

BOARD OF ADJUSTMENT MEETING

MINUTES

MAY 27, 2015

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ALSO PRESENT:

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

1. Changes to the Agenda

Anne Marr, Zoning and Permit Administrator, informed Chairman Skipper of the following changes to the agenda: Case 20150025, address 2409 Pass-A-Grille Way, will be continued to the June 2015 meeting due to the fact that it needs to go to the Historic Preservation Board for a hearing before it comes to the Board of Adjustment. Ms. Marr advised the Board that this will serve as the notice to the public that it is continued to the June 24, 2015 Board of Adjustment meeting and no additional mailings or notices will be mailed out on this particular case. Ms. Marr recommended the Board make a motion to grant a continuance to ensure having a complete record.

Member Vallett made a motion to continue Case 20150025. The motion was seconded by Vice Chairman Littell and unanimously approved by an individual roll call vote.

Ms. Marr advised the Board the application was withdrawn for Case 20150032 with the address of 3212 El Centro Street. Ms. Marr informed the Board that she would be

giving the Board members a copy of the letter withdrawing the request for Case 20150032.

2. Minutes for Acceptance – 3/25/2015

Member Vallett made a motion to approve the minutes of March 25, 2015 as presented. The motion was seconded by Vice Chairman Littell and unanimously approved by a voice vote.

3. Election of Chairman and Vice Chairman

Chairman Skipper proposed that the offices of Chairman and Vice Chairman remain the same.

Member Vallett made a motion to have Chairman Skipper remain Chairman and Vice Chairman Littell to remain Vice Chairman. The motion was seconded by Member Lyman and unanimously approved by a voice vote.

4. Audience Comments

Chairman Skipper asked for audience comments about any topic that was not on the agenda.

There were no comments from the audience. Hearing none, Chairman Skipper moved on to the public hearing.

5. Public Hearing

Case 20150020: Address 1350 Boca Ciega Isle Drive. Applicant requests a variance from Section 9.7(a)(1) of the Land Development Code to permit the construction of a porte-cochere that will encroach 4.0' into the required 20.0' front yard setback. Section 6.15 of the Land Development Code to permit the construction of a 6.0' to 7'8" high wall/fence that will exceed the maximum permitted 4.0' height within the front yard setback

Anne Marr, Zoning and Permit Administrator, announced the first case, Case 20150020, and gave background information to the Board. Ms. Marr stated she had not received phone calls or concerns on this project.

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

Rick Waugh, 4792 Ridgemoor Circle, Palm Harbor, Florida 34685, contractor, was present for the Board of Adjustment meeting to represent the applicant and answer questions from Board members. Mr. Waugh explained to the Board that the reason for

the relaxation of the front yard setback was the tightness of the curved driveway and the limited space in front of the house. The applicants want more room so two vehicles can park underneath the porte-cochere. In regard to the fence, the applicants want more privacy and security in the front of the house.

There was discussion between Mr. Waugh and the Board members in regard to the case.

Chairman Skipper asked for audience comments either for or against. 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 20150020.

Vice Chairman Littell made a motion to approve the porte-cochere 4.0' encroachment. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeases).

There was discussion about the construction of a wall/fence within the front yard setback.

Vice Chairman Littell made a motion to approve the construction of a fence as presented in Case No. 20150020 with the following conditions: 6.0' high block wall/fence in required front yard approved with lower 4.0', which may be solid, and the remaining upper 2.0' shall be open style fencing (i.e., spindle or similar). The masonry 2' x 2' columns may be solid to a height of 6'8" and decorative lighting may be installed atop columns to a maximum 7'8" height. The motion was seconded by Member Vallett and was unanimously approved by an individual roll call vote, (5 yeases).

Case 20150023: Address 4316 Belle Vista Drive. Applicant requests variances from Section 26.25(i) & (j) of the Land Development Code to permit an increase in height for a flagpole from a maximum 20.0' height requesting 30.0' height and within a residential district a maximum 1 flag not greater than 15 sq ft in area – requesting 2 flags greater than 15 sq ft in area (requesting 2 – 5'x8').

