

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:** 01/10/2018  
**TO:** Mayor and Commissioners  
**FROM:** J.P. Murphy, Town Manager  
**SUBJECT:** Request for Variance –  
**Parcel No 21-29-15-64908-000-0490**

**Property Owner:** Russell Janssen  
325 Overbrook Drive  
Belleair, Florida 33756

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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:
    - 1948
  - C. Structural and other improvements to date:
    - 2007- Addition /remodel
    - 2003 -Roof
  - D. Existing easements: None shown on survey

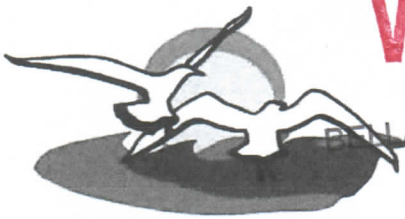
II. Proposed request:

The applicant is requesting 2 separate variances, the first variance which would allow the minimum 25' foot front yard setback to be reduced by 1'ft 7" inches resulting in a 23' foot 5" inch front yard setback. The second variance would reduce the side yard setback by 2'ft resulting in a 5'½" side yard setback. This variance would allow for the construction of a new garage addition and master suite.

Sec. 74-84. - Schedule of dimensional regulations.

The schedule of dimensional regulations for the various zoning districts is as follows:

District	Lot Minimums			Density Maximum Dwelling Units per acre	Minimum Yard Setbacks			Minimum Offstreet Parking per Dwelling Unit <sup>1</sup>	Maximum Height <sup>3</sup> (feet)	Flood Zones	Minimum Living Area per Unit <sup>2</sup> (square feet)	Floor Area Ratio (FAR) <sup>6</sup>
	Area (square feet)	Width (feet)	Depth (feet)		Front (feet)	Side (feet)	Rear (feet)					
RE	18,000	100	100	2	25	7.5 <sup>4</sup>	25 feet or 20% of lot depth, whichever is less	2	32	34	2,000	—
R-1	10,000	80	100	4	25	7.5 <sup>4</sup>	25 feet or 20% of lot depth, whichever is less	2	32	34	1,200	—
R-2	7,500	75	90	4	25	7.5 <sup>4</sup>	25 feet or 20% of lot depth, whichever is less	2	32	34	1,000	—
RM-10	5 acres	—	—	10	25	15 <sup>4</sup>	25	1.5	32	34	1,500	—
RM-15	10,000	100	100	15	25	7.5 <sup>4</sup>	15	1.5	32	34	1,000	—
RPD	5 acres	—	—	5	(See section 74-83)			1	32	—	1,200	—
H	17.5 acres	—	—	28	(See section 74-83)			1	32	34	300	0.4
C-1	12,000	100	100	None	25	12	10	1	32	34	N/A	0.35
C-2	10,000	80	100	None	25	12	10	1	32	34	N/A	0.35
C-3	10,000	80	100	None	25	12	10	1	32	34	N/A	0.30



# VARIANCE

RECEIVED  
BELLEAIR BLDG. DEPT.

JAN 10 2018

TOWN OF BELLEAIR

901 Ponce de Leon Blvd.

Belleair, Florida 33756-1096

Phone: (727) 588-3769 ext. 215

Fax: (727) 588-3768

TIME REC. \_\_\_\_\_

DATE 01/09/2018

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Russell Janssen, owner of Lot 49  
Block 20/58, Subdivision Overbrook Park, property  
Commission of the Town of Belleair for a variance on the above-described property.

2. The property is presently zoned R1.

3. The present land use on the property is family dwelling.

4. The decision involves Article V Section 66-252 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: increase the size of the  
single car garage to house 2 SUV'S

7. The Justification for the request is (requests for the variances must demonstrate the practical  
difficulty or unnecessary hardship which justifies the variance): Car stolen out of  
pocket cost of \$5000 multiple break-ins  
thieves still checking cars regularly

~ 2 ft to the west leaving a setback of 15 1/2'

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\*\*)

front  
yard  
18"  
into  
set  
back

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 id 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: \$300.00  
9312 ckh

