



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 3/30/2016
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

- 1. Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
- 2. Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
- 3. Minutes for Acceptance**

2/24/2016

4. Public Hearings

- I. Case 2015-0068: 3216 El Centro, #A – Applicants request a variance to Section 12.7(a) of the Land Development Code to allow for construction of an elevator and interior walkway within the required side yard setback.
- II. Case 2016-0009: 2308 Sunset Way – Applicant requests a variance to Section 6.22(c) of the Land Development Code to allow for the installation of a decorative pergola within the required front yard setback.
- III. Case 2016-0011: 2901 East Vina del Mar Blvd. – Applicant requests a variance to Section 6.13(c) of the Land Development Code to allow for the construction of a pool within the required rear yard setback.
- IV. Case 2016-0012: 6400 Gulf Blvd. – Applicant requests a variance to Section 26.35(a) of the Land Development Code to allow for the substantial improvement & reconstruction of legally nonconforming signs.

5. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICANS WITH DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

FEBRUARY 24, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Vice Chairman
Sandie Lyman, Member
Tom DeYampert, Member
Laurie Vallett, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Chelsey Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

Chairman Skipper asked for audience comments in regard to items that were not on the agenda. There were no audience comments.

3. Minutes for Acceptance – 1/27/2016

Member Vallett made a motion to approve the minutes from the January 27, 2016 meeting. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Public Hearing

I. Case 2015-0068: 3216 El Centro, #A – Applicants request a variance to Section 12.7(a) of the Land Development Code to allow for construction of an elevator and interior walkway within the required side yard setback.

Mike Larimore advised the board that the applicants are in the process of acquiring the construction plans requested by the board and asked for a continuance to next month's meeting.

Chairman Skipper asked for the applicants to come forward.

Susanne Ward, 3216 El Centro, #A, homeowner, requested a continuance until the March 2016 Board of Adjustment meeting.

Member DeYampert made a motion to continue Variance Case No. 2015-0068 until the next Board of Adjustment meeting on March 30, 2016 at 2:00 p.m. The motion was seconded by Member Vallett. The motion was unanimously approved by a voice vote, (5 yeses – 0 nos).

5. Adjournment

There being no further business before the board, the meeting was adjourned at 2:19 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

3/30/16

Variance Case #2015-0068

Applicant/Agent
Susanne & Michael A.
Ward, Homeowners

Location
3216 El Centro St, #A

Commission District
District 4

Staff Representative
Mike Larimore,
Zoning Tech II

Findings

1. Denial would not deprive applicant of proposed use of property.
2. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
3. The variance is in general harmony with the Land Development Code.

ITEM SUMMARY:

Code Item	Requirement	Existing Condition	Proposed
Side Yard Setback Requirement (12.7.a)	10% of lot width (10 feet)	10 feet	5 feet

Applicant requests a variance to Section 12.7 (a) of the Land Development Code (LDC) to allow for construction of an elevator and interior walkway within the required side yard setback.

Existing Use: Multi-Family Residential

Proposed Use: Multi-Family Residential

Adjacent Uses

North: Multi-Family Residential (Unit #B)

South: Single-Family Residential (3214 El Centro St.)

East: Infrastructure (El Centro St.)

West: Preservation (Beach & Dune)

The Applicants request this variance in order to allow for construction of an elevator with an interior connection. The Applicants state that health issues are their primary reason for their desire to build an elevator. The subject unit is Unit #A which is the southernmost unit of the triplex. The Applicant states that an identical variance was granted for the northernmost unit, Unit #C, in 2004 (BoA Case #2004-0027). The Applicants state that the same architect/designer employed for the design of the elevator for Unit #C will be employed to create an identical elevator for Unit #A if the variance is granted. The plans for the past elevator were submitted by the Applicants and are included as an attachment for this variance request.

As an important note, while a similar past variance was granted, the Applicants must prove hardship in this case and the Board must use only the information presented in this case to reach a decision.

**Staff
Recommendation**

Exploration of other options

The Applicants submitted plans depicting the proposed construction on March 15, 2016. These plans are included as an attachment to this variance request.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing. Two (2) written letters of opposition and one (1) written letter of support have been received. Oral and written comments may be presented at the public hearing.

This case was continued from the January 2016 Board of Adjustment Meeting to a date certain and therefore has not been re-advertised, however the Applicant has posted notice at the property in accordance with Florida Statutes.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is zoned Residential Medium (RM) which allows for attached multi-family residential. There is no language in either the Comprehensive Plan or Land Development Code that precludes the construction or use of a residential elevator.

STAFF RECOMMENDATION:

Staff recommends the Applicants explore other options – The lack of allowable buildable area due to the original construction of the building is not peculiar nor a basis for the granting of a variance for an addition. Also, the scale of the proposed construction may have ill effects on the neighboring residential property. Staff recommends the Applicants explore other mobility options.

Attachments:

- A) Relevant Code Sections
- B) Aerial Photo
- C) Site Photos
- D) Narrative
- E) Variance Application
- F) Survey
- G) Site Plan
- H) Letter of Opposition #1
- I) Letter of Support
- J) Design Plans (submitted 3/15/16)
- K) Letter of Opposition #2

Attachment A:

Sec. 12.7. – Minimum yard requirements.

The minimum yard requirements for principal structures in the RM Residential District are as required in this section. No structures shall be permitted seaward of the city's coastal construction and excavation setback line.

- a) Residential dwellings.
 - a. Front yard: 20 feet.
 - b. Secondary front yard: ten feet.
 - c. Side yard: Ten percent of the lot width.
 - d. Rear yard: 20 feet.

Attachment B:



Above: Subject property highlighted.

Attachment C:

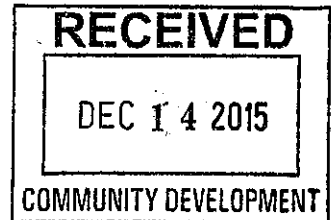


Above: Subject property facing west

We are Susanne & Michael A. Ward, and we live at 3216 El Centro St S # A, St Pete Beach.

The variance - we are requesting - would allow us to install an elevator and a hallway for the elevator on the south side of the existing structure. The elevator will be three stories to accommodate all the floors of the existing residence. The Hallway to access the elevator will be on the first floor only. The proposed elevator shaft and hallway will be a mirror image of the 3216 El Centro # C addition, for which a variance was granted in 2004.

The proposed elevator is a medical necessity. Husband- a former marathon runner - who has growing knee problems climbing stairs - and elderly parent (92 years old) & family members no longer able to climb stairs.



VARIANCE APPLICATION

Case Number: 20150068

PROPERTY FOR PROPOSED VARIANCE

Legal Description: PASS-A-GRILLE TOWNHOUSES CONDO UNIT A
Parcel ID: 07 32 16 67779 000 0010
Address: 3216 EL CENTRO ST S # A ST Pete Beach FL 33706
Current Zoning: RES. CONDO FLUM Designation: RM Lot Area: 0010
Existing Use: RESIDENTIAL Proposed Use: NO CHANGE

APPLICANT/AGENT:

PROPERTY OWNER:

Name: SUSANNE & MICHAEL A. WARD Name: SUSANNE & MICHAEL A. WARD
Address: 3216 EL Centro ST S # A Address: 3216 EL Centro ST S # A
City: ST Pete Beach State: FL City: ST PETE BEACH State: FL
Zip: 33706 Phone: 727-5048848 Zip: 33706 Phone: 727-5048848
Email: FLORIDASUS (3) AOL.com Email: FLORIDASUS (3) AOL.com

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

Variance request to Section 12.7 requirements of
10% of lot width (10 feet) to permit a reduction
to 5 feet for an elevator and elevator hallway
addition - an addition already granted (variance)
and in place for 3216 EL CENTRO ST S # C.

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance

see additional sheet
attached (!).

This completed application, together with all required supporting documents and fees, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment. Failure to do so will delay your application to a later date. If any materials are missing or

any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant. SW (applicant's initials)

Application Checklist:

Check here if document is attached	Required Document
<u>SUBMITTED VIA EMAIL</u>	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
<u>- 11 -</u>	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

After extensive communications with building contractors it has been established that the option of an upper elevator would cause significant damage disruption & structural problems which significantly intrude on the living space, which would completely reduce the quality of life. Some conclusions made by unit C (2004).

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

FOR MEDICAL REASONS. See attached additional sheet.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

NO

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

No

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

No

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

No

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The Variance - we are requesting - is a medical necessity. The use is for residential purpose only.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

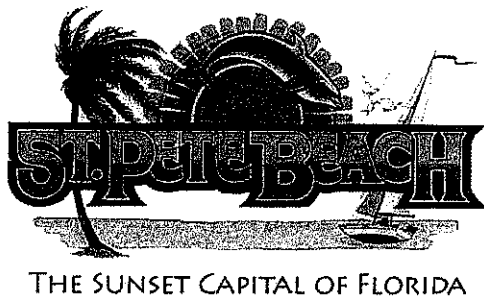
Yes - The variance - we are requesting - would put the side of the proposed elevator shaft and hallway 5 feet 2 inches from the existing wall on south property line. A variance already granted in 2004 to 3246 EL Centro ST S # C - 1st Floor Beach

Signature of Applicant *[Signature]* Date *12/14/15* Signature of Authorized Agent *[Signature]* Date *12-14-15*

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued



Community Development
Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9241
www.stpetebeach.org

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- W I understand that the City will not accept or process an incomplete application.
- W I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- W On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- W I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- W I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.
- W I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- W I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

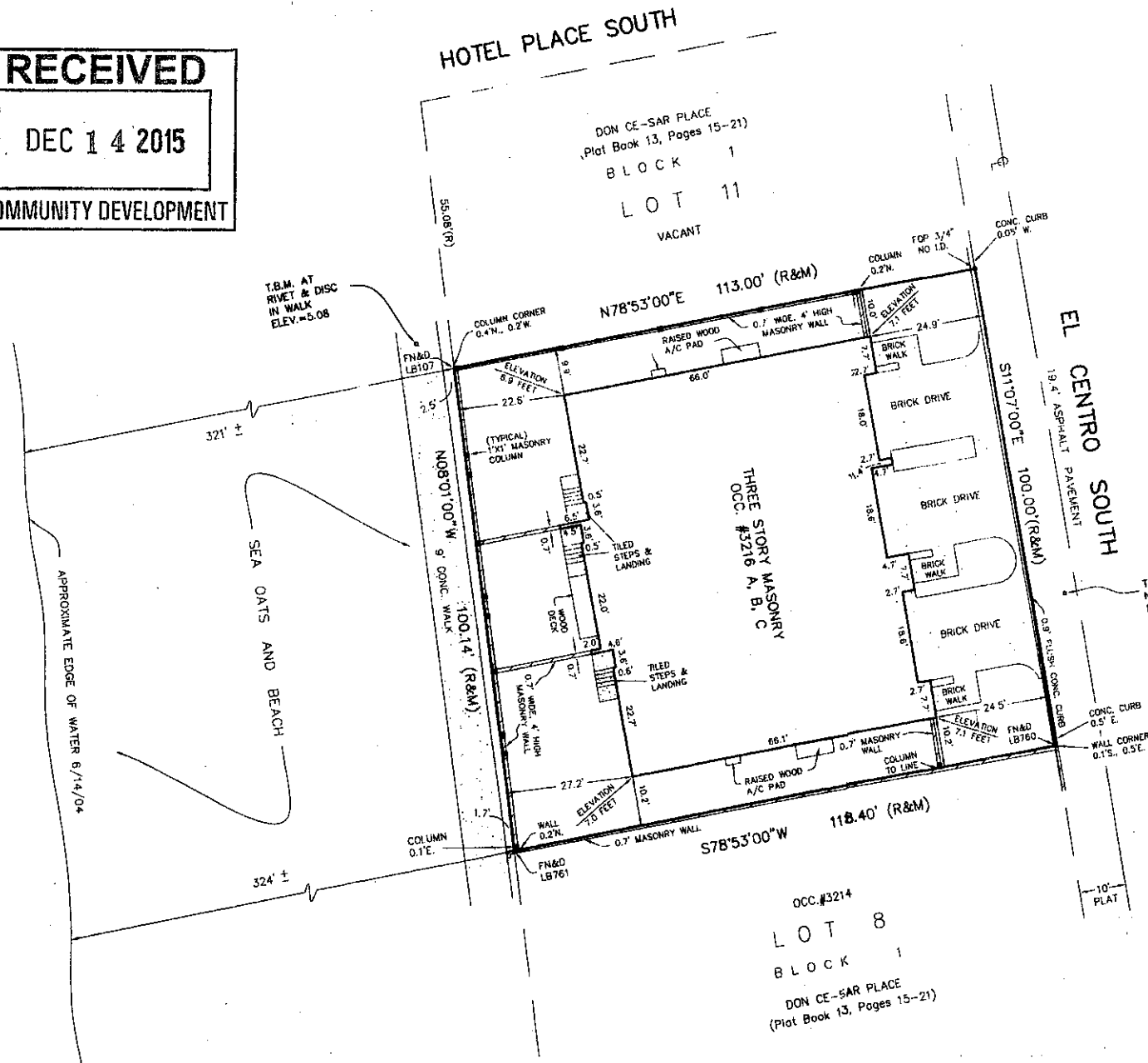
After acknowledgement of these conditions, complete the application form on the following pages

W. Ward
Signature of Applicant

12-14-15
Date

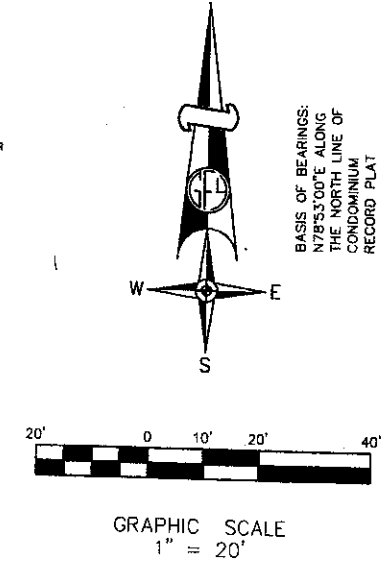
RECEIVED
DEC 14 2015
COMMUNITY DEVELOPMENT

GULF OF MEXICO



LEGEND

A	ARC	CCC	OCCUPIED
A/C	AIR CONDITIONER	CHL	OVER HEAD LINES
B	BUILDING	(P)	PLAT
C	CHORD	PC	POINT OF CURVE
CB	CALCULATED	PCC	POINT OF COMPOUND CURVE
CD	CHORD BEARING	PCP	PERMANENT CONTROL POINT
E	CENTER LINE	PI	POINT OF INTERSECTION
CLF	CHAIN LINK FENCE	PLS	PROFESSIONAL LAND SURVEYOR
CONC	CONCRETE	P.O.B.	POINT OF BEGINNING
CONV	CONVERTED	PP	POWER POLE
D	DESCRIPTION	PRM	POINT OF REVERSE CURVE
DF	DUCTILE IRON PIPE	PRM	PERMANENT REFERENCE MONUMENT
ELEV	ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE
FCM	FOUND CONCRETE MONUMENT	RAD	RADIUS
FR	FOUND IRON ROD	RNC	REINFORCED CONCRETE PIPE
FR	FOUND IRON PIPE	RCP	RANGE
FRAD	FOUND NAIL AND DISK	R/W	RIGHT OF WAY
FR	FOUND OPEN IRON PIPE	SEC	SECTION
FP	FLORIDA POWER CORPORATION	SEC	SET CONCRETE MONUMENT
FPP	FOUND PINCHED IRON PIPE	SEC	SET 1/2" IRON ROD LB 021
FRAD	FOUND RIVET AND DISK	SIR	SET NAIL AND DISK
GTE	GENERAL TELEPHONE EXCHANGE	SR&D	SET RIVET AND DISK
ID	IDENTIFICATION	TBM	TEMPORARY BENCH MARK



A BOUNDARY SURVEY OF
PASS-A-GRIFFE TOWNHOUSES, A CONDOMINIUM
As recorded in Condominium Plat Book 108, Pages 96 and 97
Public Records of Pinellas County, Florida
St. Petersburg Beach, Florida

NOTES:

1. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0278G, PANEL 278, EFFECTIVE DATE 09/03/03, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE WITH A BASE FLOOD ELEVATION OF 12 FEET.
2. THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND CURRENT IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
6. THE LOCATION OF FOUNDATIONS OR STRUCTURES BENEATH THE SURFACE HAS NOT BEEN DETERMINED.
7. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 88. BENCHMARK USED WAS "NOAA 1973", LOCATED NEAR THE INTERSECTION OF EL CENTRO AND 33RD AVENUE, HAVING A PUBLISHED ELEVATION OF 6.82 FEET.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

Pass-A-Grille Townhouses Condominium Assoc.

