



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

DATE 2/22/2021

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, \_\_\_\_\_, owner of Lot 0090  
Block 000, Subdivision Belleair Gardens, property  
Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned R2.
3. The present land use on the property is Single Family Residential
4. The decision involves Article 74 Section 286 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: Secondary front yard setback
7. The Justification for the request is (requests for the variances must demonstrate the practical  
difficulty or unnecessary hardship which justifies the variance): See attached
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

TIME REC. \_\_\_\_\_  
Paid: \_\_\_\_\_

April D. J. Kendall Jones  
Owner  
1050 Ponce De Leon Blvd  
Address  
314-422-1068  
Telephone Number



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

VARIANCE APPLICATION CHECK OFF SHEET

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

OWNERS NAME April Dodge & Wendell Thompson

OWNERS MAILING ADDRESS 1050 Ponce De Leon Blvd

PROPERTY ADDRESS Same

PHONE NUMBER 314-422-1068 314-724-6816

REPRESENTATIVE NAME AND ADDRESS (if any) \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

DATE OF ORIGINAL CONSTRUCTION February

IMPERVIOUS COVER \_\_\_\_\_

FLOOD ZONE AND ELEVATION X

REQUIRED INFORMATION:

<u>REQUIRED</u>	<u>RECEIVED</u>	PROVIDE (10) 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: \_\_\_\_\_

February 22, 2021

Town of Belleair Commission  
901 Ponce de Leon Boulevard  
Belleair, FL 33756

Dear Town of Belleair Commission,

Today we are writing to request a justification or variance approval to build a swimming pool on our property at 1050 Ponce de Leon Boulevard. This letter demonstrates justification for a pool to be built our corner lot. The justifications below rationalize approval under what is outlined in the cover page as **Practical Difficulty “non-use or dimensional variance”** or **Unnecessary “use variance”** hardship.

We love living in Belleair. As landowners in the beautiful Town of Belleair, we, Mr. Thompson and Ms. Dodge are aware that **Sec. 74-286 (f) - Swimming pools, hot tubs, screened pool enclosures and similar structures *unreasonably prevents*** us and our young children from enjoying our property for a permitted use. We purchased a corner lot property at 1050 Ponce de Leon and it has unique circumstances, as well as unique property boundaries, not shared by our neighboring properties in the same zone. This problem is not self-created and we see our particular request as a lesser relaxation of the Town of Belleair's ordinance because we are not asking to encroach into setback requirement maintained for the majority of neighbors and citizens owning rear and side yards. We know variances are in place to offer mechanisms for flexibility when conformity is rendered *insurmountably burdensome* and we believe the above explanation is a fine justification for variance approval in our unique case.

The plight of our beautiful home resting on a corner lot is not shared by the majority of homeowners in Belleair, we have a unique situation. All in all, approval of this request would not only provide *substantial justice* to us as landowners, but it is fully supported by neighbors. In accordance with our observations and conversations with great neighbors, we are aware of more than ten Belleair corner lot properties that have swimming pool structures constructed on street rights-of-way. Due to the nature of our home at 1050 Ponce de Leon being a corner lot, we see this as favorable for variance approval. We have maintained and improved our property with a fence and landscaping buffers around the boundaries. We can also show that residences at neighboring properties feel strongly that the Town of Belleair Commission should approve this variance request. Please see attached letter from our fine Belleair neighbors.

Granting this variance would be the only conceivable way to meet our very reasonable goal for putting in a swimming pool on our beautiful property and we appreciate the boards consideration. This variance is not being requested on a whim and we do not take the request lightly. As property owners we are financially prepared to fund and complete the project upon the Town of Belleair's approval. We look forward to collaborating the Belleair Town of Commission and the outstanding team of employees that work for the Town of Belleair to finalize our pool project. Please reach out with a date of the future public meeting that will confirm our variance request, if needed we will be happy to rally our good neighbors to unequivocally support approval and speak on our behalf.

Thank you,  
Wendell Thompson & April Dodge  
1050 Ponce de Leon Boulevard

February 22, 2021

Town of Belleair Commission  
901 Ponce de Leon Boulevard  
Belleair, FL 33756

To the Town of Belleair Commissioners,

This letter is to affirm support for the variance request for a swimming pool at the home of our neighbors, April Dodge and Wendell Thompson. Despite meeting the city setback requirements, as neighbors they are outstanding members of our community and have been for the past 7 years. As neighborhood residents we are invested in seeing updates to surrounding properties that beautify and maintain the charm of our beautiful Belleair neighborhood. As neighbors adjacent to April and Wendell's property, we have no problems or issues with the location of in-ground pool. In fact, it would be a wonderful addition to the property.

April and Wendell are responsible property owners and wonderful neighbors and have demonstrated their ability to make tangible contributions to their property on Ponce De Leon.

