applicant noted the overall signage was reduced to 180 square feet which should prove a benefit to the surrounding neighbors.

Chairman Skipper asked if there was anyone who wanted to speak in favor or in opposition of the variance. 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 the replacing one sign for another sign.

Member Littell made a motion for approval of the variance application for Case 20140005 to be approved as presented. The motion was seconded by Member Vallett and the variance was approved by a 5-0 roll call vote.

Case 20140006: Address: 5555 Gulf Blvd. Applicant request variances from Section 6.13(b) and Section 38.9 of the Land Development Code to permit the installation of a second storage building, an increase of size from 80 sq. ft. to 288 sq. ft., an increase in storage building height from 8.0' to 10.5' and the reduction of the side yard setback from 18.6' to 15.0'.

Anne Marr, Zoning and Permit Administrator, stated there were no phone calls or letters received for this case.

Thomas Lindley, 5555 Gulf Boulevard, Secretary/Treasurer of the Association, introduced himself to the Board Members.

Coulter Boyle, 5555 Gulf Boulevard, President of the Association, noted the additional storage shed will be utilized for the storage of bicycles in order to conform to the Fire Code.

Chairman Skipper asked if there was anyone who wanted to speak in favor or in opposition of the variance. 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 multiple variances requested – the additional storage unit, the side yard setback and the shed height - and possible removal of trees to accommodate the storage unit.

Member Littell made a motion for approval of the variance application for Case 20140006 to be approved as presented. The motion was seconded by Member Lampson and the variance was approved by a 5-0 roll call vote.

Case 20140008: Address: 2007 Pass A Grille Way. Applicant request a variance from Section 6.23 of the Land Development Code to replace the northern existing non-conforming Class A commercial dock in the same configuration as currently exist.

Anne Marr, Zoning and Permit Administrator, stated there were no phone calls or letters received for this case. Staff recommended the following conditions be considered as part of the approval:

1. Proposed doc, pedestal lighting shall be appropriately shielded so that the direct source of illumination shall not be visible beyond the subject property's lot lines.
2. A horizontal standpipe fire prevention system shall be installed as part of the dock repair project. This installation shall comply with the Florida Fire Prevention Code and shall be constructed to the satisfaction of the City Fire Marshall.

Thomas Giambetti, 2007 Pass-A-Grille Way, commented that Tropical Storm Debbie severely damaged the dock and he proposed to replace the entire existing dock, pilings and string docks at the north pier finger. Mr. Giambetti noted that the business is in compliance with the Florida Land Trust for the submerged land lease which is fully current and active.

Chairman Skipper reported that the applicant must comply with the Pinellas County Water and Navigation permits.

Chairman Skipper asked if there was anyone who wanted to speak in favor or in opposition of the variance. There were no audience comments.

Member Vallett made a motion for approval of the variance application for Case 20140008 to be approved as presented, with the conditions listed. The motion was seconded by Member Littell and the variance was approved by a 5-0 roll call vote.

Case 20140009: Address: 344 - 41st Avenue. Applicant request a variance from Section 8.7(a) (4) of the Land Development Code to permit the construction of an addition that will encroach 10.0' into the required 20.0' rear yard setback.

Anne Marr, Zoning and Permit Administrator, stated there were several letters of objection and support received for this case. Ms. Marr noted that the property is also under construction for an addition to the front of the house, which is separate from this request.

Deborah Martohue, 3030 Rocky Pointe Drive, Tampa, representing the applicant, reported on variance request for encroachment into the rear yard setback. Ms. Martohue noted that, due to the corner lot location, the property is subject to three 20' setbacks instead of the standard two setbacks, which presents the hardship. Ms. Martohue noted the reasons for the variance request including the hazardous walkway created by the pool location, and the mold and termite damage to the north wall that must be replaced.

Chairman Skipper asked if there was anyone who wanted to speak in favor or in opposition of the variance.

Rick Kurkendall, 335 42nd Avenue, spoke in support of the variance request.

There being no additional no audience comments, Chairman Skipper closed the public hearing and asked for discussion from the Board. There was Board discussion in reference to the side and rear setbacks, a ten foot variance versus a 7.5' setback and previous setback information given to the applicant.

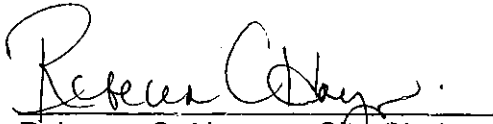
Member Vallett made a motion for approval of the variance application for Case 20140009 to be approved with the 7.5' encroachment setback based upon information the applicant received from the City. The motion was seconded by Member Lampson and the variance was approved by a 3-2 roll call vote, with Members Green and Littell voting 'no'.

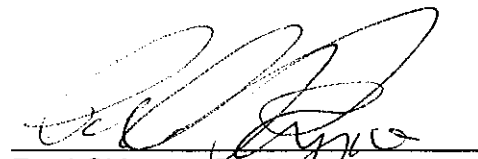
3. Adjournment

Ms. Marr informed the Board that the next meeting is scheduled for April 30, 2014 and there are two cases listed on the agenda.

There being no further business before the Board, the meeting was adjourned at 2:54 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 4/30/2014