

BOARD OF ADJUSTMENT MINUTES

APRIL 30, 2014

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
George Scribano, Member
Laurie Vallett, Member
Gil Green, Member
David Littell, Member

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Rebecca C. Haynes, City Clerk
Jenine Thornley, Recording Secretary

1. **Minutes for Acceptance**

Member Vallett made a motion to approve the minutes of March 26, 2014 as presented. The motion was seconded by Member Littell and unanimously approved by a roll call vote.

2. **Public Hearings**

Case 20140011: Applicant Jere Fishback, 102 3rd Avenue, requests a variance from Section 11.7(a)(1) of the Land Development Code to permit the construction of a roofed second story deck with stair addition that will encroach an additional 6.0' into the required 20.0' front yard setback. (Existing structure currently has a front yard setback of 12.0' locating proposed deck 6.0' from the front property line).

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

Chairman Skipper said it appears there are buildings closer than 12.0' to the property line.

Ms. Marr said those buildings cannot be taken into account because of their multi-family home status. The applicant's request includes three small efficiencies. Ms. Marr stated that averaging would only allow for 10.0'; a variance would still be required.

Applicant Larry Fishback, 102 3rd Ave., Apt.2, said in an attempt to enhance the appearance of his property, he plans to replace his efficiencies with metal roofs and add an observation deck at the north end of the property. Mr. Fishback said his deck would not exceed up to 6.0' of the sidewalk, identical to the setbacks of surrounding neighbors.

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

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. Member Vallett asked for explanation of the aerial, which was provided by Mr. Fishback.

Member Vallett made a motion for approval of the variance application for Case 2014011 to be approved as presented. The motion was seconded by Member Green and the variance was unanimously approved by an individual roll call vote.

Case 20140012: Address: 400 – 59th Avenue. Applicant requests a variance from Section 8.7(a)(2)&(4) off the Land Development Code to permit the construction of an addition that will encroach 2.75' into the required 20.0' secondary front yard setback (59th Ave) and encroach 2.5' into the required 20.0' rear yard setback.

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

Agent Richard Ham, 635 Riviera Bay Drive NE, St. Petersburg, for applicant Lloyd Bailey, 400 59th Avenue, reaffirmed Anne's description of staying with the existing building structure. The roof's height will be slightly raised in the back of the building.

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

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. There was Board discussion in reference to the application containing no setback increases.

Member Littell made a motion for approval of the variance application for Case 20140012 to be approved as presented. The motion was seconded by Member Vallett. The variance was unanimously approved by an individual roll call vote.

Case 20140013: Address: 2805 Sunset Way. Applicant requests a variance from Section 9.7(a)(3), 6.13(c)(1) and 6.15 of the Land Development Code to permit the construction of stairs and decking that will encroach 11.0' into the required 20.0' rear yard setback, construction of a swimming pool that will encroach 3.0' in the required 9.0' rear yard setback and the construction of a 6.0' & 8.0' high walls that will exceed the maximum 4.0' height within the waterfront yard.

Anne Marr, Zoning and Permit Administrator, stated there were no phone calls or letters received for this case. One concerned neighbor visited the City Permitting office and asked to view the plans. The neighbor had no problem with the proposal. Ms. Marr explained to Board members that variances have been requested for all improvements as none of them meet the Land Development requirements.

Tommy Todd, 5017 Haines St. N, St. Petersburg, agent for applicant Paul Reilly, 2805 Sunset Way, explained the original applicant plan included construction of a pool on the upper deck. Mr. Todd's proposal includes bringing the pool construction down to the ground level, taking advantage of the more structurally sound walls.

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

Chairman Skipper closed the public hearing portion and asked for discussion from the Board. There was Board discussion in reference to associated railings and walls. Mr. Skipper said the variances will incorporate those issues when approved. Member Vallett expressed concern with a 6.0' wall against the beach. Mr. Skipper confirmed the importance of the sidewalk to residents in that area.

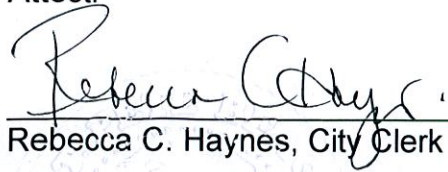
Member Vallett made a motion for approval of the variance application for Case 20140013 to be approved as presented. The motion was seconded by Member Green and was unanimously approved by an individual roll call vote.

3. Adjournment

Ms. Marr informed the Board that the next meeting is scheduled for May 28, 2014 and there are two cases listed on the agenda.

There being no further business before the Board, the meeting was adjourned at 2:35 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 5/28/2014