

**BOARD OF ADJUSTMENT  
Pinellas County Courthouse  
County Commissioners Assembly Room  
Fifth Floor  
315 Court Street  
Clearwater, FL  
9:00 AM  
Dec. 7, 2017**

**CURRENTLY SCHEDULED APPLICATIONS**

1. **BA-01-11-17 (Condition Approval)**  
Application of Patrick Owen & Laurinda Kelley for a variance to reduce the rear setback from 10 feet to 5 feet from the north property line for an "after the fact" detached garage to remain on an R-4 zoned lot located at 4253 42nd Avenue North in Lealman.
2. **BA-02-11-17 (Condition Approval)**  
Application of Rick Hennessey, through Richard Badders, Representative, for a variance to reduce the front setback from 25 feet to 12 feet from the north property line fronting Crystal Beach Avenue for construction of a porch and pergola addition to a single family home on an R-4 zoned lot located at 605 Crystal Beach Avenue in Crystal Beach.
3. **BA-03-11-17 (Condition Approval)**  
Application of Wilds Land Company LLC through William J. Kimpton, Esq., Representative, for a variance to allow up to 17 single family residences in a new subdivision having 15-foot front setbacks for lots having a side entry garage and 20-foot front setbacks for lots having a front entry garage, where 25 feet is required in an RPD-2.5 & 1.0 zoning district, for the property located at 3001 Hawks Landing Boulevard in East Lake Tarpon. Previously approved similar case in July 2016 (BA-8-7-16), which has expired.
4. **BA-04-11-17 (Condition Approval)**  
Application of Tracy Fitzgerald, for a variance to allow for the construction of an addition to a single-family home having a 1.94-foot setback from the west side property line where 7.5 feet is required in an R-4 zone, for the property located at 4292 57th Avenue North in Lealman.
5. **BA-02-12-17 (Condition Approval)**  
Application of Christopher T. Wright, for a variance to allow for an existing swimming pool to remain with a 5.5 foot side setback from the east property line where 7.5 feet is required in an R-4 zone, for the property located at 416 Tennessee Ave in Crystal Beach.
6. **BA-05-12-17 (Condition Approval)**  
Application of Jinergy Houzing, for a variance to allow construction of a single-family home on a 5,490 square foot parcel with a width of 61 feet and 61 feet of public right-of-way frontage where 7,500 square feet, a width of 75 feet and 75 feet of public right-of-way frontage is required in an R-4 zone, for the property located at 3740 57th Avenue North in Lealman.

**7. BA-03-12-17 (Condition Approval)**

Application of Pleasant Valley Baptist Church through Robert Pergolizzi, Representative, for a special exception to allow for the construction of a private school on an A-E zoned parcel containing a church, located at 1700 East Klosterman Road in Palm Harbor.

**8. BA-01-12-17 (Condition Approval)**

Application of William A. Adams Jr through James Johnston, Representative, for a special exception to allow for the construction of a 150 foot tall communication monopole cellphone tower and associated supporting equipment on an M-1 zoned parcel located at 2925 47th Avenue North in Lealman.

**9. BA-09-12-17 (Condition Approval)**

Application of Skyway Trap and Skeet Club and APC Towers, LLC through Mattaniah S. Jahn, Esq., Representative, for a special exception to allow for the construction of a 145-foot tall communication monopole cellphone tower and associated supporting equipment in an R-6 zone for the property located at 3200 74th Avenue North in Lealman.

**10. BA-06-12-17 (Denied)**

Application of H2004, Inc. through John Hodges, Representative, for a variance to reduce the front setback from 50 feet to 23 feet, the rear setback from 25 feet to 10 feet, the west side setback from 25 feet to 6 feet and the east side setback from 25 feet to 6 feet for the construction of an attached garage/carport and an addition to a single-family home in an A-E zone, for the property located at 1075 Sandra Drive in Palm Harbor. This is a modification to a previously approved variance (BA-11-10-17).

**11. BA-07-12-17 (Condition Approval)**

Application of John Hodges, for a variance to reduce the front setback from 50 feet to 20 feet, the rear setback from 25 feet to 10 feet, and the two side setbacks from 25 feet to 6 feet for the construction of a new single-family home in an A-E zone, for the property located at 1087 Sandra Drive in Palm Harbor. This is a modification to a previously approved variance (BA-10-10-17).

**12. BA-04-12-17 (Condition Approval)**

Application of Sir Julian LLC through Helen L. Spicola, Representative, for a variances to allow for the following to remain in an R-4 zone, for the property located at 3925 52nd Avenue North in Lealman:

1) An existing covered deck with a 5-foot side setback from the west property line where 7.5 feet is required and a 9.51-foot rear setback from the northern property line where 10 feet is required; and

2) An existing covered patio with a 1.5-foot side setback from the east property line where 7.5 feet is required.

**13. BA-08-12-17 (Condition Approval)**

Application of the Pinellas Housing Authority through Alissa Sieben and Brian-Evien of Norstar Development, Representatives, for the following special exception and variances are requested for the RM-15 zoned properties located at 12301 134th Avenue North and 12375 Jefferson Circle in the unincorporated Largo area:

- 1) A special exception for a 50 percent affordable housing density bonus to allow an increase from 220 units to 330 units;
- 2) A variance to allow the following parking requirement reductions:
  - a. From 2.0 spaces to 1.5 spaces per unit for single family detached dwellings,
  - b. From 1.5 spaces to 1.0 space per unit for single family attached dwellings,
  - c. From 1.5 spaces to 0.75 space per unit for multi-family dwellings;
- 3) A variance to allow the following setback requirement reductions:
  - a. From 25 feet to 10 feet for all structures from publicly dedicated rights-of-way,
  - b. From 7.5 feet to 6 feet for single family structure side yards,
  - c. From 15 feet to 6 feet for multi-family structure side yards,
  - d. From 35 feet to 5 feet for all structures from edge of pavement of private roadways;
- 4) A variance to increase the maximum allowable building height from 45 feet to 50 feet; and
- 5) A variance to reduce the required building separation distance from 15 feet to 12 feet.

***ADJOURNMENT***

*“Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they 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.”*

“IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS PUBLIC HEARING (AGENDA), PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, -CLEARWATER, FLORIDA 33756, (727) 464-4880 (VOICE) (727) 464-4062 (TDD).”