



TOWN OF BELLEAIR
BUILDING DEPARTMENT
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

MEMORANDUM

DATE: August 9, 2018
TO: Mayor and Commissioners
FROM: J.P. Murphy, Town Manager
SUBJECT: Request for Variance - “**BelleairWoods**”
Parcel No. 29/29/15/07164/000/0060

Property Owner: Blake Doganiero
6 Eastwood Lane
Belleair, Florida 33756

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
 - A. Zoning designation: R-1 (Single Family Residential)
 - B. Original Construction date:
 - 2014
 - C. Structural and other improvements to date:
 - 2018-Generator
 - D. Existing Easements: 3
 - 3’ Utility Easement
 - 5’ Utility Easement
 - 5’ Utility Easement
- II. Proposed request:

The applicant is requesting a variance which would allow for the construction of a new pool. The new pool would encroach into the required minimum 8’ foot rear yard setback by 3’ feet, resulting in a 5’ foot rear yard setback. Please see site plan for detail.



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VARIANCE APPLICATION CHECK OFF SHEET

Application shall be **fully completed** and must include the following information:

OWNERS NAME Blake Deganiero
 OWNERS MAILING ADDRESS 6 Eastwood Ln. Belleair, FL 33756
 PROPERTY ADDRESS 6 Eastwood Ln. Belleair, FL 33756
 PHONE NUMBER 727.460.0299
 REPRESENTATIVE NAME AND ADDRESS (if any) Jeff Zock
Ryan Hughes Design 12070 Racetrack Rd. Tampa, FL 33626
 PHONE NUMBER 727.871.9181
 DATE OF ORIGINAL CONSTRUCTION 2014
 IMPERVIOUS COVER 5,880s.f. or 59.96%
 FLOOD ZONE AND ELEVATION F.Z. - X Elev. = 42.76

REQUIRED INFORMATION:

<u>REQUIRED</u>	<u>RECEIVED</u>	PROVIDE (18) COPIES EACH.
<u> X </u>	_____	PLANS/SPECS/PRODUCT BROCHURE
<u> X </u>	_____	PHOTOS OF AREA (straight/right angle/left angle)
<u> X </u>	_____	SURVEY W/ SETBACKS SHOWN
<u> X </u>	_____	SITE PLAN W/ SETBACKS SHOWN

REVIEWED BY: ZONING PUB.WK FIRE BLDG. MRG.
 DATE SENT: _____
 DATE RETURNED: _____



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DATE 8/6/18

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Blake Doganiero, owner of Lot 6 Block , Subdivision Belleair Woods, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned R-1.
3. The present land use on the property is Single Family (01).
4. The decision involves Article I, Section 66-10 of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: A 3' reduction to the rear yard setback from 8' to 5'
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): The primary structure is located 5' within the 25' rear yard building setback or 20' from the rear property line. This reduction in allowable building space for a pool only allows for a maximum distance of 7.5' for the width of a pool. This is an unsafe distance and could potentially affect the safety of a person entering the pool.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request**)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: _____

Owner

Address

Telephone Number

6 Eastwood Lane Belleair FL 33586
727 460 0299

1. View looking North from south side of rear property



2. View looking South from Northwest corner of house



3. View looking East along
North property line



4. View looking East along
South property line



5. View of house West (rear) Elevation



WR # 29381670

August 9, 2018

Ryan Hughes Design
12070 Race Track Rd
Tampa, FL, 33626
727-940-2653
jzock@ryanhughesdesign.com

Subject: 6 Eastwood Ln

Dear Ryan Hughes Design:

Thank you for contacting Duke Energy Florida, LLC for a letter of no conflict regarding your pool construction.

NO CONFLICT: Duke Energy Florida, LLC has reviewed our existing facilities at the above referenced address and has found no apparent conflict at the proposed pool location. According to the drawing(s) you have provided Duke Energy Florida, LLC has no objection to the proposed construction.

Note: Florida law requires excavators to dial **Sunshine State One Call of Florida at 811** to locate existing underground utilities prior to digging to avoid personal injury and damage to equipment.

Sincerely,

Tosha Nelson
Engineering Technologist I

Blake and Stephanie Doganiero
6 Eastwood Lane
Belleair, Florida 33756

August 6th, 2018

Dear Neighbor,

With your help, we are exploring the possibility of constructing a pool in our backyard for our children. The Town of Belleair would like to have approval from our neighbors since we will have approximately a 2-3 Foot Variance on the width of the pool to the rear of the property line.

We are providing you with a rendering of what the pool will look like.

We would greatly appreciate your acceptance, cooperation and approval of this request.

Thank you very much for your time.

Best regards,

Blake and Stephanie Doganiero

- Tony Polycandriotes*

2 Eastwood Lane, Belleair, FL
- Dawn Doganiero*

3 Eastwood Lane, Belleair, FL - Dawn Doganiero
- Mike Horne* *Michael Long*

4 Eastwood Lane, Belleair, FL
- Richard Reek* *Richard Roester*

5 Eastwood Lane, Belleair, FL
- Blake Doganiero* *[Signature]*

6 Eastwood Lane, Belleair, FL
- [Signature]* *[Signature]*

7 Eastwood Lane, Belleair, FL
- Cynthia Tindol* *Cynthia Tindol*

8 Eastwood Lane, Belleair, FL