Owner  
325 Overbrook Drive  
Address  
727-455-2031  
Telephone Number











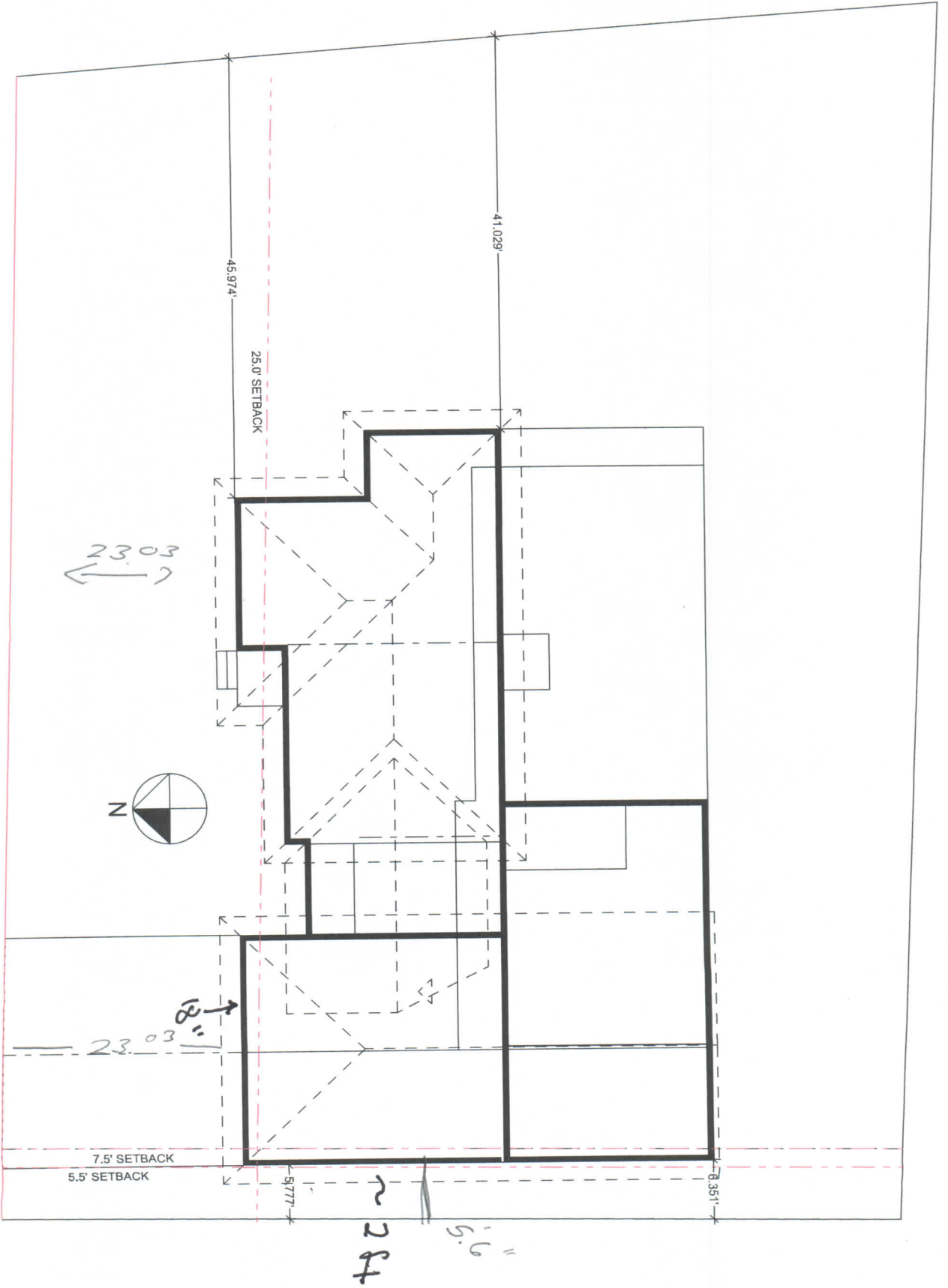