Anne Marr, Zoning and Permit Administrator, announced Case 20150023 and gave background information to the Board. Ms. Marr stated she had received no complaints on this case.

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

Gary Littrell, 4316 Belle Vista Drive, explained the 30' flagpole would be in the rear of the property, and the house would be taller than the flagpole. Mr. Littrell stated his desire was to be able to see the flag from his bedroom window.

Chairman Skipper asked for audience comments. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion amongst the Board.

There was discussion amongst the Board and Mr. Littrell in regard to Mr. Littrell having an American Flag, a POW-MIA flag or a Medal of Honor recipient flag.

Member Vallett made a motion to approve Case No. 20150023 for the flagpole and the ability to fly two flags as requested. The motion was seconded by Vice Chairman Littell and was unanimously approved by an individual roll call vote, (5 yeases).

Case 20150033: 3907 Belle Vista Drive E. Applicant requests variances from Section 6.13(b)(4)&(5)(a) and Section 8.7(a)(3) of the Land Development Code for an accessory residential structure (storage shed): maximum front yard setback 60.0' requesting reduction to 41.0' to 45.0', maximum size 80 sq. ft. requesting increase in size to 200 sq. ft., minimum side yard setback 7.0' requesting reduction to 3.0' to 1.0'.

Anne Marr, Zoning and Permit Administrator, announced Case 20150033 and gave background information to the Board. Ms. Marr stated she had not received calls, letters or questions regarding this case.

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

William Meyer, 3907 Belle Vista Drive E., asked for a variance to permit the installation of a storage shed on the north side of the property and to build an addition of a bedroom on the south side of the property.

There was discussion between the applicant, Mr. Meyer, and the Board members in regard to the case.

Chairman Skipper asked for audience comments for or against. 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 20150033.

Member Vallett made a motion to approve Case No. 20150033 as requested in the packet. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeases).

Case 20150034: 106 – 28th Avenue/2709 Sunset Way. Applicant requests a variance to Section 6.15 to allow an increase to the maximum 4.0' high fence to a

6.0' high fence in the secondary front yard (28th Avenue) and the waterfront rear yard on the south boundary line.

Anne Marr, Zoning and Permit Administrator, announced Case 20150034 and gave background information to the Board. Ms. Marr explained the applicant had requested an address change and the two addresses listed on the agenda are for the same property. Ms. Marr stated she did receive a letter from a neighbor with concerns originally but now has submitted a letter stating he has no issue with the 6' fence on the south property boundary line. There was also a gentleman present for the meeting today with concerns with the fencing on the north property line going any further than what was requested. Ms. Marr informed the gentleman if the request changed, it would have to go through another hearing.

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

Judith Vezmar, 2403 Sunset Way, explained she was building the house on the property and introduced her builder, Dan Downes.

Dan Downes, Brandon Construction Company, informed the Board that Ms. Vezmar wants a 6' rod aluminum picket fence, and the main purpose for the fence on the north side of the property is for pool security.

There was discussion between Ms. Vezmar, Mr. Downes and the Board members in regard to the case.

Chairman Skipper asked for audience comments to speak on behalf or against the applicant. 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 20150034.

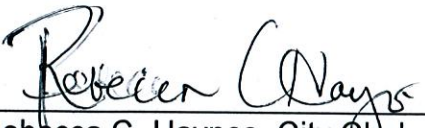
Member Lyman made a motion to approve Case No. 20150034 as written. The motion was seconded by Member Vallett and was unanimously approved by an individual roll call vote, (5 yeses).

Ms. Marr informed the Board that she was officially retiring from the City on Friday, 5/29/2015. The Board members commended Ms. Marr for her 26 years of working with the City and commented she had been a real asset to the City.

6. Adjournment

There being no further business before the Board, the meeting was adjourned at 2:48 p.m.

Attest:



Rebecca C. Haynes, City Clerk



Paul Skipper, Chairman

Minutes approved on: 6/24/15

