

BOARD OF ADJUSTMENT MEETING

MINUTES

September 25, 2019

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Sandie Lyman, Vice Chair
Denise Chase, Member
Michael Bomar, Member

ABSENT: Paul Skipper, Chair
Jake Holehouse, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
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. 08/28/2019

Member Chase made a motion to approve the minutes from the August 28, 2019 meeting. The motion was seconded by Member Bomar and unanimously approved by a roll call vote (3-0).

4. Action Items

- a. **VARIANCE – BOAT LIFT EXTENSION/ENCROACHMENT:** 3786 Belle Vista Dr. E. (Case No. 19036); Bryan Burge of Edge Marine Construction, for James Kopco and Erin Marquis, is requesting a Variance for a 13'4"-wide boat lift addition that extends further than 50% of the waterfront width from the seawall and encroaches into an 11.6' eastern side setback. The appurtenant property is zoned RU-1.

Planner I, Brandon Berry, stated that this was a continuation from last month and that no aspect of the request has changed since that time and no additional calls or letters have been received.

Applicant James Kopco, 3786 Belle Vista Dr. E., gave comment that there has been no conversation with his neighbor since the last meeting. He stated that he submitted a copy of the permit Ms. McBrayer received for a boatlift, which is the same as he and his wife are now requesting.

Marsha McBrayer, 3772 Belle Vista Dr. E., stated that she and the applicants spoke a few weeks ago and she would prefer that the setbacks are adhered to with the boatlift in the center of the property. She asked that the variance be denied.

Contractor Bryan Burge of Edge Marine Construction, 4790 95th St. N., St. Petersburg, commented that the applicants are not asking for anything different than Ms. McBrayer already has.

Hearing no further audience comments or opposition, Vice Chair Lyman closed the public hearing portion and opened for board discussion. Discussion concluded that a significant cost differential for restructuring the dock in a different way would be considered a hardship.

Hearing no further Board discussion, Vice Chair Lyman called for a vote.

Member Chase made a motion to approve the Variance for Case No. 19036. The motion was seconded by Member Bomar and passed unanimously by a roll call vote (3-0).

- b. **VARIANCES – POOL, DECK & EQUIPMENT ENCROACHMENT**

106 20th Ave (Case No. 19035); Cassandra Guess for Iliana Guess is requesting multiple Variances to allow for the installation of a (1) pool, (2) deck and (3) pool equipment that encroaches into the required rear yard. The property is zoned RLM-2/PAG.

Mr. Berry gave a presentation on the variances and stated that two letters of support have been received. Staff recommends that the applicant make modifications to the orientation of the pool and/or modify the size of the pool to comply with the Land Development Code

and that if the variance is warranted, the property must come into compliance with the 70 percent maximum impervious ratio for the zoning district.

Vice Chair Lyman opened the meeting for public comment.

Casi Guess, applicant's daughter, of 106 20th Avenue, spoke about the details of the request for the variance and the Board members asked questions.

Chris Smith, 102 20th Avenue, asked questions about hose drainage during pool installation; Mr. Berry will speak with Building Official Bill Palmer and get back with her.

Hearing no comments, Vice Chair Lyman closed the public hearing portion and opened it for discussion among the Board members.

Casi Guess agreed that she would increase the green space to come into compliance. Mr. Berry stated that his department will work with her on the exact additional footage of greenspace required.

City Attorney Dickman commented that although the exact square footage numbers are not provided today, it is a condition that if approved, the applicants must work with the Planning Department to meet the requirements.

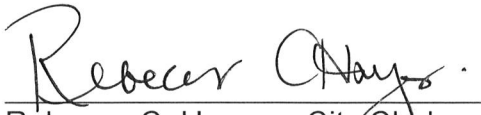
Hearing no further discussion, the Chair called for a motion.

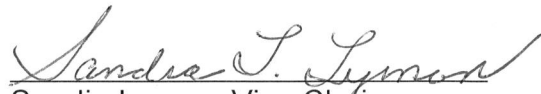
Member Bomar made a motion to approve the Variance for Case No. 19035 with the condition that the applicants bring the green space into compliance with the City Code. The motion was seconded by Member Chase and passed unanimously by a roll call vote (3-0).

5. Adjournment – Next Meeting 10/30/2019

There being no further business before the board, the meeting was adjourned at 2:58 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Sandie Lyman, Vice Chair

Minutes approved on: 10/30/19