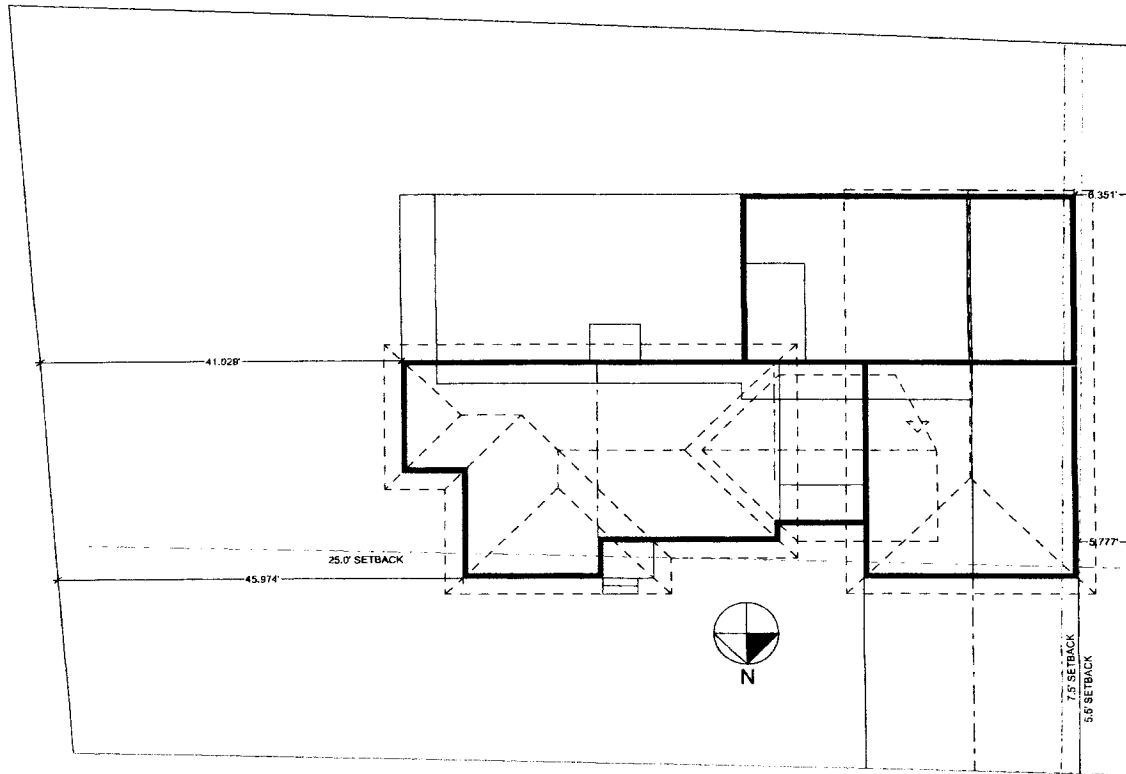


325 Overbrook Drive

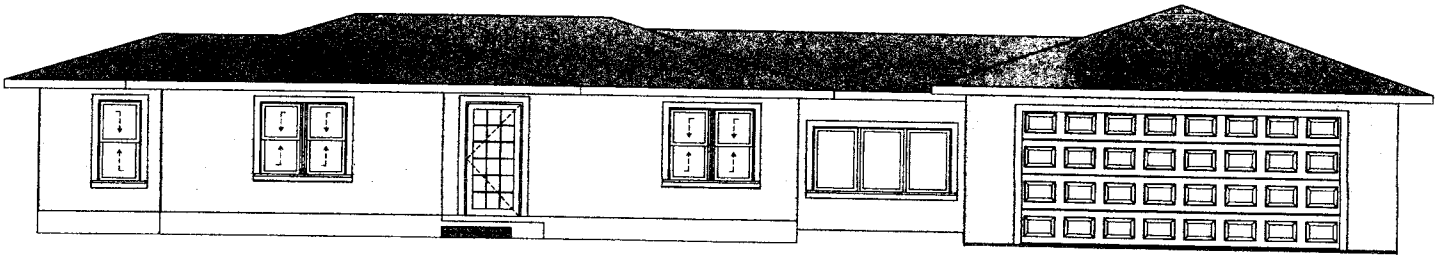
1  
A.3

Site Plan  
SCALE: 3/32" = 1'-0"



