

BOARD OF ADJUSTMENT MEETING

MINUTES

DECEMBER 17, 2014

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

George Scribano, Member
Laurie Vallett, Member
Paul Skipper, Chairman
Sandie Lyman, Member
David Littell, Vice Chairman

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Minutes for Acceptance – 11/19/2014

Member Lyman made a motion to approve the minutes of November 19, 2014 as presented. The motion was seconded by Vice Chairman Littell and unanimously approved by a voice vote.

3. Audience Comments

There were no comments from the audience.

4. Public Hearings

Case 20140049: Address 3103 W. Maritana Drive. Applicant is requesting variances from Section 6.13(a)(2)(a)(b) to construct a detached garage that will

encroach 12.0' into the required 20.0' rear yard setback, 2.5' into the required 7.5' side yard setback and increase the maximum permitted height of 12.0' to a height of 15.0' and Section 9.7(a)(3) of the Land Development Code to construct a second story addition that will encroach 1.17' into the required 7.5' side yard setback (continued from the November 19, 2014 meeting).

Anne Marr, Zoning and Permit Administrator, announced the first case, Case 20140049. Ms. Marr stated this case was continued from the November 19, 2014 Board of Adjustment meeting and gave background information about the case to the Board.

Chairman Skipper asked the applicant to come forward and state his name and address.

Glen E. Jones, 3103 W. Maritana Drive, applicant, explained that they desire more room for storage, bedrooms for their daughters, a detached garage and want to remove the driveway in the backyard to enjoy more green space. A neighbor, Dylan Leach, is in opposition to the variances being granted. Therefore, the applicant presented new plans to the Board.

Chairman Skipper asked if there had been any written letters of objection to the case. The applicant replied no with the exception of Mr. Leach.

Chairman Skipper asked the Board members if they had any questions. There was Board discussion about the case between the members and Mr. Jones.

Chairman Skipper asked if there was anyone who wanted to speak on behalf of the applicant.

Neal Fiske, 6400 1st Avenue North, building contractor for Mr. Jones and Ms. Young, spoke in favor of the case.

Chairman Skipper asked if there was anyone who wanted to speak on behalf of the applicant. No one came forward.

Chairman Skipper asked if there was anyone who wanted to speak in opposition to this application.

Dylan Leach, 3102 W. Debazan Avenue, spoke in opposition to the approval of the variances.

Chairman Skipper asked anyone else who wanted to speak to please come forward.

Nancy McGarry Leach, 3110 W. Debazan Avenue, spoke in opposition to the case.

Chairman Skipper asked anyone else who wanted to speak to please come forward.

Mr. Fiske stated to the Board that an option for his clients is to demolish the existing structure and build a full size home within the footprint. Mr. Fiske answered questions posed by Board members in regard to the subject variance.

Chairman Skipper asked if anyone else would like to comment for or against.

Mr. Leach spoke in rebuttal.

Chairman Skipper asked if anyone else would like to speak. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion amongst the Board.

There was discussion amongst the Board in regard to Case 20140049.

Member Vallett made a motion to approve Application No. 20140049 with the condition that the detached garage should have no sleeping room or kitchen facilities or plumbing. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeases).

Ms. Marr announced the next case, Case 20140051.

Case 20140051: Address 4393 Gulf Blvd. Applicant is requesting a variance from Section 23.5 of the Land Development Code to permit a reduction to 10 parking spaces from the required 22 parking spaces (existing parking area).

Ms. Marr gave background information about the case to the Board and added there were no phone calls or messages in regard to the case.

Chairman Skipper asked if the applicant would like to speak in regard to Case 20140051.

Claudia Johnson, 4393 Gulf Blvd., St. Pete Beach, explained to the Board that she owned the bakery/coffee shop and desired a place for 35 to 40 customers to be seated.

Chairman Skipper asked if anyone else would like to speak in regard to this case. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion amongst the Board.

There was discussion amongst the Board in regard to Case 20140051.

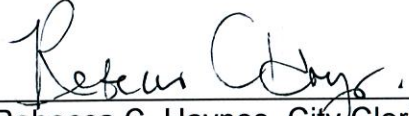
Member Lyman made a motion to approve the variance application for Case 20140051. The motion was seconded by Member Vallett and was approved by an individual roll call vote, (5 yeases).

Ms. Marr informed the Board that the next meeting will be on January 28, 2015 at 2:00 p.m.

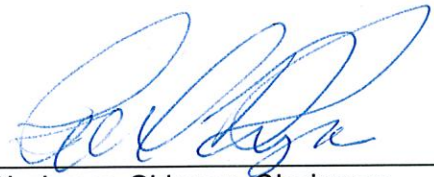
5. Adjournment

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

Attest:



Rebecca C. Haynes, City Clerk



Chairman Skipper, Chairman

Minutes approved on: 1/28/15