REVISIONS

NO.	DESCRIPTION	DATE

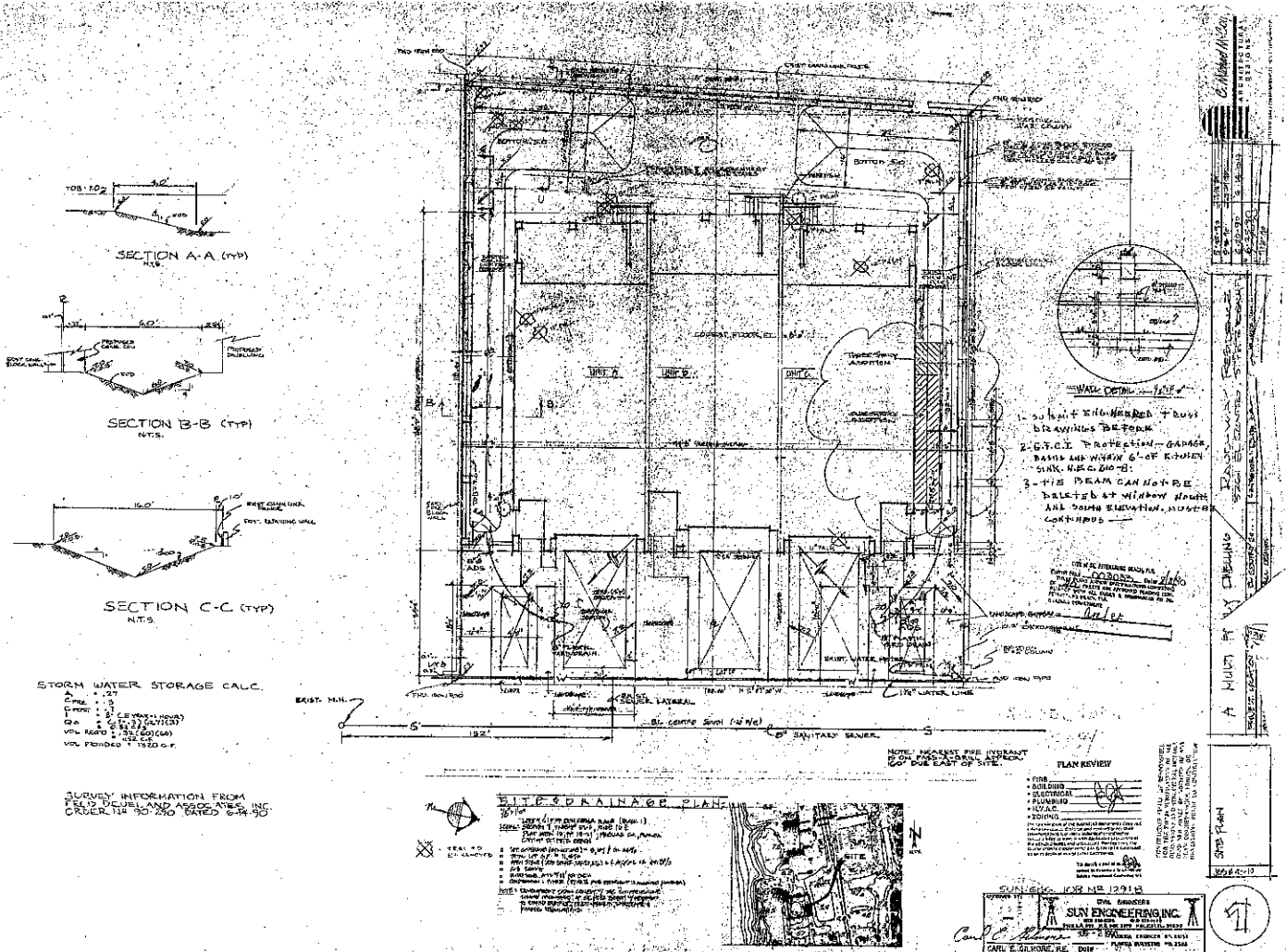


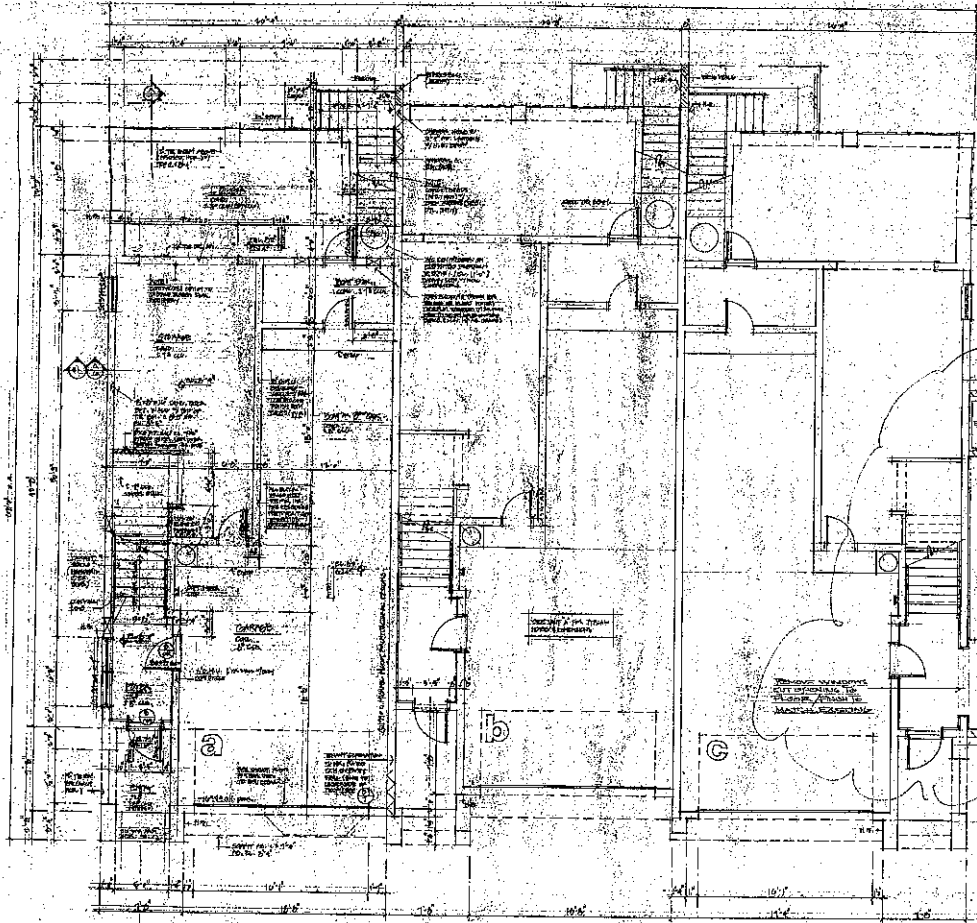
George F. Young, Inc.

LICENSED BUSINESS 021
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL
LANDSCAPE ARCHITECTURE • PLANNING • SURVEYING
ST. PETERSBURG • TAMPA • BRADENTON • GAINESVILLE
RESPONSIBLE OFFICE: 200 S. ...

SHEET

1

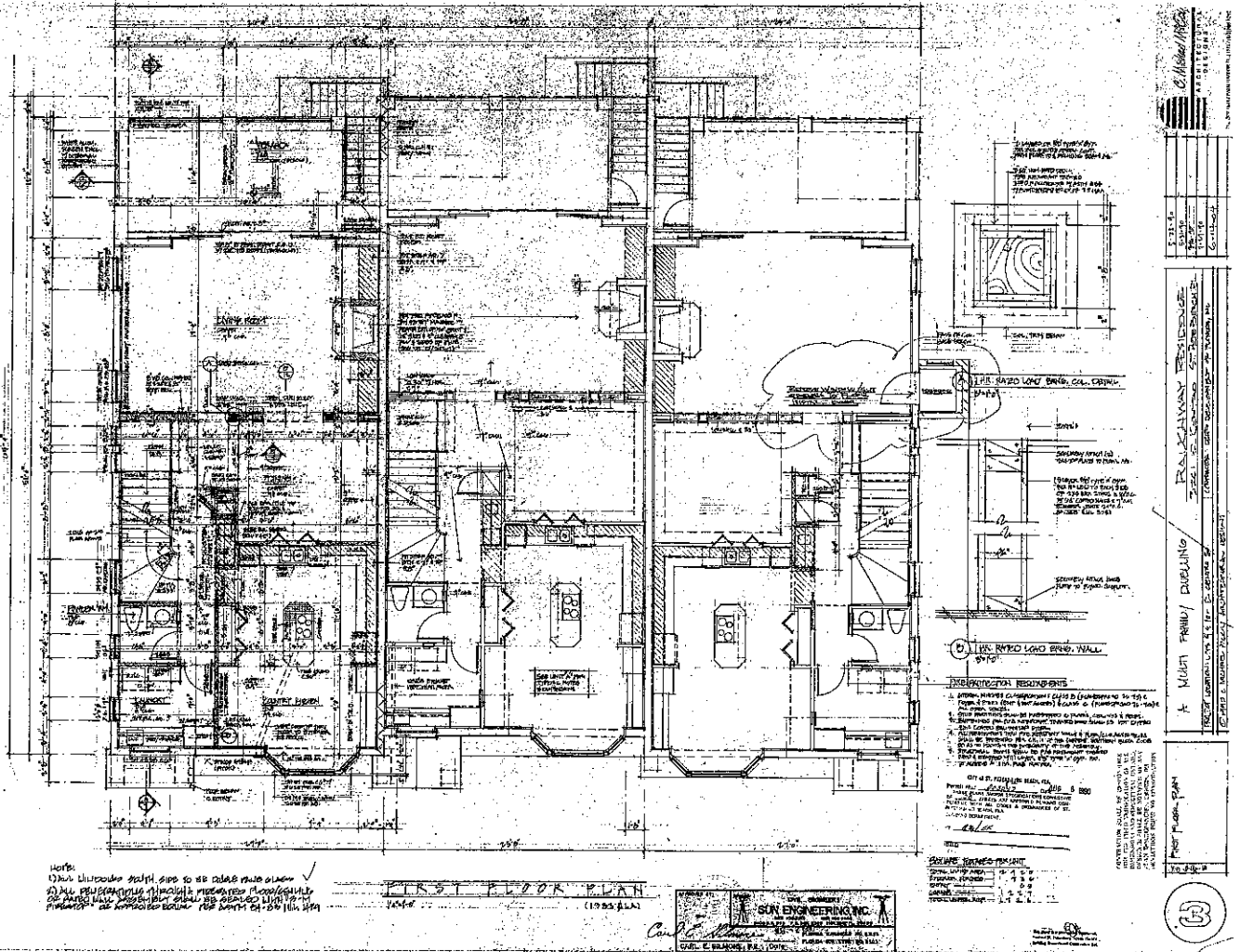


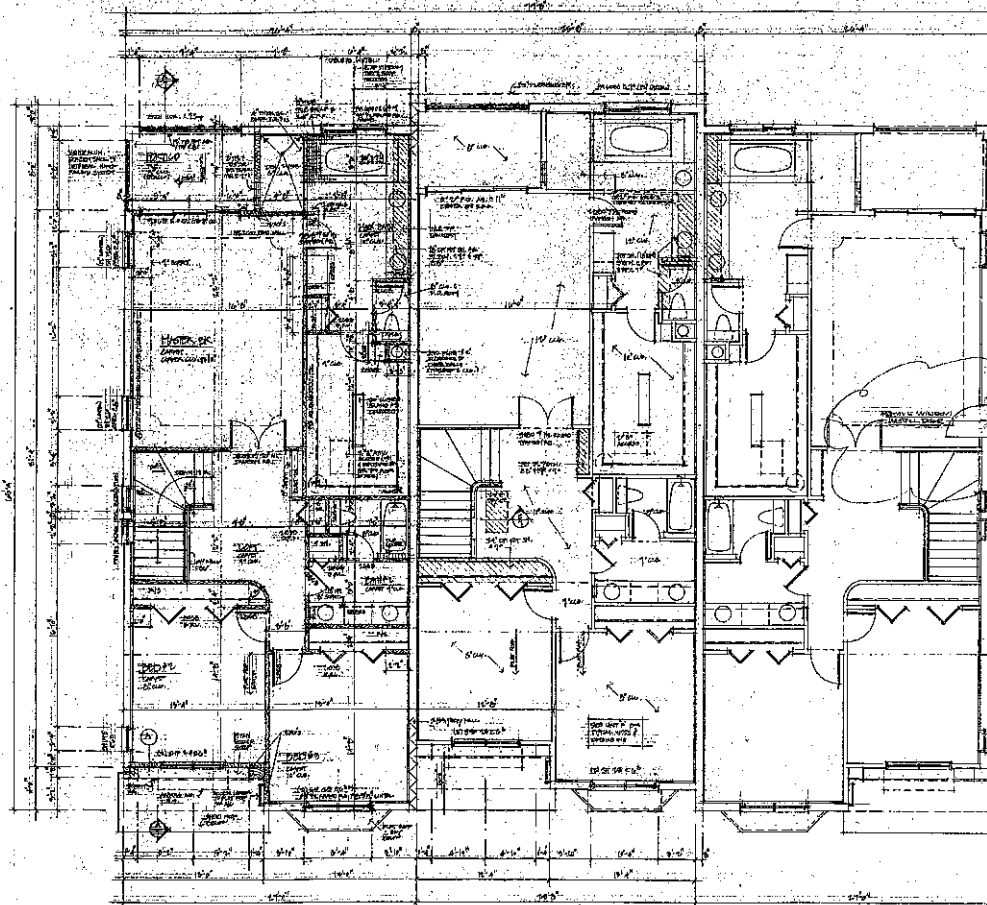


GROUND FLOOR PLAN
(1/18/54)



PROJECT: AT MULTI-FAMILY BUILDING DRAWING NO.: 1000 DATE: 1/18/54	
DESIGNED BY: C. M. M. M. CHECKED BY: C. M. M. M. APPROVED BY: C. M. M. M.	SCALE: 1/8" = 1'-0" SHEET NO.: 1 OF 1





SECOND FLOOR PLAN
(SEE E.L.A.)

(A) THE EXTERIOR FRAME WALL

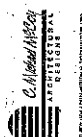
NOTE:
1) ALL GLASS ON EXTERIOR TO BE
DOUBLE FRAME GLASS
2) ALL REINFORCED CONCRETE
FLOORS, WALLS AND CEILING SHALL
BE REINFORCED WITH 10# BARS
AS SHOWN ON PLAN
3) ALL EXTERIOR WALLS TO BE
18" MIN. THICK

BY E. E. GILMORE, INC.
DATE: 10/1/55
PROJECT: 100-100-100-100
SHEET: 100-100-100-100

100-100-100-100

100-100-100-100

SUN ENGINEERING, INC.
100-100-100-100
CARL E. GILMORE, P.E.