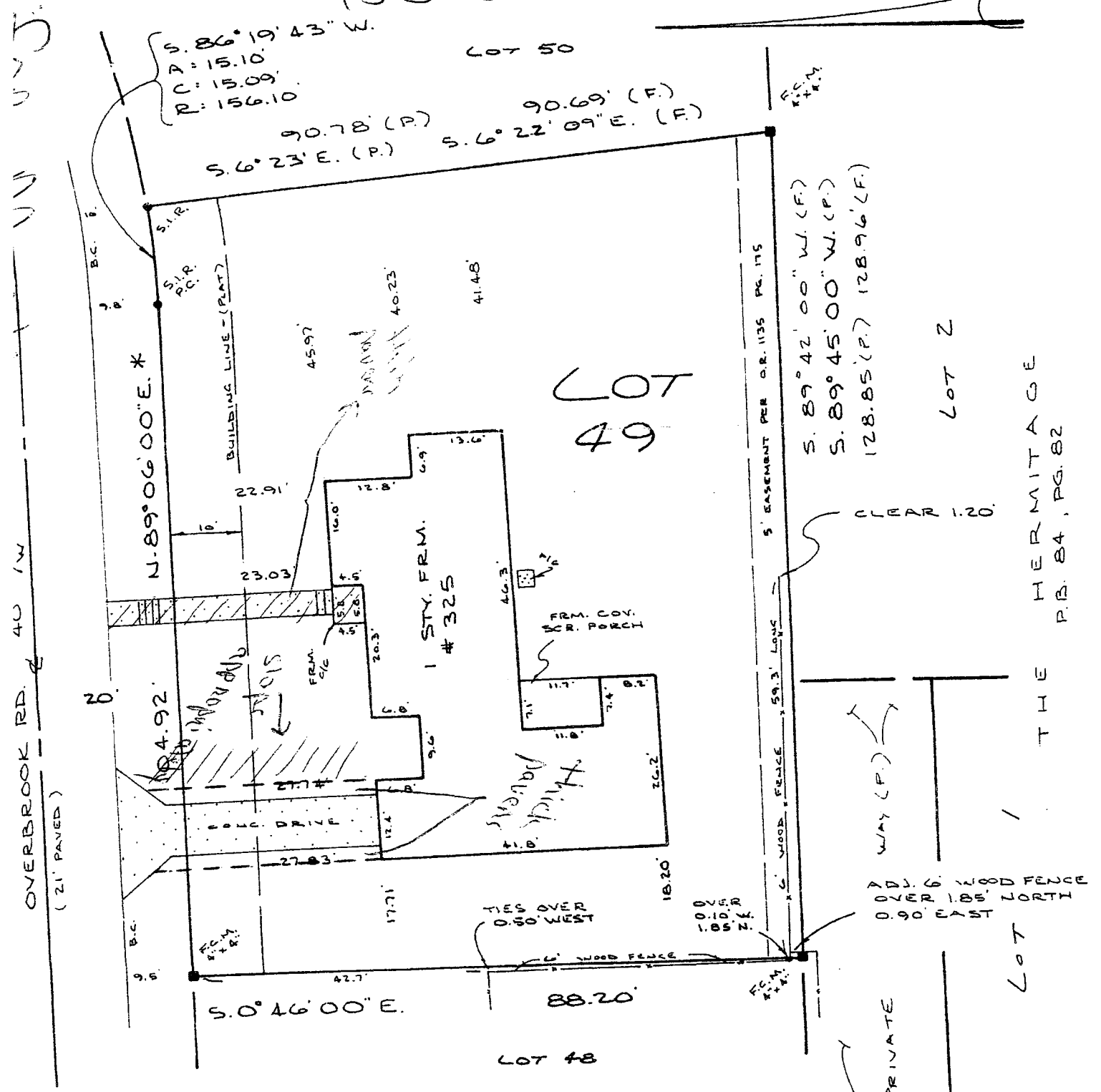


1  
A.3 Site Plan  
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION  
A.8 SCALE: 3/16" = 1'-0"

455-2031



A BOUNDARY SURVEY OF: Lot 49, OVERBROOK PARK as recorded in Plat Book 20, Pages 58 & 59 of the Public Records of Pinellas County, Florida.

**LANGTON SURVEYING, INC.** (L.B. 3218)  
**LAND SURVEYORS**

6285 PARK BOULEVARD, PINELLAS PARK, FL 33781  
 545-5900 • 545-5396 • FAX: 545-9441

CERTIFIED TO: Russell T. Janssen  
[Redacted]  
 Murphy Title Services

FOR THE PURPOSE OF:  
 purchase  financing  
 refinancing  
 other