



**Board of Adjustment Hearings
City of Belleair Beach, Florida**

**Thursday, September 14, 2023
Community Center 6:00 PM**

**Public Hearing Notice
Agenda**

Call to Order
Roll Call

1. Approval of May 11, 2023, Board of Adjustment Public Hearing Minutes.
2. Swearing in of Witnesses.
3. Review of Rules and Procedures:
 - a. Chairperson reads the variance request.
 - b. Staff report is made.
 - c. Applicant's statement is made.
 - d. Open discussion.
 - e. Vote on Criteria Items 1 through 6 of Sec. 94-62 of City Code.
 - f. Motion and Second. (motion always in affirmative)
 - g. Roll Call Vote.
4. **Consideration of Variance Request #23-04. 120 14th Street. Rahul and Meena Shukla are requesting a variance** from DIVISION 2. – SWIMMING POOLS. Sec. 10-174. - Setbacks; height; width. (g) The height of a swimming pool shall be no higher than 18 inches above the crown of the road. Any structural part of any permanently installed in-ground swimming pool or spa shall not be built higher than 24 inches above the pool deck including raised spas, raised pool beams, upper level decks, and raised waterfalls. Auxiliary deck-mounted equipment such as handrails, ladders, grabrails, diving boards and slides shall not be subject to the height limitations set forth in this section.; **to construct a pool 62.64 inches above the maximum height allowed by City Code.**
5. **Consideration of Variance Request #23-05. 305 Harbor Drive. Dimitra and Constantinos Stathopoulos are requesting a variance** from Chapter 30 - MARINE STRUCTURES, ACTIVITIES AND FACILITIES Sec. 30-52. - Plans and specifications (3) The length of a residential dock shall not exceed 30 feet from a seawall or waterfront property line involved; **to allow an existing residential dock 31' farther from the seawall than allowed by City Code.**

6. **Consideration of Variance Request #23-06. 305 Harbor Drive. Dimitra and Constantinos Stathopoulos are requesting a variance** from Chapter 30 - MARINE STRUCTURES, ACTIVITIES AND FACILITIES Sec. 30-53. - Construction. (a) Placement. Moorings or tie-off pilings, with or without existing dock structures, or buoys used to identify the location of a mooring, shall be placed no farther than a maximum distance of 55 feet from a seawall or the waterfront property line involved, and not closer than 12 feet to the projection of any side property line. Boat hoists shall not extend farther than 45 feet from a seawall or waterfront property line and not closer than 12 feet to the projection of any side property line. All docks shall also meet the requirements set forth in section 94-214; **to install a boat hoist 24' farther from the seawall than allowed by City Code.**
7. **Consideration of Variance Request #23-07. 305 Harbor Drive. Dimitra and Constantinos Stathopoulos are requesting a variance** from Chapter 94 - ZONING Sec. 94-214. - Docks. (c) Any vessel moored at a residential dock shall be no less than 12 feet from the projection to any side property line of the property. and Sec. 30-53. - Construction. (a) Placement. Moorings or tie-off pilings, with or without existing dock structures, or buoys used to identify the location of a mooring, shall be placed no farther than a maximum distance of 55 feet from a seawall or the waterfront property line involved, and not closer than 12 feet to the projection of any side property line. Boat hoists shall not extend farther than 45 feet from a seawall or waterfront property line and not closer than 12 feet to the projection of any side property line. All docks shall also meet the requirements set forth in section 94-214; **to install a boat hoist 3' closer to the side projection than allowed by City Code.**
8. **Consideration of Variance Request #23-08. 907 Harbor Drive. Scott R. Brown is requesting a variance from** Sec. 30-52. - Plans and specifications. An applicant for a permit to construct, replace or structurally repair a dock, wharf, boat hoist or piling within the city shall first submit plans and specifications to the city for initial review. After the city's initial review, the applicant shall then submit the permit application through the Pinellas County Building Department to the county environmental management department which provides construction permitting and inspection services for the city. Such plans and specifications shall show the relationship of such structure to the property and seawall line, and to adjoining properties and docks. Permit fees shall be based on a fee schedule as amended in the standard county code. (6) In no event shall an allowable dock encroach more than 25 percent into a navigable waterway; **to construct a dock to encroach 25' farther into the navigable waterway than allowed by City Code.**

9. **Consideration of Variance Request #23-09 907 Harbor Drive. Scott R. Brown is requesting a variance from** Sec. 30-53. - Construction. (j) Catwalks. Catwalks may form a part of a dock structure, but shall be no wider than four feet and shall be no longer than 45 feet from a seawall or the waterfront property line; **to construct a dock and catwalk 15' longer than allowed by City Code.**

Adjournment

Any person who decides to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes, therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-595-4646 or fax a written request to 727-593-1409.

Patricia A. Gentry, CMC
City Clerk