

BOARD OF ADJUSTMENT MEETING

MINUTES

June 25, 2019

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Sandie Lyman, Vice Chair
Michael Bomar, Member
Jake Holehouse, Member
Denise Chase, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Wesley Wright, Community Development Director
Brandon Berry, Planner I
Ginny Keeter-Bodkin, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 05/29/2019

Member Lyman made a motion to approve the minutes from the May 29, 2019 meeting. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote.

4. Action Items

- a. **VARIANCE – SIDE YARD SETBACK: 429 80th Avenue** (Case No. 19023); John Fisher, for Arthur & Debra Moran, is requesting a Variance from the Side Yard Setback to allow for the construction of an addition (9' x 29') to the residence. The property is zoned Residential (RU-2)

Brandon Berry, Planner I, provided a presentation to the board and reviewed Staff Findings.

One letter of support was received.

John Fisher, 7723 48th Terrace N., St. Petersburg spoke on behalf of the applicants for this 8' variance.

Hearing no further audience comments, Chairman Skipper closed the public hearing portion and requested Board comments.

Member Lyman made a motion to approve the Variance for Case No. 19023. The motion was seconded by Member Bomar and approved by an individual roll call vote, (3 yeses – 2 nos), with Chairman Skipper voting yes.

- b. **VARIANCE – REAR & SIDE YARD SETBACKS: 430 59th Avenue** (Case No. 19025); John Sekas, for Jeff & Suzanne Szak, is requesting a Variance from the Rear and Side Yard Setbacks to allow for the installation of a replacement in-ground concrete pool (15' x 11'). The property is zoned Residential (RU-1).

Brandon Berry, Planner I, reviewed photos, zoning maps, Variance Conditions and Staff Findings.

John Sekas, 4635 4th St. N., St. Petersburg, appearing on behalf of Jeff and Suzanne Szak, spoke about setbacks and said the owners are requesting a permanent and safer pool to replace the current one, which is no longer viable.

No letters of support or objection were received.

Hearing no further audience comments, Chairman Skipper closed the public hearing portion and requested Board comments.

Member Bomar made a motion to approve the Variance for Case No. 19025. The motion was seconded by Member Chase and passed unanimously with a roll call vote.

- c. **VARIANCE – SIDE YARD SETBACK: 210 N. Julia Circle** (Case No. 19027); Neal Shackleton is requesting a Variance to allow for elevated mechanical equipment to encroach into the required Side Yard Setback. The property is zoned Residential (RU-1).

City Planner Brandon Berry reviewed the applicant's request and Staff's presentation to the Board, stating that the current structure is scheduled for demolition.

Neal Shackleton, Owner/Applicant of 2211 E. Vina del Mar Blvd., gave an overview of his plans related to the variance.

There were no speakers for or against this request.

The Board discussed the request and alternate ways for the owner to install the equipment without the need for a variance. Following board discussion, Chairman Skipper called for a motion and the vote.

Member Bomar made a motion to approve the Variance for Case No. 19027, 210 N. Julia Circle. The motion was seconded by Member Lyman. The motion was denied by an individual roll call vote, (5 nos).

- d. **VARIANCE – ELECTRONIC MESSAGE BOARD: 7525 Blind Pass Road (Case No. 19026);** Quality of Life Community Services is requesting a Variance (Sec. 26.23) to allow for the installation of two electronic message board signs closer than 10' to the front property line and not along Gulf Boulevard between 37th and 75th Avenue. The property is zoned Town Center (TC-1)

City Planner Brandon Berry the exhibits, zoning map, survey, photos, and land development code that addresses this kind of signage. Electronic signs are not permitted in this particular location and would need this board's approval.

Fifty letters of support were received and a summary table was provided in the packet.

Wesley Wright, Community Development Director, recommended that if approved today, a removal date of January 1, 2027 be established; all non-conforming electronic signs in the city must be removed by that date.

Michael Moses, 482 Hermosita Drive, representing Quality of Life, explained that the variance is needed because the property is not on Gulf Blvd. and that there are nine other electronic signs in the area.

Leonard Stamos, 249 E. Vina del Mar Blvd., owner of the building, stated that plastic signs are a dangerous in storms and that digital signs would be an aesthetic improvement.

Following board discussion, Chairman Skipper called for a motion and the vote.

Member Chase made a motion to approve the Variance for Case No. 19026. The motion was seconded by Member Holehouse. The motion was denied by an individual roll call vote, (4 nos and 1 yes) with Chairman Skipper voting no.

- e. **VARIANCE – BUFFER & PARKING DESIGN: 8001 Blind Pass Road (Case No. 19024);** John Grewe (Sun Pass Apartments) is requesting Variances to reduce the buffer width adjacent to the parking lot and to reduce the parking space lengths in order to construct an improved parking lot for the existing apartment complex. The property is zoned Residential / Office / Retail (ROR) and Residential (RU-2).

City Planner Brandon Berry reviewed the exhibits pertaining to the applicant's request for two variances to allow for the construction of a parking lot for the adjacent apartment complex. Staff made a site visit last week and recommends that if approved, the parking be for personal automobiles only.

No letters for or against the proposal were received.

John Grewe, 5298 35th Ave. N., St. Petersburg, the owner, stated that the project is 75-80% completed and he would like to finish it. The underground and walls are complete; the timeline would be for completion before the end of the year.

Hearing no further audience comments, Chairman Skipper closed the public comment portion and requested Board comments.

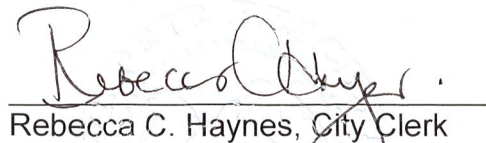
Community Development Director Wesley Wright responded to Owner Grewe that it would be appropriate for residents to park a work vehicle in the parking lot if it is used as their primary vehicle.

Member Lyman made a motion to grant the Variance for Case No. 19024 to include personal vehicles only. The motion was seconded by Member Chase and passed unanimously by a roll call vote.

5. Adjournment – Next Meeting 07/31/2019

There being no further business before the board, the meeting was adjourned at 3:25 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 7/31/19