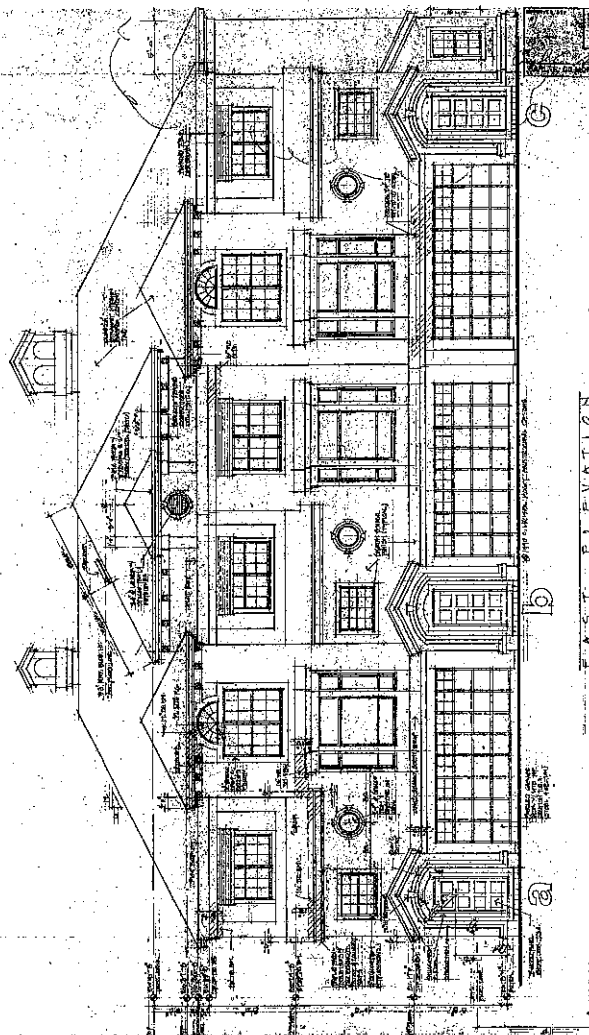
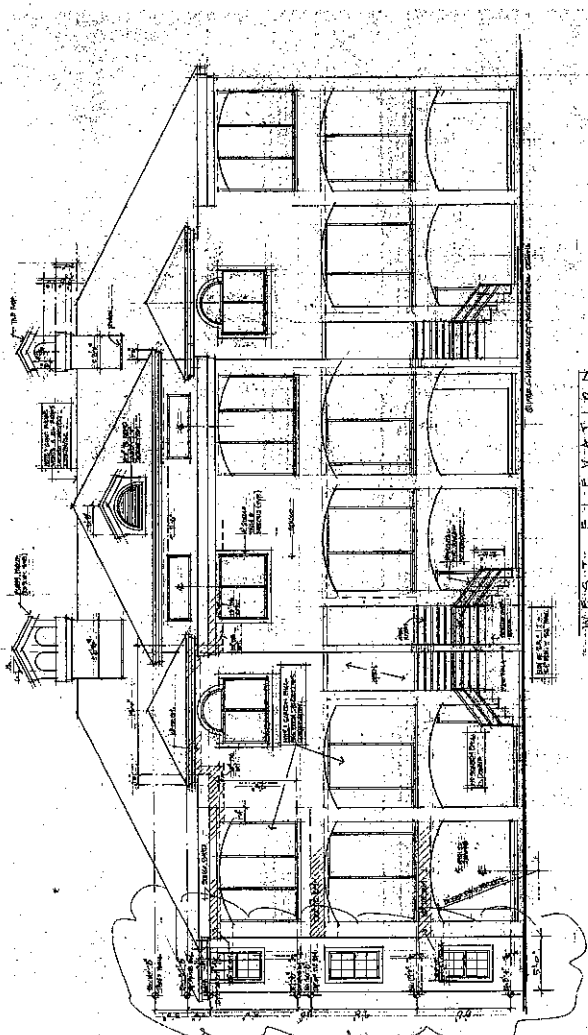


100-100-100-100	100-100-100-100
100-100-100-100	100-100-100-100
100-100-100-100	100-100-100-100

AT THE FAMILY BUILDING
100-100-100-100

100-100-100-100

100-100-100-100



CIVIL ENGINEERS

SUN ENGINEERING INC.

NEW PROJECT NEW DESIGN

10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021

C. Michael McCoy
ARCHITECTURAL
DESIGN

$$\begin{aligned} \frac{1}{2} &= \frac{1}{2} \\ \frac{1}{2} &= \frac{1}{2} \\ \frac{1}{2} &= \frac{1}{2} \end{aligned}$$

المجلس الأعلى
للإفتاء
بمكة المكرمة

RECEIVED

WILLING

A MULTI FAMILY D

RESEARCH EVALUATIONS

5

Attachment H.

January 22, 2016

Mike Larimore
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, FL 33706

Re: Case No. 2015-0068
3216 El Centro Street South #A ("Elevator Property")
Susanne & Michael Ward

Dear Mr. Larimore:

This communication is being submitted on behalf of my mother, Katherine Chmielewski, who is the owner of the real property and improvements located at 3214 El Centro Street, St. Pete Beach, FL. My mother wanted to attend the hearing on January 27, 2016 but is unable to due to a prior commitment. The purpose of this communication is to formally object to the above-referenced variance request for the Elevator Property.

The grounds for the objection are as follows:

1. The proposed elevator structure would be located directly outside the north facing windows of my mother's house and would eliminate any views from that location. The proposed elevator structure would be at the Elevator Property's southern lot line and would constitute a three story wall directly outside my mother's north-facing windows. One of the benefits in having a single family residence is not to be walled in by a neighboring property owner. The construction of the proposed elevator would eliminate this benefit and reduce the value of my mother's property.
2. My mother currently utilizes a bedroom on the northern side of her house on a regular basis. She is concerned about possible noise due to the presence, use and operation of an elevator directly outside of the window in the bedroom she uses.
3. The Elevator Property is located in a development that contains three townhouses. The applicant is correct in stating that the person who owns the townhouse on the northern most side of the Elevator Property ("Northside Owner") installed an elevator. There is a critical difference; however, since the Northside Owner's townhouse adjoins a public park. Given this fact, their elevator does not affect any neighboring homeowners.

January 22, 2016
Case # 2015-0068
Page 2

Please note that this is not a blanket objection to the installation of an elevator anywhere on the Elevator Property. My mother is open to the installation of an elevator on the Elevator Property provided it does not interfere with her peace and enjoyment of her property and does not detrimentally affect the value of her property. The current proposal for the Elevator Property does not meet that criterion.

Thank you for your consideration in this matter. Feel free to contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Paul', with a long horizontal flourish extending to the right.

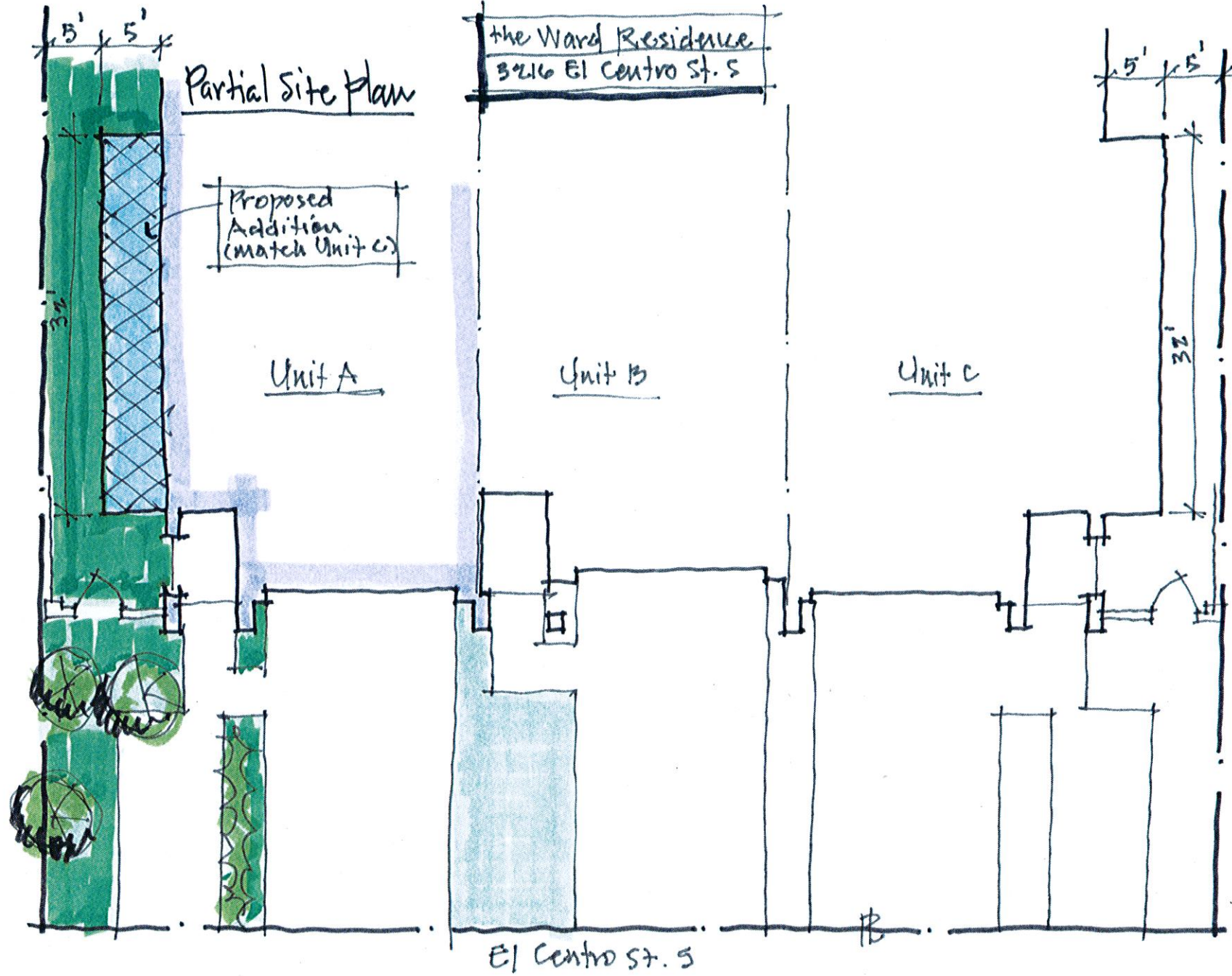
Paul Chmielewski
paulchm@gmail.com
303-263-3488

Attachment I.

From: [Audrey Rauchway](#)
To: [Mike Larimore](#)
Subject: Variance Case #2015-0068
Date: Wednesday, February 24, 2016 10:33:50 AM

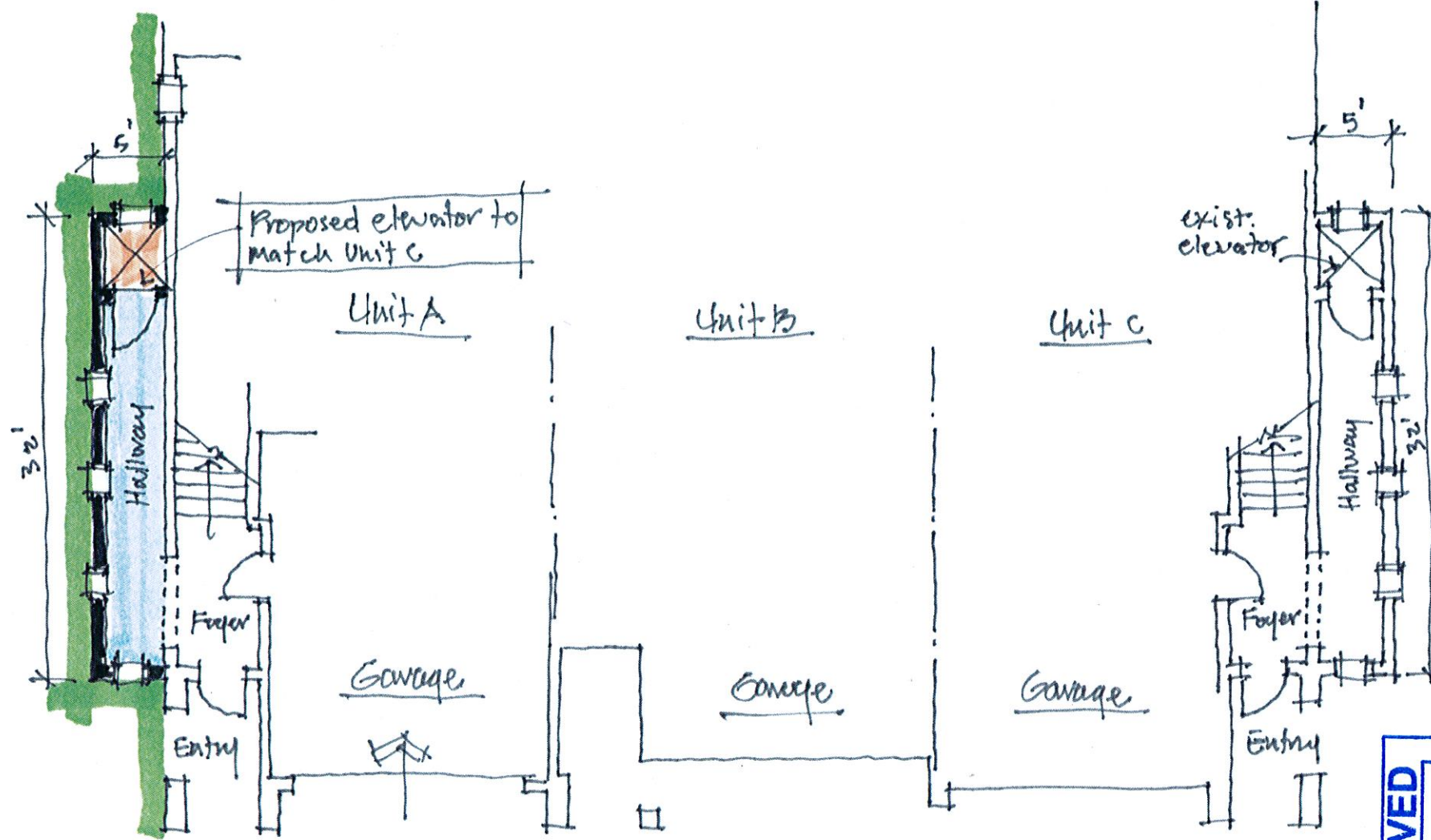
I live at 3216C El Centro. I wish to provide the Board with the following facts prior to its making a decision about the above referenced request for a variance: 1) The property owners requesting this variance, the Wards, are requesting the identical variance my husband and I received about 12 years ago for our unit, 3216C El Centro. Recently, the son of the adjacent property owner to the south of 3216A El Centro, Mark Chmielewski, stood outside my unit next to our elevator while I rode up and down in it. He was unable to detect **any** noise and Mark so stated. Noise from the elevator is simply not a factor. 2) It is my understanding that if the property at 3216 El Centro were a single family home or, for that matter, a double (two homes with a common wall), no variance would be required since the new construction would be within the set back requirements. It is only because the existing condominium structure is three residences that it is designated "commercial" and thus requires a larger set back. In fact, Mrs. Chmielewski's property, a single family home, is much closer to the common property line than our existing three family structure. Although I have not surveyed the properties, it appears the Wards' proposed addition would be about the same distance from the common property line as the Chmielewski property is now. Thank you for your attention to this matter. Audrey Rauchway





THE WARD RESIDENCE
ELEVATOR ADDITION TO AN EXISTING DWELLING
3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
FEBRUARY 3, 2016 NOT TO SCALE

