

BOARD OF ADJUSTMENT MEETING

MINUTES

JUNE 24, 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:

Chelsey Welden, Urban Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 5/27/2015

Member Vallett made a motion to approve the minutes of May 27, 2015 as presented. The motion was seconded by Member Lyman and unanimously approved by a voice vote.

4. Public Hearings

Chairman Skipper introduced Chelsey Welden, Urban Planner II, and Jennifer Bryla, Community Development Director, to the Board of Adjustment members.

Case 20150025: 2409 Pass A Grille Way. Applicant requests variances to Section 6.13(c)(3) and Section 9.7(a)(3) to permit a deck on a portion of the north (0.0' setback) and south (2.0' setback) boundary to encroach into the required 5.0' side yard setback, Section 6.22(b) to permit a eave/roofed 2nd story balcony to encroach 3.0' into the required 10.0' rear yard setback and Section 9.12 to increase the impervious surface ratio from maximum 70% to 76.2%.

Ms. Welden announced Case 20150025 and stated the case was continued from the 5/27/15 Board of Adjustment meeting due to the fact the case had to go to the Historic Preservation Board for recommendation of the three variances. The Historic Preservation Board did recommend the approval for the three variances. Ms. Welden offered to answer any questions from the Board, and there were no questions presented.

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

Martin Lott, 3510 E. Maritana Drive, architect, was present to represent the applicants. Mr. Lott gave details of the case to the Board.

Chairman Skipper asked for audience comments on behalf of the applicant. There were no audience comments.

Chairman Skipper asked if there were letters of opposition to the case. There were no letters of opposition.

Chairman Skipper asked for audience comments against 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 20150025.

Member Lyman made a motion to approve all variance requests for Case 20150025. The motion was seconded by Member Vallett and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150041: Address: 2901 Pass A Grille Way. Applicant requests variances to Section 20.7 of the Land Development Code to construct a carport that will encroach 5' to 7.0' into the required 10.0' front yard setback (Pass A Grille Way), to construct a deck that will encroach 2.0' into the required 5.0' side yard setback and to construct a loggia that will encroach 4'8" into the required 5.0' secondary front yard setback (29th Avenue) and Section 23.4(b) of the Land Development Code to permit a vehicle to back onto the public street.

Ms. Welden announced Case 20150041 and stated the case did present to the Historic Preservation Board for recommendation of the variances. The Historic Preservation

Board did recommend the approval for the variances. Ms. Welden informed the Board members the details of the case.

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

Barry Flaherty, 4111 12th Street North, St. Petersburg, Florida, contractor, was present to represent the applicant. Mr. Flaherty gave details of the case to the Board.

Tina Douglass, 2811 Pass-A-Grille Way, spoke in favor of the case.

Chairman Skipper asked for audience comments on behalf of the applicant. There were no audience comments.

Chairman Skipper asked for audience comments in opposition to the 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 20150041.

Vice Chairman Littell made a motion to approve variance application 20150041, 2901 Pass-A-Grille Way, with the requested variances. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150042: Address: 1346 Boca Ciega Isle Drive. Applicant requests a variance to Section 9.7(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.

Ms. Welden announced Case 20150042 and gave background information to the Board.

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. Mr. Waugh gave details of the case to the Board.

Chairman Skipper asked for audience comments on behalf of the applicant. There were no audience comments.

Chairman Skipper asked if there were letters of opposition to the case. There were no letters of opposition.

Chairman Skipper asked for audience comments in opposition to the 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 20150042.

There was further discussion between Mr. Waugh and the Board in regard to Case 20150042.

Member Vallett made a motion to continue Case 20150042 until the next Board of Adjustment meeting on 7/29/15. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150043: Address: 3855 Gulf Blvd. Applicant requests a variance to Section 6.11(d)(1) allowing only one extension to a temporary use permit.

Ms. Welden announced Case 20150043. Ms. Welden gave background information to the Board and stated the applicant was not present. There was one letter of objection to Case 20150043.

Chairman Skipper asked for audience comments to speak on behalf of the applicant or in opposition. 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 20150043.

Member Lyman made a motion to approve the extension of the current temporary usage for another 30 days for Case 20150043. The motion was seconded by Member Vallett and was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

Case 20150046: Address: 4506 Gulf Blvd. Applicant requests variance to Section 23.11(c)(1) of the Land Development Code to permit the use of compact parking when the required parking for a site is less than 50 spaces and Section 46.7(c) to permit construction of a decorative pop out that will result in a 0.0' front yard setback in lieu of the required 50.0'.

Chairman Skipper informed the Board he submitted to the Deputy City Clerk a conflict of interest form. The form is entitled "Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers." At this time, Chairman Skipper turned the meeting over to Vice Chairman Littell and did not participate in the meeting.

Ms. Welden announced Case 20150046 and gave background information to the Board. Ms. Welden recommended approval of the variances.

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

Jack Bodziak, architect for the applicants, presented details of the case to the Board.

Vice Chairman Littell asked for audience comments.

Robert Czyszczonek, 4506 Gulf Boulevard, applicant, spoke in favor of the application.

Vice Chairman Littell asked for audience comments in objection to the case. Hearing none, Vice Chairman Littell closed the public hearing portion and opened it for discussion amongst the Board.

There was discussion amongst the Board in regard to Case 20150046.

Member Vallett made a motion to approve variance application No. 20150046 for the parking spaces and the decorative pop out. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

5. Adjournment

Ms. Welden advised the Board there will be three cases scheduled for the July meeting, which includes the continued case, Case 20150042.

Ms. Bryla informed the Board there is an opening in the Community Development Department for the position of Zoning Tech II.

There being no further business before the Board, the meeting was adjourned at 2:49 p.m.

Attest:



Rebecca C. Haynes, City Clerk



Paul Skipper, Chairman

Minutes approved on: 7/29/15