Thank you for your time and consideration,

Robert E. Walker 2/22/20  
352 BARBARA CIR  
BELLEAIR, FL

February 22, 2021

Town of Belleair Commission  
901 Ponce de Leon Boulevard  
Belleair, FL 33756

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April and Wendell are responsible property owners and wonderful neighbors and have demonstrated their ability to make tangible contributions to their property on Ponce De Leon.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "R.A. Coates". The signature is fluid and cursive, with a large, sweeping flourish at the end.

2/22/21  
355 SHIRLEY AVE



# pcs POOLS

Value – Quality – Dependability™



**Find Us At:**

- Showroom: 118 West Bay Drive, Suite 101, Largo, FL
- Website: [www.pcs-pools.com](http://www.pcs-pools.com)
- Facebook: [www.facebook.com/PCSPools](http://www.facebook.com/PCSPools)
- Google: [www.google.com/PCSPools](http://www.google.com/PCSPools)



### The PCS Pools Story

- Family and Veteran owned and operated since 2015
- Established local presence with our showroom and offices located in Largo
- Proven history of building high quality pools, on time, and at a great value
- Personable and professional staff delivering the best customer experience possible

### The PCS Pools Advantage

- Experience, Value, Quality, Reliability
- Family owned and operated in your community
- Great reputation – HomeAdvisor 5-star rating and A+ BBB rating
- Vertically integrated – we own key equipment, have our own key employees and a group of trusted contractors, so we can control the schedule and build quality
- Outstanding customer service and professional management
- We only use the best equipment (Pentair) and materials available
- Process driven – ISO, Six Sigma, Kaizen
- Quality control program focused on building pools that meet your contract requirements and applicable building codes
- We use technology to drive efficiency, such as cloud based management software and Wi-Fi cameras on every job site



### Licenses Held By Owners

State: FL

Trade: Florida - Certified Building Contractor  
License #: CBC1260956

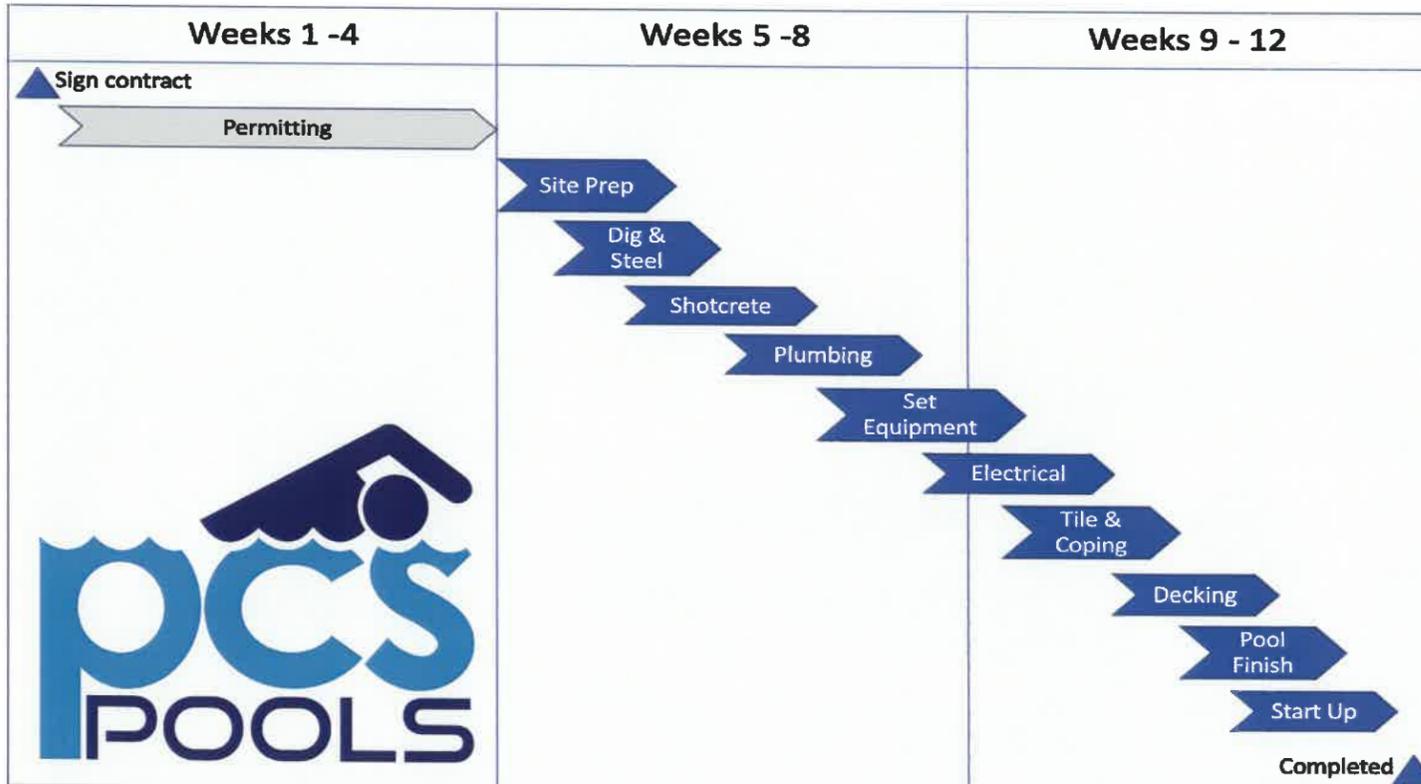
Trade: Florida - Certified Pool/Spa Contractor  
License #: CPC1458865