C. MICHAEL MCCOY
RESIDENTIAL DESIGNS, INC.
POST OFFICE BOX 1305
CRYSTAL BEACH, FL 34681
(TEL.) 727.786.1292



Comprehensive Floor Plan
Ground Floor

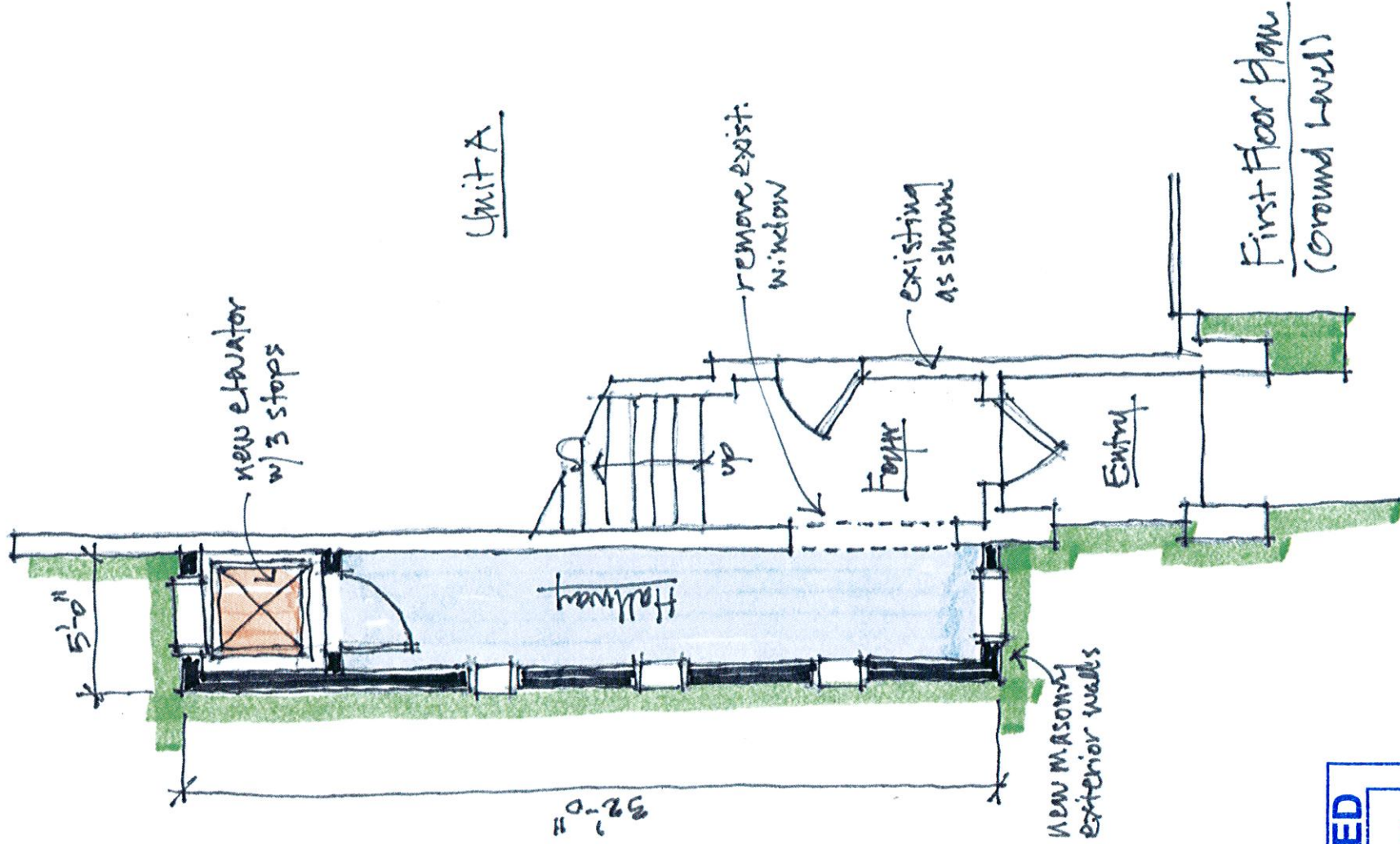
RECEIVED
MAR 15 2016
COMMUNITY DEVELOPMENT

2

THE WARD RESIDENCE
ELEVATOR ADDITION TO AN EXISTING DWELLING
3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
FEBRUARY 3, 2016 NOT TO SCALE



C. MICHAEL MCCOY
RESIDENTIAL DESIGNS, INC.
POST OFFICE BOX 1305
CRYSTAL BEACH, FL 34681
(TEL.) 727.786.1292



RECEIVED

MAR 15 2016

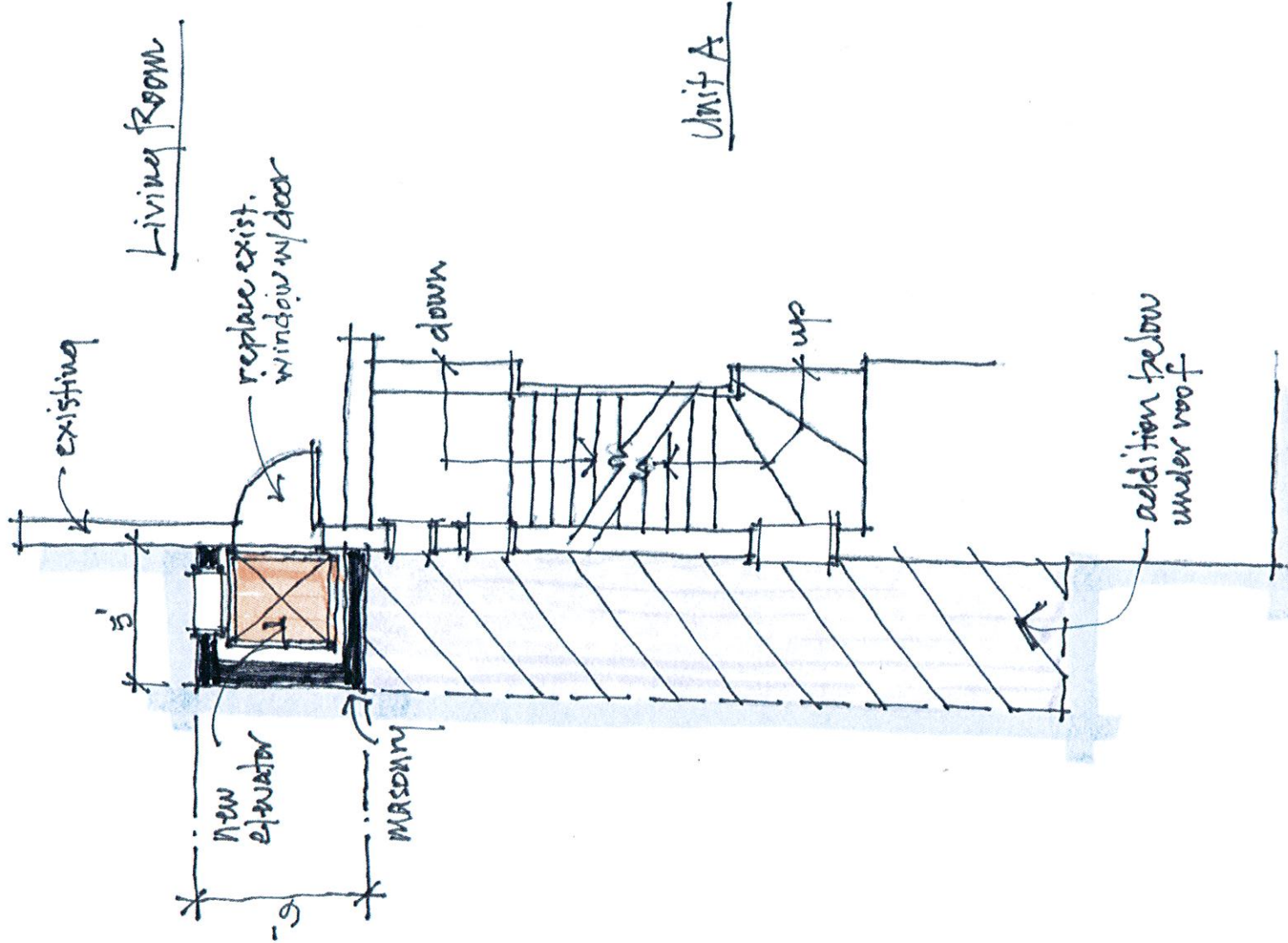
COMMUNITY DEVELOPMENT

3

THE WARD RESIDENCE
ELEVATOR ADDITION TO AN EXISTING DWELLING
3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
FEBRUARY 3, 2016 NOT TO SCALE



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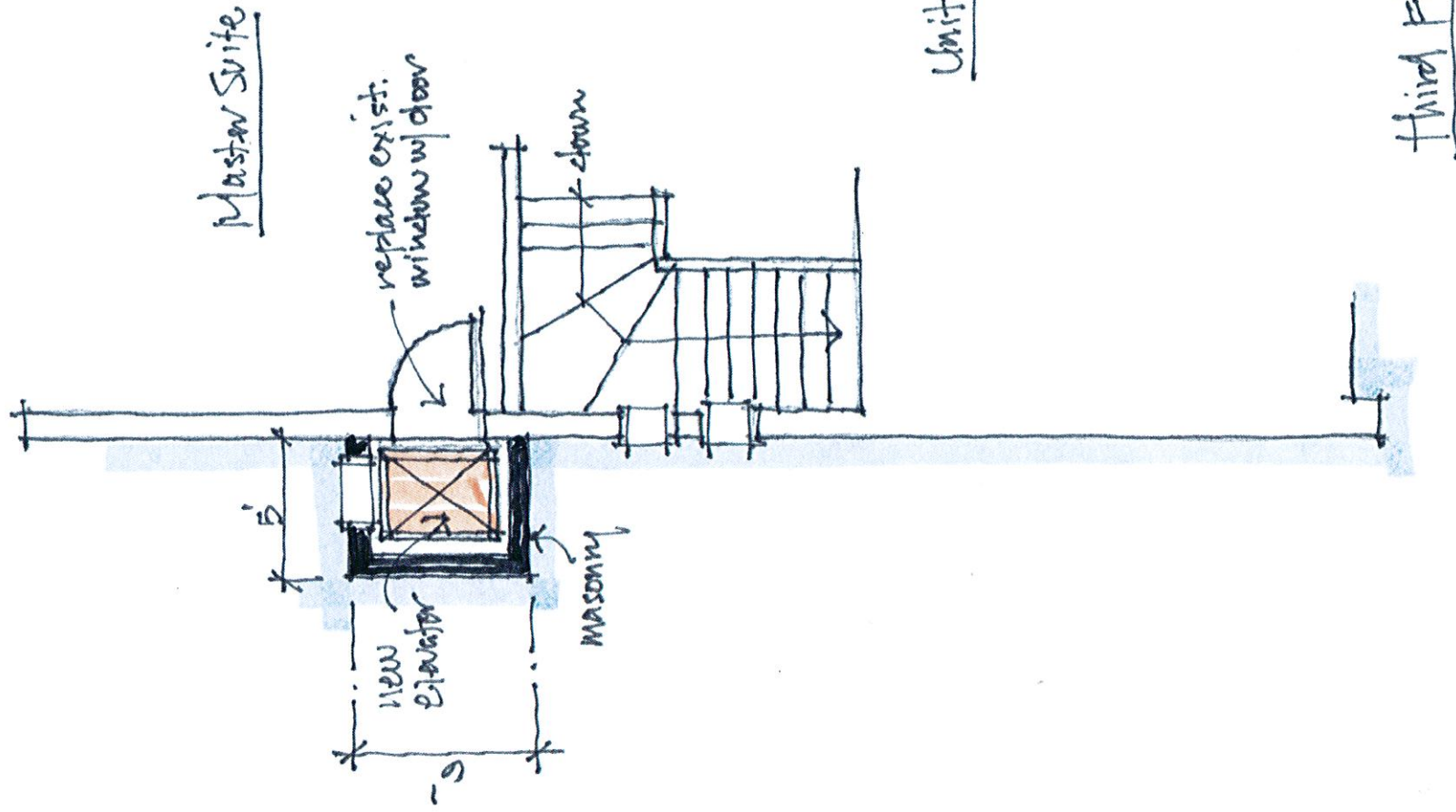
RECEIVED
 MAR 15 2016
 COMMUNITY DEVELOPMENT

Second Floor Plan

4

THE WARD RESIDENCE
 ELEVATOR ADDITION TO AN EXISTING DWELLING
 3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
 FEBRUARY 3, 2016 NOT TO SCALE

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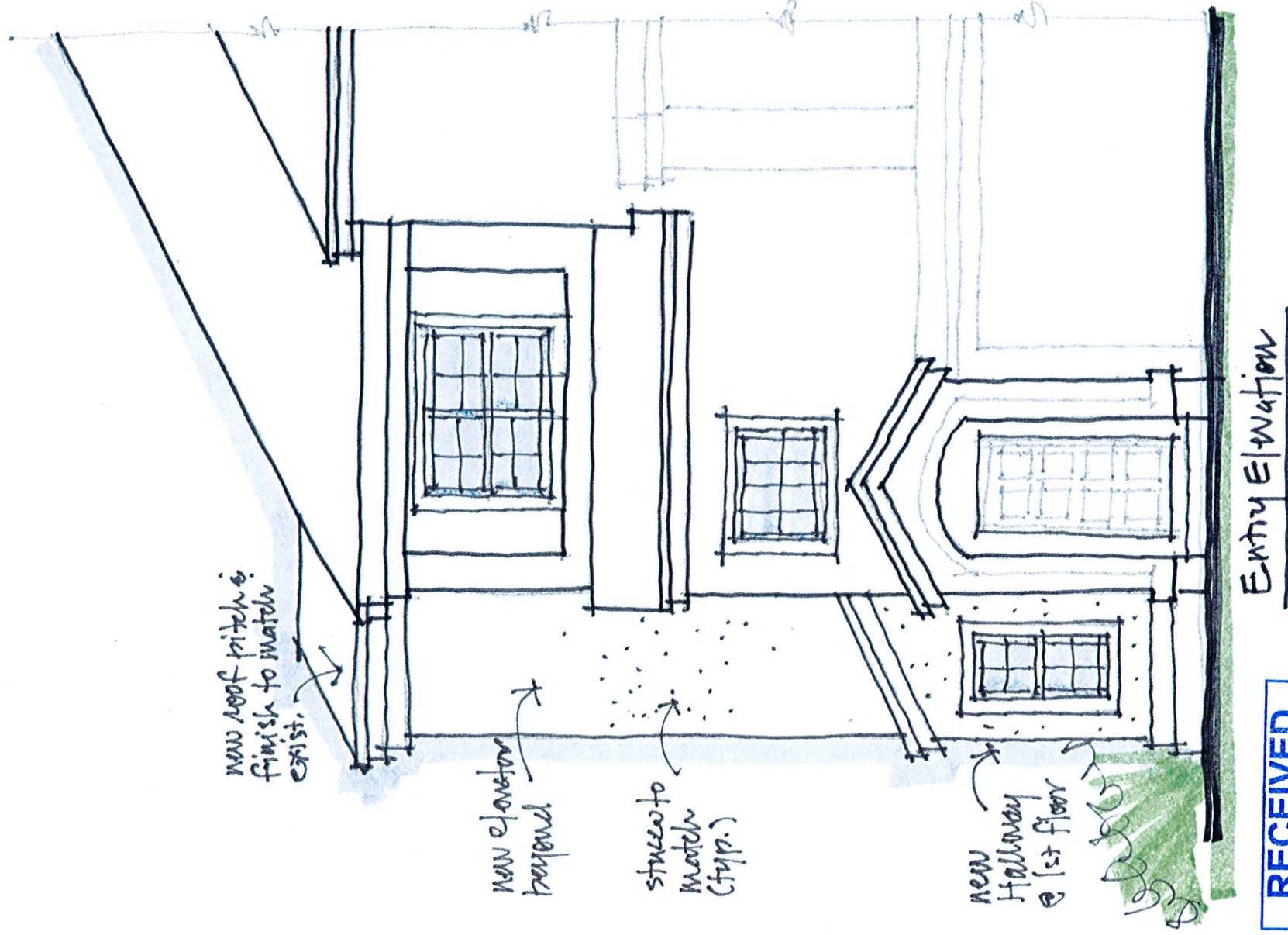
RECEIVED
MAR 15 2016
 COMMUNITY DEVELOPMENT

