

**BOARD OF ADJUSTMENT AND APPEALS**  
**July 6, 2022**  
**Pinellas County Courthouse**  
**County Commissioners Assembly Room**  
**Fifth Floor**  
**315 Court Street**  
**Clearwater, FL**  
**9:00 AM**

**CURRENTLY SCHEDULED APPLICATIONS**

**1. TY2-22-07 (Conditional Approval)**

Application of F M M W, LLC., (Attn: Jim Gilmour) through Sean Seifried, Ed Seifried Construction, Representative, for a Type 2 Use to allow for a Music Recording Studio in an E-1 zone, for the property located at 3000 44th Avenue North in Lealman.

**2. TY2-22-08 (Conditional Approval)**

Application of 4360 28<sup>th</sup> St N Joes Creek LLC., through Mark Bentley and Ryan Manasse, Johnson, Pope, Bokor, Ruppel & Burns, LLP., Representative, for a Type-2 Use to allow an 8,500 square foot indoor/outdoor kennel in an E-1 zone, for the property located at 4360 28th Street North in Lealman.

**3. TY2-22-09 (Conditional Approval)**

Application of A & C Investments, LLC., through Shawn Hanson, Representative, for a Type-2 Use to allow overflow surface parking as the primary use in a C-1 zone, for the property located at the northeast corner of South Pinellas Avenue (Alternate Hwy US 19) and Vermont Avenue in unincorporated Tarpon Springs.

**4. VAR-22-12 (Conditional Approval)**

Application of Hakim Two Family Ltd., through Ryan Clark, Kimley-Horn and Associates, Inc., Representative, for a variance to allow multi-family residential units to be located along the ground floor facades of buildings fronting US Highway 19 North where the Pinellas County Land Development Code does not allow units to be located along the ground floor facades of any building fronting an arterial or collector street in a commercial zoning district, for the property located at the intersection of US Highway 19 North and Bee Pond Road in Palm Harbor.

**5. VAR-22-07 (Conditional Approval)**

Application of Theodore and Elizabeth Memmoli, for the following variances requested for the R-4 zoned property located at 207 Gulf Drive in Crystal Beach: 1) A variance to allow for the construction of a pool screen enclosure having a 7-foot side street setback from the north property line, where 10 feet is required. 2) A variance to allow for the construction of a garage extension having a 5-foot rear setback from the east property line where 10 feet is required.

**6. VAR-22-09 (Conditional Approval-Pool / Denial-Pool Enclosure)**

Application of Scott A. and Sherrielynn Bebell, for a variance to allow for the construction of an inground pool and pool cage having a 5-foot setback from the rear property line along the 86th Avenue North right-of-way where 20 feet is required in an R-3 zone, for the property located at 13449 Periwinkle Avenue in unincorporated Seminole.

**7. VAR-22-08 (Denial)**

Application of Patrick Winkelman, for a variance to allow for the construction of an attached garage having a 10-foot front setback from the Hattie Street right-of-way where 20 feet is required and a 4-foot side setback from the north property line where 6 feet is required, for the R-4 zoned property located at 375 Hattie Street in Ozona.

**8. VAR-22-10 (Conditional Approval)**

Application of Daniel and Sondra Sheehan, for a variance to allow for the construction of a screened patio having a 6.5-foot side street setback from the south property line along the Pennsylvania Avenue right-of-way where 10 feet is required in an R-3 zone, for the property located at 1402 14th Street in Palm Harbor.

**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.”

**SPECIAL ACCOMMODATIONS**

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County’s Office of Human Rights by e-mailing such requests to [accommodations@pinellascounty.org](mailto:accommodations@pinellascounty.org) at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.