BOARD OF ADJUSTMENT MEETING

MINUTES

July 30, 2014

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
George Scribano, Member
Laurie Vallett, Member
Sandie Lyman, Member

ABSENT:

David Littell, Member (Excused)

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Jenine Thornley, Recording Secretary

1. **Changes to the Agenda**

Chairman Skipper announced to applicants that since one board member is absent, three votes are required for an application to pass. In addition, the Chairman said applicants may extend requests, at no charge, to the next meeting of August 27, 2014. Anne Marr, Zoning and Permit Administrator, added that if a case does not pass at this meeting, the applicant is not allowed to reapply to the board for six months.

Ms. Marr reported that one applicant on today's agenda, Number 20140030, 3786 Belle Vista Drive E, requested a continuance to August 27, 2014, as the owners are out of town and because the board is short one voting member.

2. **Audience Comments**

There were no comments from the audience.

3. **Minutes for Acceptance**

Member Vallett made a motion to approve the minutes of June 25, 2014 as presented. The motion was seconded by Member Scribano and unanimously approved by an individual roll call vote.

4. **Public Hearings**

Case 20140023: 409-59th Ave. Applicant requests a variance from Section 8.7(a)(1) of the Land Development Code to permit the construction of a garage addition that will encroach 9.0' into the required 20.0' front yard setback.

Anne Marr, Zoning and Permit Administrator, said there were no letters or phone calls objecting to this variance.

Applicant Andras Fenyves told board members his addition will help with providing uniformity to his community, as all of his neighbors have garages.

Chairman Skipper asked if there was anyone in the audience 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.

Member Vallett made a motion to approve the variance application for Case 20140023 as presented. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote.

Case 20140028: 3999 Oleander Way. Applicant requests variances from Section 8.7(a)(2) of the Land Development Code to permit the construction of an addition that will encroach 11.0' into the required 20.0 secondary front yard setback (40th Avenue) and Section 8.7(a)(4) of the Land Development Code to permit the construction of an addition that will encroach 6.0' into the required 20.0' rear yard setback.

Ms. Marr said one citizen called to request the case file with no further correspondence.

Applicant Zoltan Bosnar said that previous construction efforts conflicted with the 50% Rule, but since insurance regulations have changed, Mr. Bosnar would like to proceed.

Chairman Skipper asked if there was anyone in the audience 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.

Member Vallett made a motion to approve the variance application for Case 20140028 as presented. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote.

Case 20140029: 1126 Boca Ciega Isle Drive. Applicant requests a variance from Section 6.23(d)(3) of the Land Development Code to permit the construction of a new dock with a boat lift that shall exceed the maximum length requirement based on width of the property at the waterfront. Permitted 39.0' in length. Requesting 86.0' in length.

Ms. Marr said she received one phone call objecting to the variance.

Doug Speeler, 142nd Ave. N, Clearwater, representing applicants Mr. and Mrs. Perry, requested that Pinellas County perform a pre-application to determine how far out the construction should be located in order to avoid the grass beds throughout the Boca Ciega Isle channel. Study results indicate why the requested distance is 86.0'.

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

Fran Travison, Boca Ciega Isle Dr., fully supports the application.

Luke Fashat, Boca Ciega Isle Dr., is in favor of the application.

Ruth McNulty, Boca Ciega Isle Dr., said the dock will enhance the property.

There being no further audience comments, Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

Member Vallett made a motion to approve the variance application for Case 20140029 as presented. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote.

Case 10140030: 3786 Belle Vista Drive East. Applicant requests a variance from Section 6.23(d)(4) of the Land Development Code to permit the installation of 2 boat lifts that shall exceed the center one-half requirement based on width of the property at the waterfront. An 11.5' setback from the extended side property lines would comply with the regulations. Boat lift on east side shall encroach 10.75' and boat lift on west side shall encroach 11.0'.

Member Vallett made a motion to continue Case 10140030 to the August 27, 2014 Board of Adjustment meeting, per the applicant's request. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote.

Case 20140031: 331-72nd Avenue. Applicant requests a variance from Section 11.7(a)(1) of the Land Development Code to permit a screen room addition to an existing single family residence that will encroach 10.0' into the required 20.0 front yard setback.

Anne Marr, Zoning and Permit Administrator, reported no opposition to the proposal.

Applicant Kay Stevens, 331-72nd Ave., said the addition will enhance the appearance of her home now that she has removed three nuisance trees from her front yard.

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

Scott Walker, Starkey Rd., contractor for the applicant, explained how the screen room addition will provide a face lift to the older home.

Chairman Skipper closed the public hearing portion and asked for discussion from the Board.

Member Vallett made a motion to approve the variance application for Case 20140031, with tree replacement and the 30% impervious area restrictions attached and a provision that the structure is enclosed only with screen. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote.

Ms. Marr informed Board members the next meeting is scheduled for August 27, 2014.

3. Adjournment

There being no further business before the Board, the meeting was adjourned at 2:47 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: 8-27-2014