5

THE **WARD RESIDENCE**
 ELEVATOR ADDITION TO AN EXISTING DWELLING
 3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
 FEBRUARY 3, 2016 NOT TO SCALE



C. MICHAEL MCCOY
 RESIDENTIAL DESIGNS, INC.
 POST OFFICE BOX 1305
 CRYSTAL BEACH, FL 34681
 (TEL.) 727.786.1292



RECEIVED

MAR 15 2016

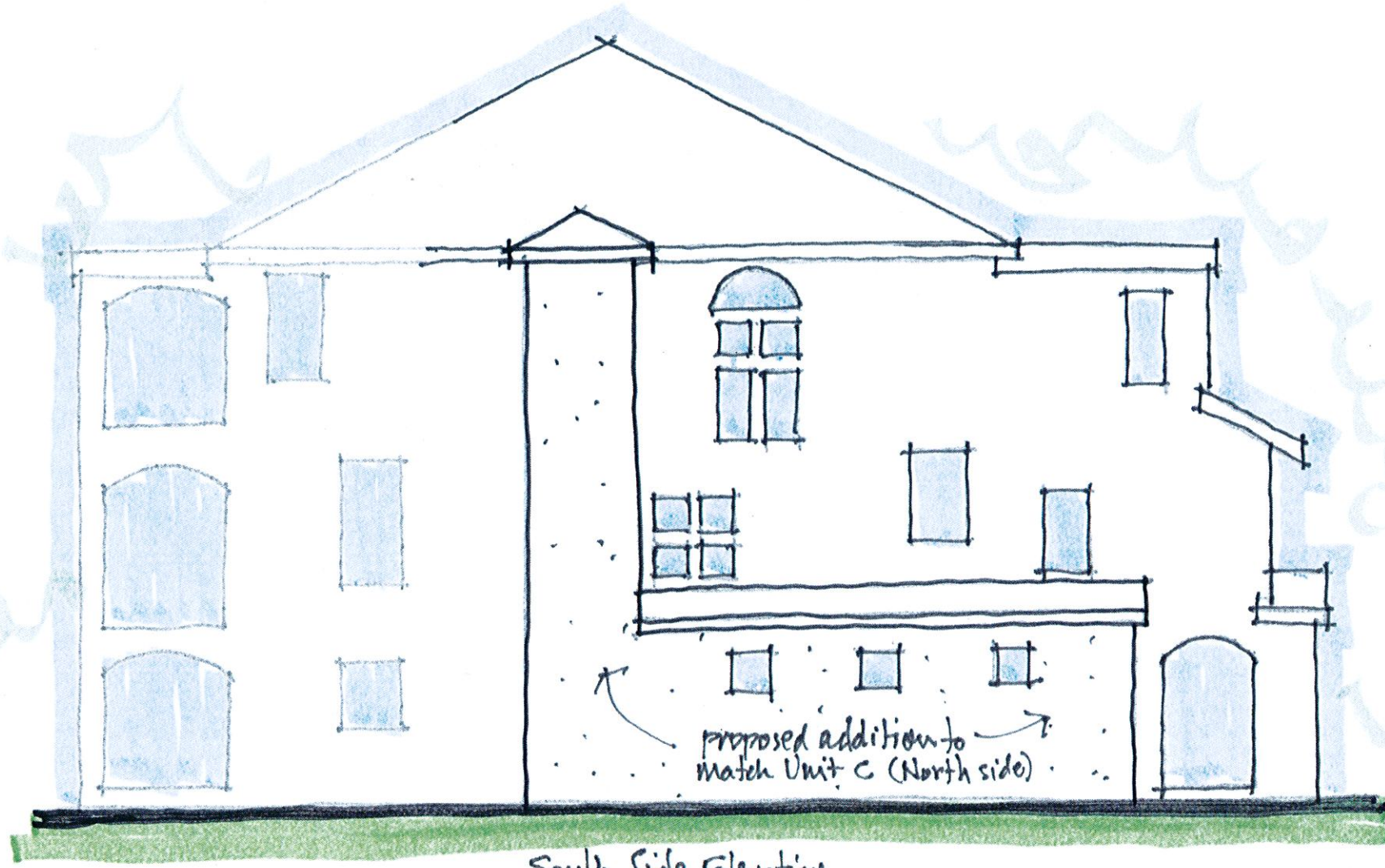
COMMUNITY DEVELOPMENT

6

THE WARD RESIDENCE
ELEVATOR ADDITION TO AN EXISTING DWELLING
3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
FEBRUARY 3, 2016 NOT TO SCALE



C. MICHAEL MCCOY
RESIDENTIAL DESIGNS, INC.
POST OFFICE BOX 1305
CRYSTAL BEACH, FL 34681
(TEL.) 727.786.1292



South Side Elevation

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MAR 15 2016
COMMUNITY DEVELOPMENT

7

THE WARD RESIDENCE
ELEVATOR ADDITION TO AN EXISTING DWELLING
3216 EL CENTRO ST. S (UNIT A) - ST. PETE BEACH, FL
FEBRUARY 3, 2016 NOT TO SCALE


C. MICHAEL MCCOY
RESIDENTIAL DESIGNS, INC.
POST OFFICE BOX 1305
CRYSTAL BEACH, FL 34681
(TEL.) 727.786.1292

Attachment K.

March 16, 2016

Mike Larimore
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, FL 33706



Re: Variance Request ("Request")
Case No. 2015-0068
3216 El Centro Street South #A
Susanne & Michael Ward ("Applicants")

Dear Mr. Larimore:

This correspondence supplements my original Objection Letter dated January 22, 2016, that was previously submitted regarding the above-referenced Request. It is my understanding that the Applicants are assembling additional information and/or documents and their Request will be reconsidered at the Board of Adjustment meeting on March 30, 2016. The following information highlights the legal basis requiring the Board to DENY the Request.

- A. There is no evidence on record to support the claim that the installation of the proposed elevator will result in structural problems for the applicant's residence

Section 3.12(1)(a) of the St. Pete Beach City Code states:

(1) The appropriate board of authority may authorize variances to the land development regulations if the applicant is able to demonstrate the following conditions:

- (a) The existence of conditions and circumstances *that are peculiar to the subject land, structure or building* and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; . . . (emphasis added)

Pursuant to Section 3.12(1)(a), a variance can only be granted if an applicant demonstrates a condition peculiar to the property or improvements thereon justifying a variance. Although Applicant's stated medical condition is unfortunate and may be very problematic for them personally, their medical

condition is not relevant when determining whether their residence has a peculiar condition that will allow the Board to consider their Request.

Applicants have also stated that 5 different contractors concluded that adding the proposed elevator to their existing residential unit would cause structural problems. None of those contractors have provided either oral or written testimony to support this allegation. As a result, there is no credible evidence on record to support a finding that the addition of an elevator to the existing residential unit would result in structural problems. Without such evidence, the City Code prohibits the analysis from going any further and the applicant's Request must be DENIED.

B. Variances granted for other properties cannot be considered when analyzing the applicant's variance request

Section 3.12(1)(b) of the City Code provides:

- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance;

The applicants have cited the presence of an elevator at the townhome located at the northern unit in their development in support of their Request. As has been previously stated, the elevator on the neighbor's property is adjacent to a public park. Due to the different uses of a park and a private residence, an analysis of an elevator in the setback area next to a private residence is much different than an elevator located next to a public park. Regardless, pursuant to Section 3.12(1)(b) of the City Code, the presence of the elevator on the neighbor's property is irrelevant when considering Applicant's Request and should not be considered.

Given the foregoing, the Applicant has not satisfied the minimum statutory threshold that would permit the Board to begin consideration of their Request. The applicable City Code requires that Applicant's Request be DENIED.

Regards,



Paul Chmielewski



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

3/30/16

**Variance Case
#2016-0009**

Applicant/Agent
Jason Stross, Agent

Location
2308 Sunset Way

**Commission
District**
District 4

Staff Representative
Mike Larimore,
Zoning Tech II

Findings

1. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
2. The variance is in general harmony with the Land Development Code.
3. The variance requested is the minimum allowable.

ITEM SUMMARY:

Code Item	Requirement	Existing Condition	Proposed
Land Development Code 6.22 (c): Encroachment of ornamental building components	12" allowable encroachment	No encroachment	~ 20" encroachment

Applicant requests a variance to Section 6.22 (c) of the Land Development Code (LDC) to allow for the encroachment of an ornamental pergola structure within the required front yard setback.

Existing Use: Detached Single-Family Residential
Proposed Use: Detached Single-Family Residential
Adjacent Uses

North: Detached Single-Family Residential
South: Detached Single-Family Residential
East: Infrastructure (Sunset Way)
West: Natural Dune

The Applicant requests this variance to allow for the construction of a decorative pergola structure over the front entrance to the home. The pergola structure, as requested, will encroach approximately 20 inches into the 20 foot required front yard setback. The LDC allows for up to 12 inches of allowable encroachment into any required yard setback for similar ornamental building components.

The Applicant has provided a photo of the proposed structure and location of the structure. This photo is included as an attachment to this packet.

**Staff
Recommendation**

Approval

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is zoned RU-2 and within the Pass-A-Grille Overlay. The Land Development Code allows for up to 12 inches of allowable encroachment for ornamental building components in any required yard setback. The Comprehensive Plan does not speak to this subject.

STAFF RECOMMENDATION:

Staff recommends approval — the request for additional encroachment is reasonable and not injurious of other notified property owners.

Attachments:

- A) Relevant Code Sections
- B) Aerial Photo
- C) Site Photo
- D) Variance Application
- E) Proposed Structure Photo
- F) Survey
- G) Site Plan

Attachment A:

Sec. 9.7 – Minimum yard requirements.

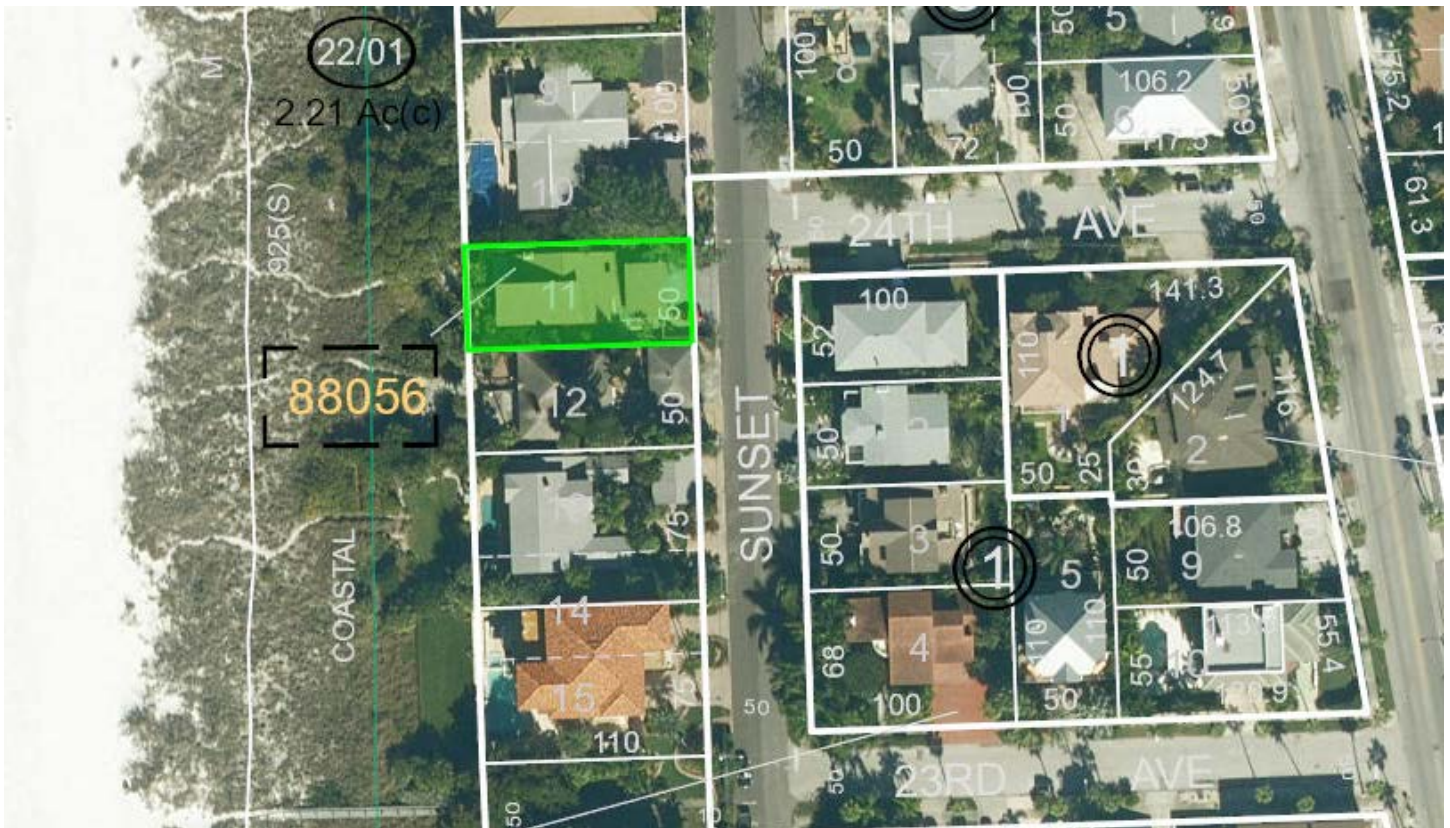
a) *Detached single-family dwellings.*

- (1) Front yard: 20 feet.
- (2) Secondary front yard: Ten feet.
- (3) Side yards: Ten percent of the lot width.
- (4) Rear yard: 20 feet.

Sec. 6.22 – Yards and measurement of required yards.

- c) *Encroachment of ornamental building components.* Every part of a required front, rear and side yard shall be open from grade to the sky, unobstructed by any structure except for the ordinary projections of sills, belt courses, cornices, buttresses, ornamental features, and chimneys; provided, however, that none of the projections mentioned in this subsection shall extend into a required yard more than 12 inches.

Attachment B:



Above: Subject property highlighted.

Attachment C:



Above: Subject property facing west, current conditions



VARIANCE APPLICATION

Case Number: 2016-0009

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Lot 11, Block "A", Replat of Sunset Park
Parcel ID: 18-32-16-88056-001-0110
Address: 2308 Sunset Way St Pete Beach
Current Zoning: RES FLUM Designation: _____ Lot Area: _____
Existing Use: RES Proposed Use: RES

APPLICANT/AGENT:

Name: Jason Stross
Address: 6505 Central Ave
City: St Pete State: FL
Zip: 33710 Phone: 727-452-7640
Email: JasonS@wcd-b-gc.com

PROPERTY OWNER:

Name: Rick Berks
Address: 449 S. MAYA PALM Drive
City: BOCA RATON State: FL
Zip: 33432 Phone: 561-789-9579
Email: rtb2552@hotmail.com

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

The owner is requesting a variance to install a Decorative Pergola Above The entrance to thier home. It is a landscape feature to improve the overall appearance to the Front YARD. owner has already obtained engineered drawings to satisfy the building Department.

Additional Documents:

Check here if document is	Required Document
---------------------------	-------------------

attached	
	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

YES, the code allows for parts of the structure of the house to encroach into the setbacks, but do not allow landscape features the same allowance.

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

YES, the lots are so small that typical landscape features such as Pergolas will not fit in these restrictions.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

Correct, they are setback plat in place by the land use codes.

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

Correct, the decorative Pergola will not have any impact.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

Correct, It will not affect.

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

it will not.

