

BOARD OF ADJUSTMENT MEETING

MINUTES

JANUARY 25, 2017

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Michael Bomar, Member
Tom DeYampert, Member
Harry Metz, Member
Ron Holehouse, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Andrew Dickman, City Attorney
Mike Larimore, Zoning Tech II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Mike Larimore, Zoning Tech II, informed the board that, due to Vice Chairman Littell resigning, they needed to elect a new Vice Chair.

Chairman Skipper made a motion for Member Holehouse to be the Vice Chair of the Board of Adjustment. The motion was seconded by Member Bomar and unanimously approved by a roll call vote (5 yeses – 0 nos).

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 12/14/2016

Member DeYampert made a motion to approve the minutes from the December 14, 2016 meeting. The motion was seconded by Member Metz and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Public Hearings

I. Case 2016-0075: 3940 Oleander Way

Mike Larimore gave Staff's presentation to the board and recommended denial.

Chairman Skipper asked the applicant to come forward.

Monte Pierce, 3940 Oleander Way, St. Pete Beach, asked for approval of a variance for the construction of a carport.

Chairman Skipper asked if anyone would like to speak on behalf of the application. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition to the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Monte Pierce, 3940 Oleander Way, St. Pete Beach, answered questions from the board members.

Ken Fritz, 5908 27th Avenue North, St. Petersburg, contractor, explained and submitted a schematic to the board.

Monte Pierce, 3940 Oleander Way, St. Pete Beach, explained the current use and intended future use of the garage to the board members.

Member DeYampert made a motion to approve Variance Case No. 2016-0075 as requested. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (3 yeses – Member Bomar, Member Metz and Vice Chair Holehouse; 2 nos – Member DeYampert and Chairman Skipper).

II. Case 2016-0076: 2601 Pass-A-Grille Way

Mike Larimore gave Staff's presentation to the board and recommended approval.

Chairman Skipper asked the applicant to come forward.

Colleen Schumacher, 2601 Pass-A-Grille Way, owner, spoke in regard to a request for a variance to increase the fence height within her yard.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition of the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member Metz made a motion to approve Case 2016-0076. The motion was seconded by Vice Chair Holehouse. The motion was unanimously approved by an individual roll call vote, (5 yeses; 0 nos).

II. Case 2016-0077: 224 45th Avenue

Mike Larimore gave Staff's presentation to the board and recommended denial.

Chairman Skipper asked the applicant to come forward.

James Reeder, 224 45th Avenue, owner, spoke in regard to a deteriorating pergola and the request for a variance to construct a screened porch addition. Mr. Reeder added there had not been any negative feedback from neighbors.

Kimberly Reeder, 224 45th Avenue, owner, spoke in regard to a deteriorating pergola and the variance to construct a screened porch addition with the intent to enjoy the backyard.

James Reeder, 224 45th Avenue, owner, gave further information in regard to the pergola and proposed dimensions for the screened porch addition.

Chairman Skipper asked if anyone would like to speak in opposition to the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member DeYampert made a motion to approve Case No. 2016-0077. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (5 yeses; 0 nos).

IV. Case 2016-0078: 495 41st Avenue

Mike Larimore gave Staff's presentation to the board and recommended approval with one condition.

Chairman Skipper asked the applicant or their representative to come forward.

Neale de Planque, address, position, gave history of the property and spoke of selling, subdividing, and landscaping/privacy issues.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant.

Wendy Lockhart, 103 6th Avenue, St. Pete Beach, spoke in favor of the application.

Chairman Skipper asked if anyone would like to speak in opposition of the application.

The following people spoke in opposition of the application:

Alan Nelson, stated he lives on the west side of the subject property

Mark Nelson, 2052 Tanglewood N.E., St. Petersburg

Larry Levine, 4217 Holland Drive

Teresa Vieira, 492 41st Avenue

Rebecca Lyons, 417 41st Avenue

Liz Hahn, 431 41st Avenue

Bob Berdat, 473 41st Avenue

Timothy Vieira, 1330 Robin Road South, St. Pete

Liz Hahn, 431 41st Avenue

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

Member Bomar made a motion to approve Case No. 2016-0078 with the setback requirements of 14 feet on each of the outsides.

Ms. Bryla asked if the motion was accepting staff's recommendation for splitting the lots in two. Member Bomar replied yes and continued with his motion as stated below:

...with staff recommendation of splitting the lots in two with each lot having an outside -- side setback of 14 feet.

There was brief board discussion at this time by Vice Chair Holehouse, Ms. Bryla, and Mr. Larimore.

The motion was seconded by Member DeYampert.

There was further board discussion at this time. Chairman Skipper asked for any further board discussion. Hearing none, Chairman Skipper called for the vote.

The motion was unanimously approved by an individual roll call vote, (5 yeses; 0 nos).

Mary Jo Murphy, Deputy City Clerk, informed the board members that the 2016 Statement of Financial Interests forms were to be completed and returned to the City Clerk's Office by June 1, 2017.

Rebecca Lyons, 417 41st Avenue, asked a general procedural question in regard to density.

5. Adjournment

There being no further business before the board, the meeting was adjourned at 3:40 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 3/29/17