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Correct, It will only improve the appearance of this brand new home.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

Correct.



Signature of Applicant	Date	Signature of Authorized Agent	Date
------------------------	------	-------------------------------	------

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

RICK BERKS

(print name of property owner)

hereby authorize

JASON STROSS

(print name of agent)

to represent me/us in an application for

VARIANCE

(type of application: variance, conditional use, zoning, etc.)

[Signature]

Signature of Owner

N/A

Signature of Owner

RICK BERKS

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 5th day of February 2016, by Rick Berks who is personally known or produced _____ as identification.

Kathleen F. Littlewood

(Notary Signature)

2/5/16

(Date)

My Commission Expires _____



KATHLEEN LITTLEWOOD
MY COMMISSION # FF 150578
EXPIRES: October 7, 2018
Bonded Thru Budget Notary Services

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- ☒ I understand that the City will not accept or process an incomplete application.
- ☒ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- ☒ I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.
- ☒ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☒ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages


Signature of Applicant

2/6/16
Date



SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
RICKY BERKS

A BOUNDARY SURVEY OF

LOT 11, BLOCK "A", ACCORDING TO THE PLAT OF
A REPLAT OF SUNSET PARK
AS RECORDED IN PLAT BOOK 18, PAGE 6
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY AND TOPOGRAPHIC SURVEY
WITH TREE LOCATION - 3/18/14
STAKED PROPOSED PILINGS - 1/12/15
STAKED BUILDING ENVELOPE - 2/23/15
FOUNDATION/FINAL SURVEY - 1/04/16
DEPICT AREAS - 1/08/16

GULF OF
MEXICO

ABBREVIATIONS:

CL = CENTERLINE
CM = CONCRETE MONUMENT
CP = CABBAGE PALM TREE
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(M) = MEASURED
(P) = PLAT
(S) = SET
TBM = TEMPORARY BENCHMARK

Flood Zone Data:

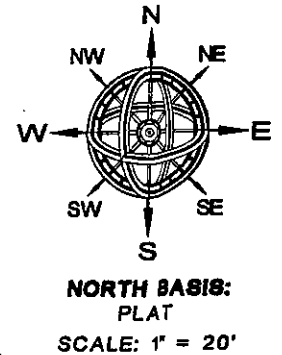
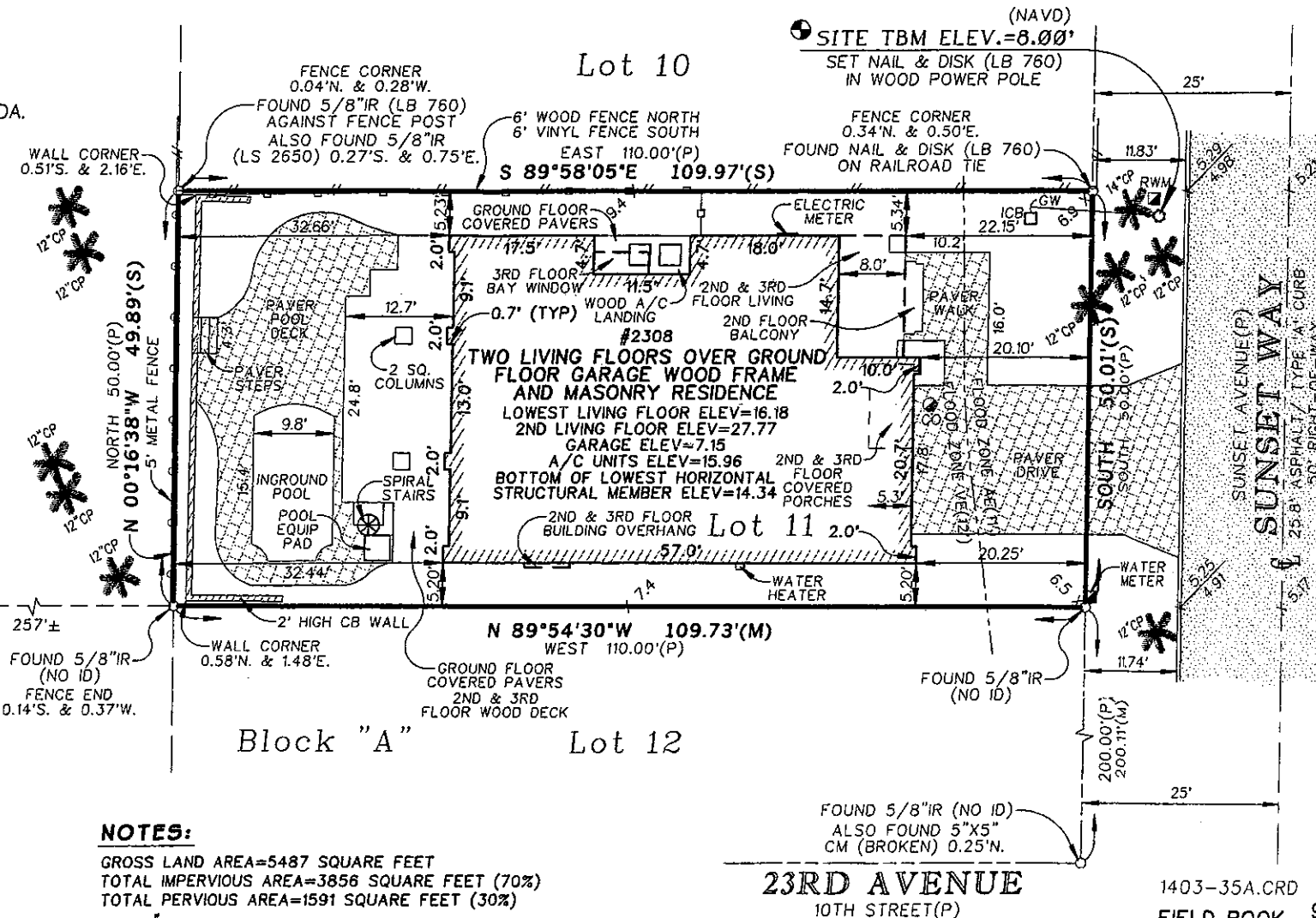
FLOOD ZONE AE(1') & VE(12')
COMMUNITY PANEL #125149 12103C0278 G
REVISED 9/3/03

Basis of Bearings:

WEST RIGHT-OF-WAY LINE OF SUNSET
WAY AS BEING SOUTH, PER PLAT.

Benchmark:

PINELLAS COUNTY MAP #285 (NOAA NO. 2 1973)
ELEV=7.282' NGVD, ADJUSTED TO
ELEV=6.54' NAVD, MSL=0.00'



FLOOD ZONE LINE
SCALED PER FEMA
FLOOD MAP

JOB# 1403-35
Drawn: DS

I hereby certify that the survey represented hereon meets the
requirements of Chapter 5, §17.052, Florida Administrative Code.

JOHN C. BRENDLA

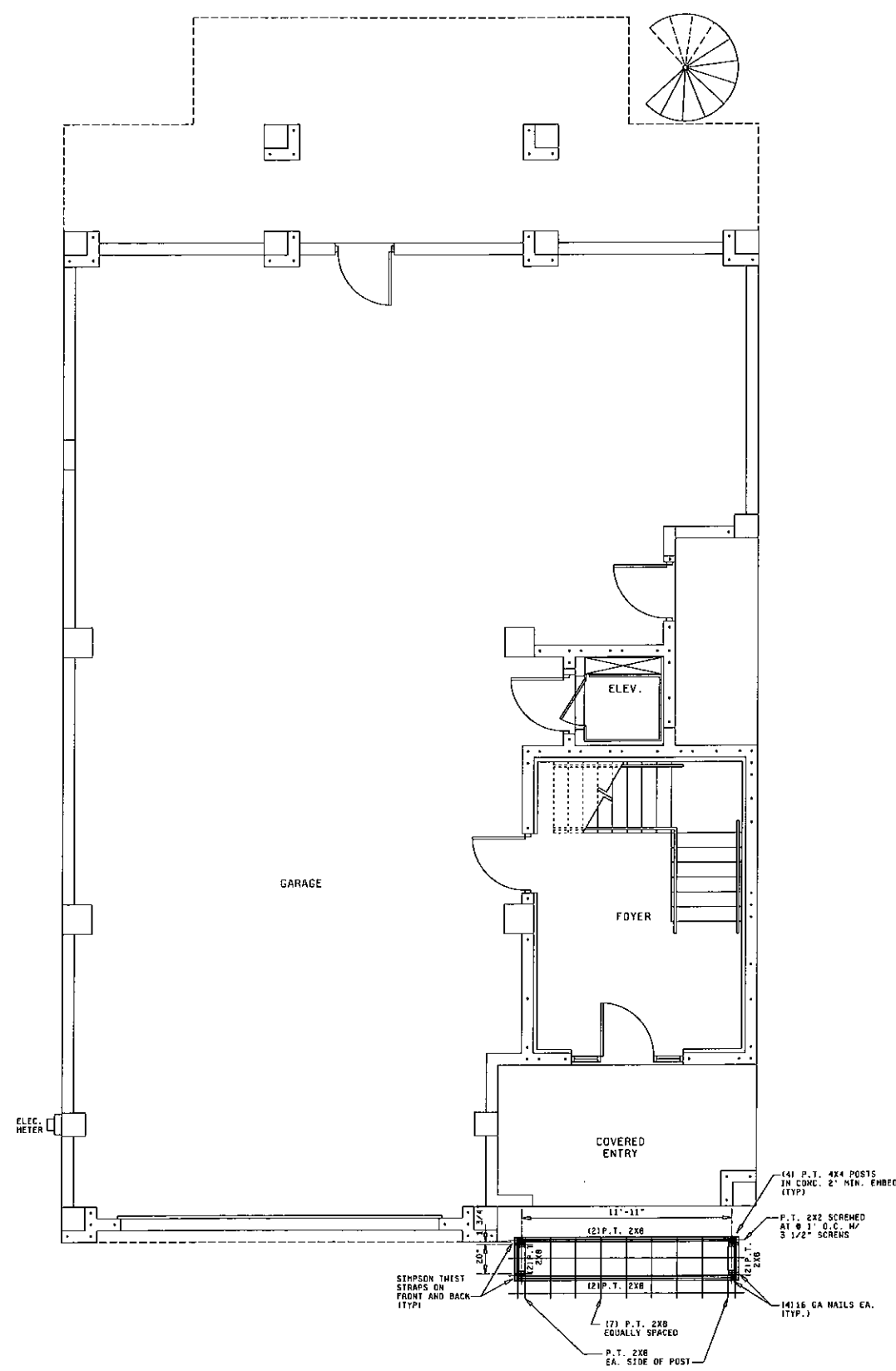
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

This Survey was prepared without the benefit of a title search and is subject to all
easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida
Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property
and also those who purchase, mortgage or guarantee the title thereto within one (1)
year from date hereof.

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781 43
phone (727) 576-7546 ~ fax (727) 577-9932



1 PERGOLA PLAN
A-7 SCALE: 1/4"=1'-0" NORTH



2 EAST PERGOLA ELEVATION
A-7 SCALE: 1/4"=1'-0"

Jovanovic & Lyons, LLC
725 Arlington Avenue North, Suite 301
St. Petersburg, FL 33718 (727) 822-7100 Fax 822-7111
Architectural Planning & Design
www.jovanovici.lyons.com
FL Lic. AS26000385
© 2014 Jovanovic & Lyons, LLC

PROPOSED NEW CONSTRUCTION FOR:
BERKS RESIDENCE
2308 SUNSET WAY
ST. PETE BEACH, FLORIDA

Revisions:

PERGOLA PLAN
AND ELEVATION

Project Number
14011

Date
1-20-16

Sheet Number
A-7

Donald J. Lyons
AR0014753



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

3/30/16

**Variance Case
#2016-0011**

Applicant/Agent

Renee Benson,
Homeowner

Location

2091 East Vina del Mar
Blvd

**Commission
District**

District 4

Staff Representative

Mike Larimore,
Zoning Tech II

Related Cases

N/A

Findings:

1. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
2. The variance is in general harmony with the Land Development Code
3. The variance granted is the minimum allowable to make reasonable use of the land.

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 6.13 (c): Pool Rear Yard Setback	9 feet	No structure	5 feet

Applicant requests a variance to Section 6.13(c) of the Land Development Code (LDC) to reduce the rear yard setback requirement for a swimming pool from 9 feet to 5 feet.

Existing Use: Detached Single Family Residential
Proposed Use: Detached Single Family Residential
Adjacent Uses

North: Detached Single Family Residential
South: Detached Single Family Residential
East: Water
West: Infrastructure (East Vina del Mar Blvd)

The Applicant/Homeowner is requesting a variance to construct a pool within the required 9 ft. rear yard setback. The requested variance is for 4 ft. of encroachment, resulting in a 5 ft. setback from the seawall.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing.

Staff Recommendation Further exploration	COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The proposed use of a pool is consistent with the City’s Comprehensive Plan and Land Development Code as an accessory residential use subordinate to the existing residential single family dwelling,. The LDC requires that all pool construction within 20 feet of a seawall be accompanied by plans and specifications signed and sealed by a registered engineer to show how the seawall will be protected prior to issuance of a building permit. The Applicant has provided these initial protection plans. STAFF RECOMMENDATION: Staff recommends the applicant explore alternative layouts regarding their request. The conditions and circumstances are not peculiar to the area; existing buildings in the same district have complied with the same conditions and regulations without hardship. The lack of sufficient yard space for inclusion of an accessory structure is not basis for a variance. Attachments: A. Relevant Code Section B. Aerial Photo C. Site Photo D. Variance Application E. Survey F. Site Plan G. Engineering Plans
--	---

Attachment A.

Sec. 6.13. - Accessory residential structures.

(c) Special accessory structures. Special accessory structures include, but are not limited to, swimming pools, pool enclosures, decks, patio covers, gazebos, fountains, garden trellises and children's playground equipment. Tree houses are specifically excluded as special accessory structures.

(1) Swimming pools and spas may be permitted by the city and shall be regulated as follows:

- a. Pool setbacks shall be measured from the edge of the water.
- b. Swimming pools, spas and their accessory decks that will exceed two feet above grade shall meet all yard requirements for the district within which they are located. Other swimming pools and spas shall be regulated by paragraph c. below.
- c. Required yards: Front, secondary front and side yards shall be as required within the district for a principal structure

The required rear yard shall be nine feet; however, on a waterfront property when the pool is proposed closer than 20 feet to the seawall, the application shall be accompanied by plans and specifications prepared and sealed by a registered engineer showing how the seawall will be protected.

Attachment B.

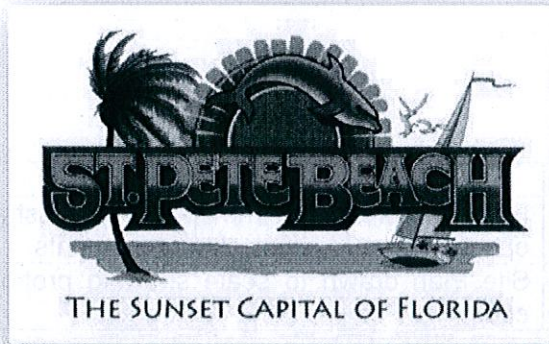


Above: Subject property highlighted.

Attachment C.



Above: Subject property facing East



VARIANCE APPLICATION

Case Number:

2016-0011

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Vina Del Mar Sec1 BLK 2 Lot 22 : RIP RTS
Parcel ID: 18-32-16-94140-002-0220
Address: 2091 E. Vina Del Mar Blvd. ST. Pete Beach FL 33706
Current Zoning: RU1 FLUM Designation: RU Lot Area: 99X120
11880
Existing Use: SF residential Proposed Use: SF residential

APPLICANT/AGENT:

Name: Renée Benson
Address: 2091 E. Vina Del Mar Blvd
City: St Pete Beach State: FL
Zip: 33706 Phone: 908-872-3122
Email: renee.benson07@gmail.com

PROPERTY OWNER:

Name: Renée Benson
Address: 2091 E. Vina Del Blvd
City: St. Pete Beach State: FL
Zip: 33706 Phone: 908-872-3122
Email: renee.benson07@gmail.com

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

We want to build a swimming pool that would be encroaching
into the required rear yard set back of 9 feet.

(Sec. 613C)

Additional Documents:

Check here if document is	Required Document
---------------------------	-------------------

attached	
RB	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
RB	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

There is an existing hardship on the property, not self imposed by the owner. We need a variance of 4' to make reasonable use of our waterfront property. There are other similar encroachments on our street.

A new sea wall was engineered with "Span Beam" to accommodate a pool as proposed.

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

The space available to us in our rear yard is not sufficient to build a swimming pool of adequate size and still meet the zoning requirements

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

The location of the house on the property was established when it was constructed in the mid 1950's.

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

No changes on the zoning map will be necessary with this proposal.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

Not applicable to this variance.

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

Not applicable to this variance.

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The granting of this variance will have no negative impact on the neighborhood with the proposed swimming pool being contained within the boundaries of the owner's property.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

Yes, it is the minimum variance for a minimum size pool, width 9-10'

<u><i>Renée Benson</i></u>	<u><i>2/15/16</i></u>	_____ Signature of Authorized Agent	_____ Date
Signature of Applicant	Date		

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☒ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

RB I understand that the City will not accept or process an incomplete application.

RB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RB On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

RB I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

RB I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

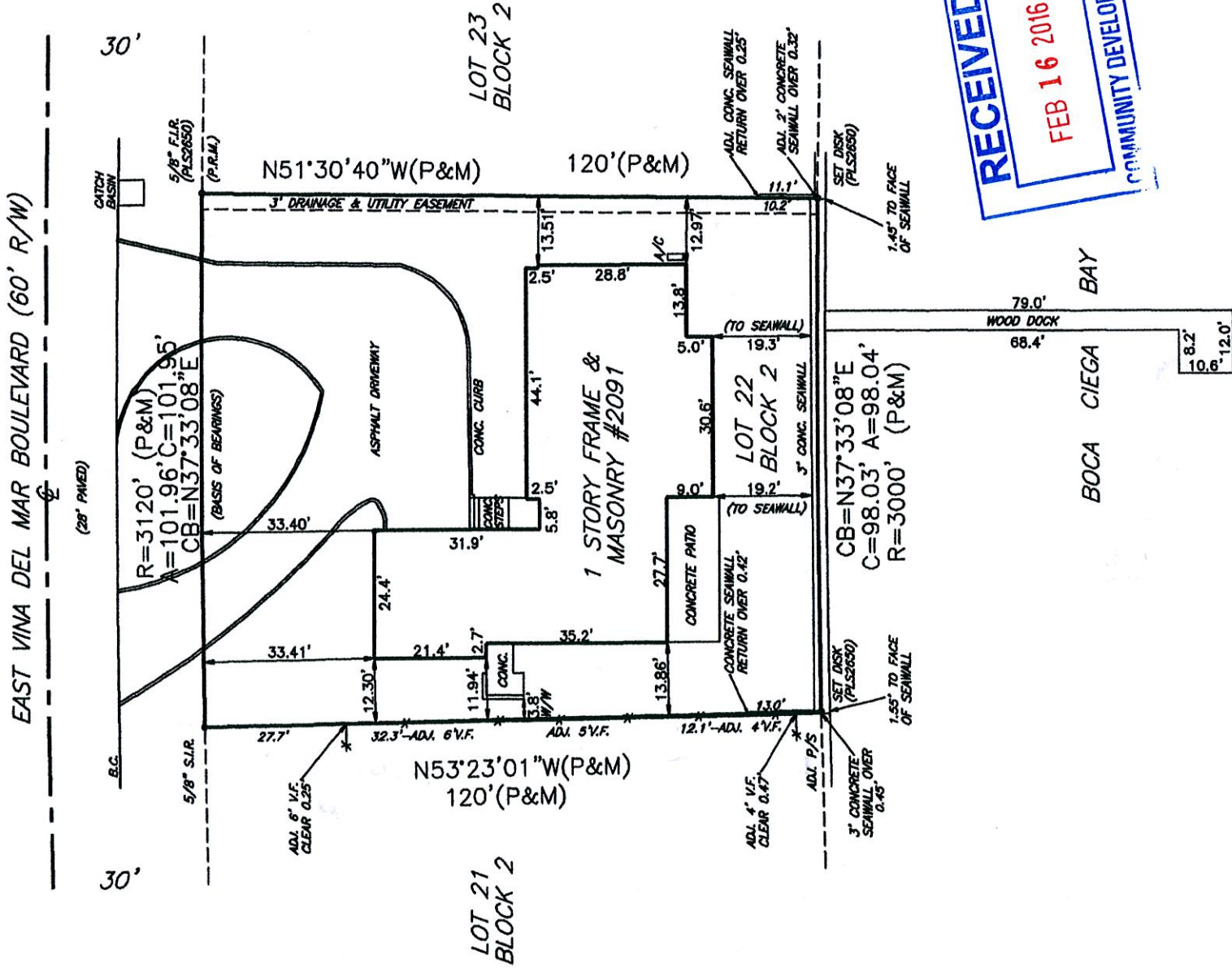
RB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

Genie Person
Signature of Applicant

2/15/16
Date



A BOUNDARY SURVEY OF LOT 22, BLOCK 2, VINA DEL MAR SECTION ONE, AS RECORDED IN PLAT BOOK 34, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

JOB NUMBER: MMXV1034 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 2/01/16 SCALE: 1 INCH = 30 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 18 TOWNSHIP 32 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0278 G CHECKED BY: DCH
CERTIFIED TO: GLENN AND RENEE BENSON		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON. LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988. B.F.E.=BASE FLOOD ELEVATION. A=ARC LENGTH. ADJ=ADJACENT. B.C.=BACK OF CURB. C=CHORD LENGTH. C.L.F.=CHAINLINK FENCE. R/W=RIGHT OF WAY. CONC=CONCRETE. M.H.=MANHOLE. C/C=COVERED CONC. CL=CENTERLINE. C.B.=CHORD BEARING. V.F.=VINYL FENCE. EL=ELEVATION. FF=FINISHED FLOOR. F.L.P.=FOUND IRON PIPE. S.I.R.=SET IRON PIPE WITH CAP. #2650 P.C.=POINT ON CURVE. F.I.R.=FOUND IRON ROD. F.C.M.=FOUND CONCRETE MONUMENT. M.=MEASURED. M.S.=METAL SHED. P.O.L.=POINT ON LINE. D=DEED. R=RADIUS. W/W=WING WALL. W.F.=WOOD FENCE. DR=DRAINAGE. UT=UTILITY. EASE=EASEMENT. P/S=PAVERSTONE. B.M.=BENCHMARK. P.I.=POINT OF INTERSECTION. P.R.M.=PERMANENT REFERENCE MONUMENT. P=PLAT. E.P.=EDGE OF PAVEMENT.		

Attachment F.

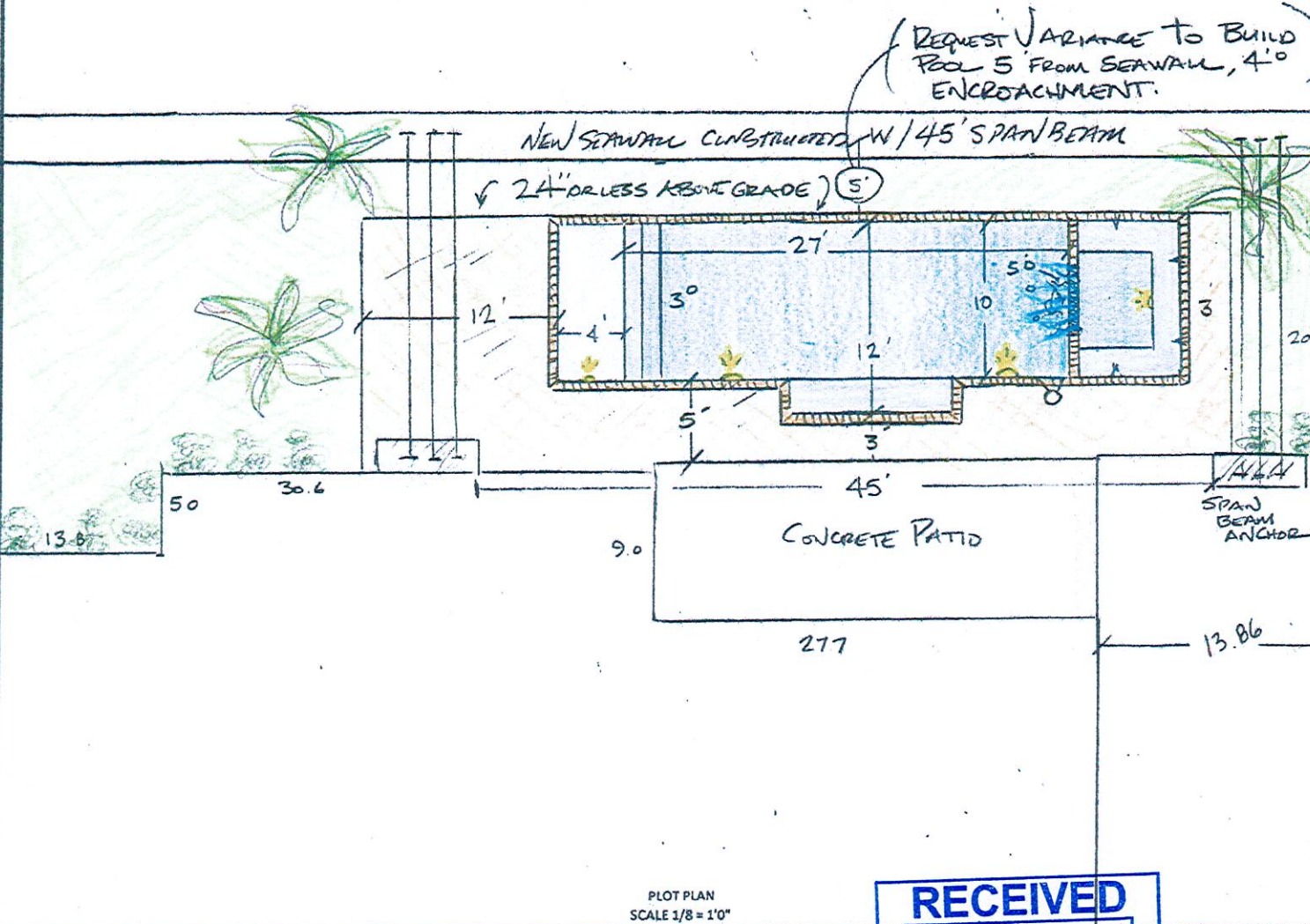
CUSTOMER NAME: GLENN: RENEE BENSON
 CUSTOMER ADDRESS: 2091 EAST VINA DEL MAR BLVD CITY: ST. PETE BCH ZIP: _____



4635 FOURTH STREET NORTH
 St. Petersburg, Florida 33703
 727-522-2300 OFFICE
 727-522-2844 FAX

POOL SHAPE: RECTANGLE
 POOL SIZE: 10 x 31 x 12
 Depths: 3' to 5'
 SPA: 9'x6' FLUSH w/ POOL w/ 4 JETS
 COPING: TBD.
 TILE: TBD.
 DECKING: TBD.
 POOL FINISH: PEBBLETEC
 SPA FINISH: "
 FILTER: D.E. 48 PROGRAD
 PUMP: 1.5 HP. TRI-STAR
 HEATER: 250,000 BTU. NAT.
 AUTOMATIC CHLORINATOR: SALT SYSTEM
BY HAYWARD
 TIMECLOCK: PRO-LOGIC PS4
 LIGHTS: 2 POOL 12 VOLTS LED WATTS
1 SPA 12 VOLTS LED WATTS
 ELECTRIC: INC
 DIVING: — BOARD — STAND: SLIDE —
 TEST KIT: INC
 SKIMMER: 1 INC
 POOL SWEEP: VAC LINE
 MAIN DRAIN: 2
 BRUSH & POLE: 1/2
 UNDERWATER VACUUM/HOSE: INC
 RAILS: —
 LADDER: — GRAB: —
 TRANSFORMER: INC
 INLET FITTING: INC

*We do not warranty marble against etching or discoloration



RECEIVED

FEB 16 2016

COMMUNITY DEVELOPMENT

GULF COAST MARINE CONSTRUCTION, INC.

PHONE (727) 531-3030
FAX (727) 531-3913
WWW.SEA WALL GUY.COM

13185 FAXTON STREET
CLEARWATER, FL 33760

"A COMMITMENT TO QUALITY"

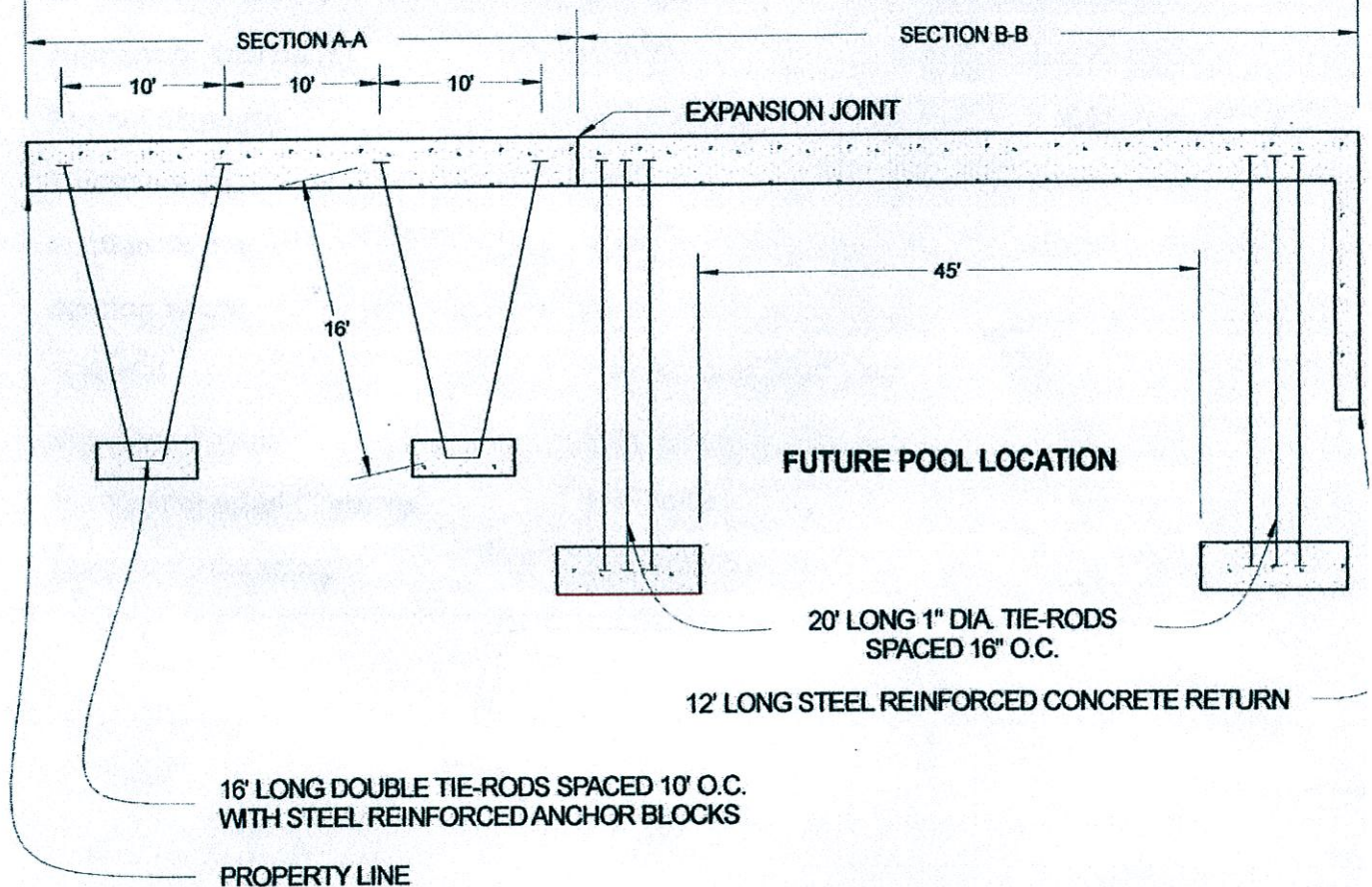
2/9/2011

SITE PLAN: SPAN BEAM CONCRETE FILLED VINYL SEAWALL

DRAWING PREPARED FOR:
BENSON
2091 E VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

INSTALL APPROXIMATELY 95'± LINEAR FEET OF NEW SPAN BEAM SEAWALL VINYL SEAWALL WITHIN 1' WATERWARD OF EXISTING SEAWALL

*NOTE - NEW SEAWALL TO BE RAISED 24" ABOVE EXISTING ELEVATION (TO MATCH NEIGHBOR'S SEAWALL ELEVATION)



SECTION OF 12'+ LONG X 8\"

4 - #5 REBARS HORIZONTALLY WITH THE TOP TWO
REBARS TIED INTO THE SEAWALL CAP AND #5 REBARS





St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

3/30/16

**Variance Case
#2016-0012**

Applicant/Agent
David White, Agent

Location
6400 Gulf Blvd

**Commission
District**
District 2

Staff Representative
Mike Larimore,
Zoning Tech II

Related Cases
N/A

Findings:

1. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
2. The variance is in general harmony with the Land Development Code
3. The variance granted is the minimum allowable to make reasonable use of the land.

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 26.35 (a):	Height = 8' maximum	Height = 17'	Height = 15' 7"
CC-2 District, Freestanding monument signs	Front yard setback = 10' minimum	Front yard setback = 0.7'	Front yard setback = 0.7'

Applicant requests a variance to Section 26.35 (a) to allow for the replacement & reconstruction of an existing, legal nonconforming sign.

Existing Use: Commercial (Retail)

Proposed Use: Commercial (Retail)

Adjacent Uses

North: Commercial (Vacant)

South: Infrastructure (64th Ave)

East: Infrastructure (Gulf Blvd)

West: Infrastructure (Alley)

The Applicant is requesting a variance to replace and reconstruct a substantially damaged, legal nonconforming sign. If reconstructed over 50% of its current value, a legal nonconforming sign must be brought into compliance with current Code regulations. The existing sign is approximately 17 feet tall and setback from the front property line about 0.7 feet. Current Code regulations limit the height of the sign in the CC-2 zoning district to 8 feet and require a minimum front yard setback of 10 feet.

**Staff
Recommendation
Denial**

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is zoned CC-2 which allows for a wide variety of commercial uses. The sign ordinance allows for freestanding signs in the CC-2 district with a maximum height of 8 ft. and a minimum 10 ft. front yard setback. The current sign is considered legal nonconforming and if substantially improved (50% or more of its value), the sign must be brought into compliance with the Code.

STAFF RECOMMENDATION:

Staff recommends denial – The Applicant has the ability to reconstruct a sign within the limitations set out in the Code. The subject property has available space in which to construct the sign in a way that would not disrupt nor eliminate any current parking availability.

The property is currently utilizing the maximum number and square footage of signage allowable in the CC-2 zoning district. The property is permitted a maximum of three signs based on the building's scale. The freestanding signs in question are the maximum square footage allowable. These and the large existing wall sign located on the southern portion of the building provide excessive advertisement for the business.

Attachments:

- A. Relevant Code Sections
- B. Aerial Photo
- C. Site Photos
- D. Narrative
- E. Variance Application
- F. Survey
- G. Site Plan

Attachment A.

Sec. 26.5. - Nonconforming signs.

A nonconforming sign that was lawfully erected may continue to be maintained: (a) until the nonconforming sign is substantially damaged or destroyed, or (b) until the real property on which the sign is located is redeveloped, whichever of the foregoing occurs first. At such time the sign is substantially damaged or destroyed or at such time the real property is redeveloped, the nonconforming sign must either (a) be removed or (b) be brought into conformity with this division and with any other applicable law or regulation. For the purpose of this section, the term "redevelopment" shall mean a substantial improvement of the principal structure on the real property.

Sec. 26.35. - CC-1 and CC-2 Districts.

In addition to the permanent and temporary signs and sign-types that are allowed pursuant to section 26.25, each business may have up to three of the following signs in [subsections] (a)—(f) below, subject to permit approval and compliance with the conditions for each type of sign (businesses with more than 300 feet of frontage may choose to four signs from [subsection] (a)—(f):

(a) Freestanding monument signs. Up to two freestanding monument signs are permitted, provided that the sign face does not exceed 50 square feet in area, is not taller than eight feet in height, and is not located within the visibility triangle as required by this Code. The sign may be located within the front yard setback but shall be located at least ten feet from the front lot line, and shall not be located within any easement dedicated for pedestrian or utility improvements. If the business owner chooses to have one monument sign instead of two, the sign may be up to 100 square feet in area but shall not exceed eight feet in height. However this sign shall be counted as two of the three or four permitted.

(b) A marquee or canopy sign;

(c) A menu display sign not to exceed 12 square feet;

(d) A projecting sign, provided that the sign is no larger than 12 square feet in area does not project within two feet of any curb and has a minimum ground clearance of seven feet;

(e) Wall signs subject to the following:

(1) Maximum size. A wall sign shall not exceed a sign face area equal to one square foot for each linear foot of building frontage.

(2) Internally illuminated signs are discouraged but not prohibited. Externally illuminated signs are preferable with lighting from above or below casting light on the sign but the lighting shall not shine directly onto adjacent properties or onto the right-of-way.

Attachment B.



Above: Subject property highlighted.

Attachment C.



Above: Subject property facing north



Above: Subject property facing north



Above: Subject property facing west



Above: Subject property, viewed from 64th Avenue facing north

Attachment D.



International C & C Corporation DBA International Sign and Sign X-Press

February 16, 2016

City of St. Pete Beach
155 Corey Avenue
St. Petersburg Beach, FL 33706

Re: Sign Variance Submittal for Pappy's Liquors

International Sign is respectfully requesting to submit a variance application for Pappy's Liquors, 6400 Gulf Blvd., St. Petersburg Beach on the Owners behalf, Rick Madison and Pappy's Liquors Inc.

We are requesting a variance to Section 26, Et al of the Land development Code, specifically Maximum height allowances of signage, due to the hardship it will prevail upon the owner as to various issues concerning placement and visibility on the property and existing traffic conditions.

The owner would like to refurbish the sign and to make it structurally sound in respect to weather and age damage, and at the same time retain the maximum visibility that the property has historically retained due to being at the same location for many years, and to do so without changing the look of the signage that has been a part of the local landscaping and history.

We would like to bring the sign up to current building code specs, while retaining the same exact size of sign face and copy, the only change would be brand new sign boxes, and lowering the sign approximately 3 feet overall.

If we have inadvertently left out any material, we apologize as not having a lot of experience in the Variance Process with City of St, Petersburg Beach, but would gladly submit any supporting documents or answer any questions that may arise.

We are fully licensed and insured sign company in business in Pinellas County for over 40 years and have fabricated and installed many sign in St. Petersburg Beach throughout the years and look forward to many more in the future.

Please see our Variance proposal and supporting documents attached.

Thank you,



William H. Griffin
President

wgriffin@intlsign.com

Corporate Office - 10831 Canal Street - Largo, FL 33777 - (727) 541-5573
South Florida Office - 1310 12th Street East, Suite C-Palmetto, FL 34221 - (727)
431-2578

www.intlsign.com – www.signx-press.com



THE SUNSET CAPITAL OF FLORIDA



VARIANCE APPLICATION

Case Number: 2016-0012

PROPERTY FOR PROPOSED VARIANCE

Legal Description: ST. PETERS BURG BEACH 1ST ADD BLK 7, LOTS 6, 7, 8, 9, 10 & 1/2 VAC ALLEY
 Parcel ID: 36-31-15-78336-007-0060
 Address: 6400 Gulf Blvd. St. Pete Beach, FL 33706
 Current Zoning: CC-2 FLUM Designation: CC-2 Lot Area: _____
 Existing Use: Comm. Proposed Use: Comm.

APPLICANT/AGENT:

Name: International Sign Corp DBA Sign Xpress
David White - Will G. Fin
 Address: 10831 - Canal St.
 City: Largo State: FL
 Zip: 33777 Phone: 727-541-5573
 Email: dwhite@intsign.com

PROPERTY OWNER:

Name: Pappy's Liquors - Rick Madison
 Address: 417 - 81st Ave / 64th St
 City: St. Pete Beach State: FL
 Zip: 33704 Phone: 727-367-2141
 Email: pappysliquors@gmail.com

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

Sec 26 Land development code Etc.
Variance is for overall height of 17' - Ordinance (Sec 26.35)
permits 8'. Sign face and size to stay same. Retail
Value of Sign is \$18,000. refurbishment is \$8,000
AND REQUIREMENT OF 10' SET BACK OF FRONT YARD

Additional Documents:

Check here if document is	Required Document
---------------------------	-------------------

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

RM I understand that the City will not accept or process an incomplete application.

RM I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RM On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

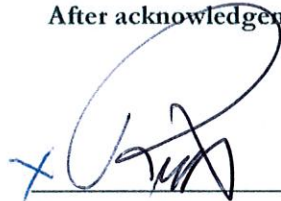
RM I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

RM I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

RM I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RM I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

x 
Signature of Applicant

2/16/2016
Date

attached	
	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

Yes, sign structure needs refurbishing due to age and deterioration
Sign is strategically located on property with no other options for moving it elsewhere or gains into compliance of new sign code due to particular shape of sign and existing parking available

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

Yes, lowering the sign to the 8' height would mean stretching it out over 12 feet to allow maximum copy and would cause a traffic and parking hardship for owner and city

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

No, age and infrastructural components of signage is due to atmospheric conditions (ie, salt air and age) we are trying to refurbish it so it will last safely for another 25 years

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

No, all stays the same.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district. *No*

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

No same square footage allowable, Just lowering it and making it structurally sound

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

yes, but same sign same size exactly just lowering it and refurbishing it. making it more aesthetically pleasing

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

yes, would deprive owners business of any visibility due to the size of the lot, property and parking arrangements already in place

[Signature]
Signature of Applicant

2/16/16
Date

Signature of Authorized Agent

Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

Ricky Madison
(print name of property owner)

hereby authorize

William H. Griffin and/or David White / International C.C. Corp
(print name of agent) DBA Sign Xpress

to represent me/us in an application for

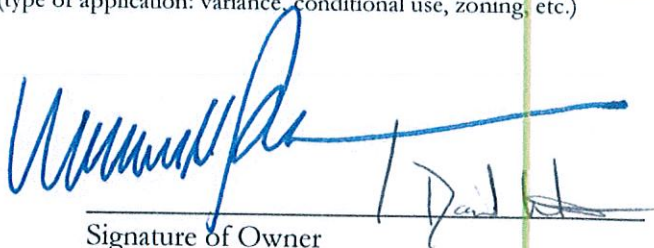
Sign Variance
(type of application: variance, conditional use, zoning, etc.)



Signature of Owner

RICHARD MADISON

Print Name of Owner



Signature of Owner

William H. Griffin David White

Print Name of Owner

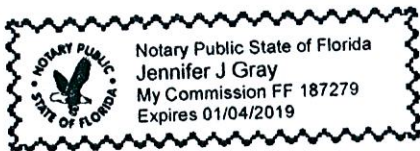
The forgoing instrument was acknowledged before me this 10 day of FEBRUARY
2016, by Richard Madison who is personally known
or produced FL PL as identification. M325 759 402050

Jennifer J. Gray
(Notary Signature)

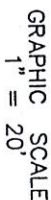
2.16.16

(Date)

My Commission Expires 1.4.2019



70



Lots 6, 7, 8, 9, and 10, and 1/2 of Alley Adjacent to said lots
Block 7

ST. PETE BEACH, FLORIDA

1. George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights of way, set back lines, reservations, agreements and/or other matters pertaining to survey. Recording information as to the location of the 20 foot wide alley shown herein was not provided to or obtained by the undersigned.

2. This survey is made for the exclusive use of the current owners of the property and also those who may hereafter own it; and the purpose of this survey is to determine the boundaries of the property and mortgage or guarantee the title thereto within one (1) year from the date hereof.
3. This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
4. The location of structures beneath the ground surface has not been determined.
5. Forty-eight (48) hours before digging, boring, pile driving, planting, etc. call Sunshine State One Call System, 1-800-432-4770 so that underground utilities may be safely spotted.
6. As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 1210C00276B, Point OZG6, Sunrise shall sit at the southeast corner of September 3, 2003, the above described property appears to be in Zone AE, with a base flood elevation of 11 feet.
7. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
8. This Survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
9. Survey prepared without the benefit of a current title report or commitment for title insurance. (see Note 1 pertaining to Aley).



George F. Young, Inc.
TROMBON DISTRICT 021

Nicholas M. Circella

ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE ARCHITECTURE • PLANNING • SURVEYING
ST. PETERSBURG • BRADENTON • GAINESVILLE • ORLANDO • PALM BEACH • SARASOTA • TAMPA
REGIONAL OFFICE: 200 Dr. Martin Luther King Jr. Street North

THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Florida Surveyor's Reg'n. PSM#LS

Since 1919

St. Petersburg, FL 33701
Tel.: (727) 822-4317 Fax: (727) 822-2919
PLOTTED: 12/29/05 13:51:36

LOGIN: ECOOPER FILE: I:\PROJECT\SUR\0513-0691-00\DWG\05130691COBR.DWG

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the use thereof during the 10 years

RECEIVED

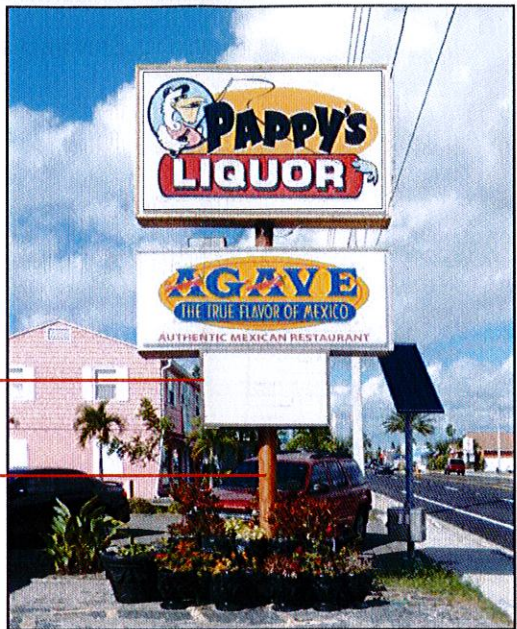
FEB 16 2016

COMMUNITY DEVELOPMENT



REMOVE AND SCRAP
THIS CABINET.

CUT OFF EXISTING
PIPE 4'-9" ABOVE GRADE.



EXISTING



PROPOSED



10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
PAPPY'S LIQUOR
ST. PETERSBURG BEACH, FL.

Date:
JANUARY 20, 2016

Drawing Number:
A16145-50R1-PAPPYS LIQUOR

Revisions:	DATE:	DESCRIPTION:
1	02-15	LOWER SIGN AND ADD POLE COVER
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
6	00-00	NR
7	00-00	NR
8	00-00	NR
9	00-00	NR
10	00-00	NR

Sales Person:
TIM WIGHT

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE M.E.T. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.