Pinellas Construction Services, LLC  
d/b/a PCS Pools

- ✓ We have invested in new equipment, tools, and a team of key employees and suppliers in order to control our construction schedule and deliver your high-quality pool as promised!
- ✓ We also have a complete showroom / sales office and operations center located in Largo

## Typical Construction Timeline

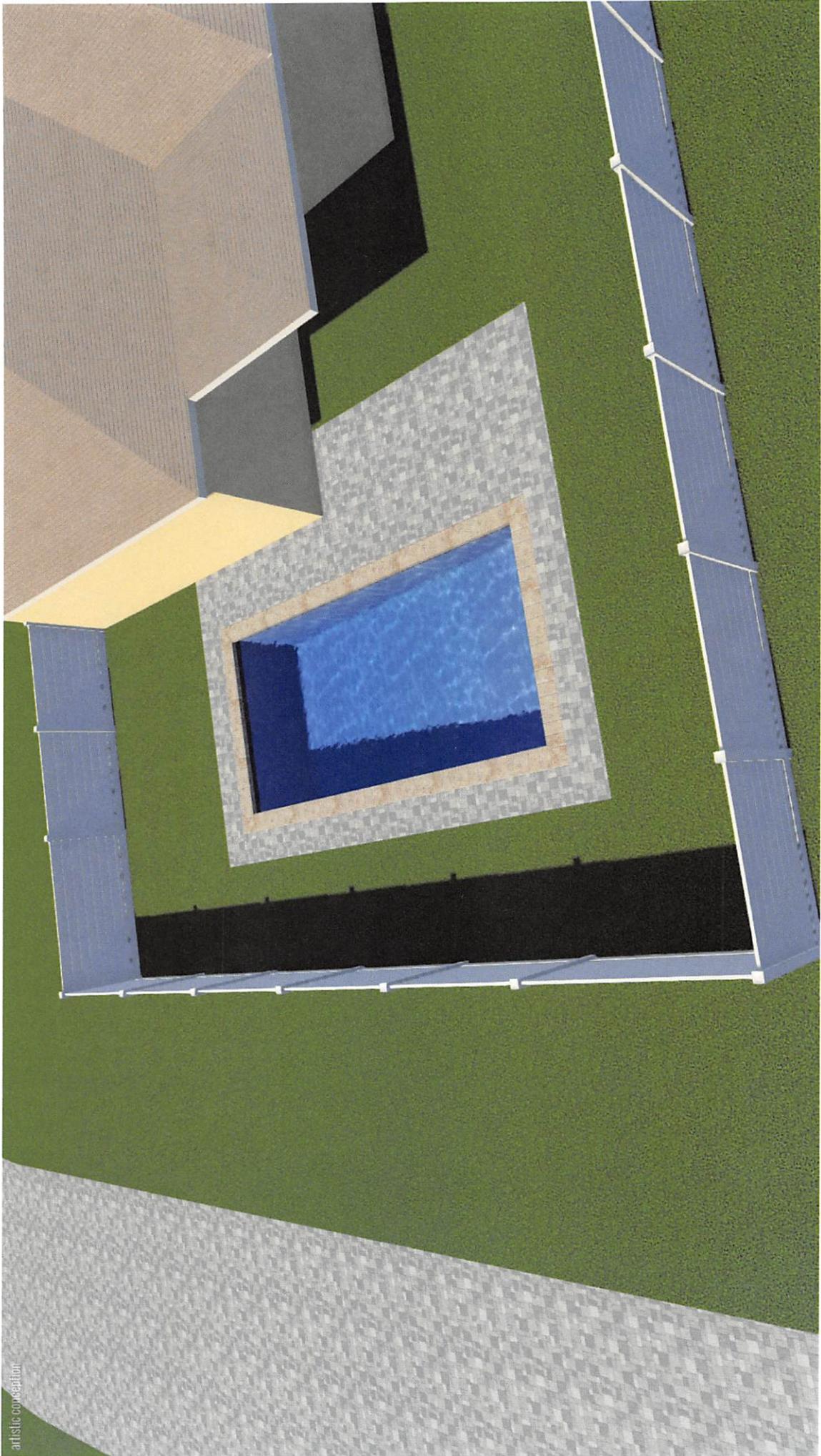
Dependent upon permit approvals and weather



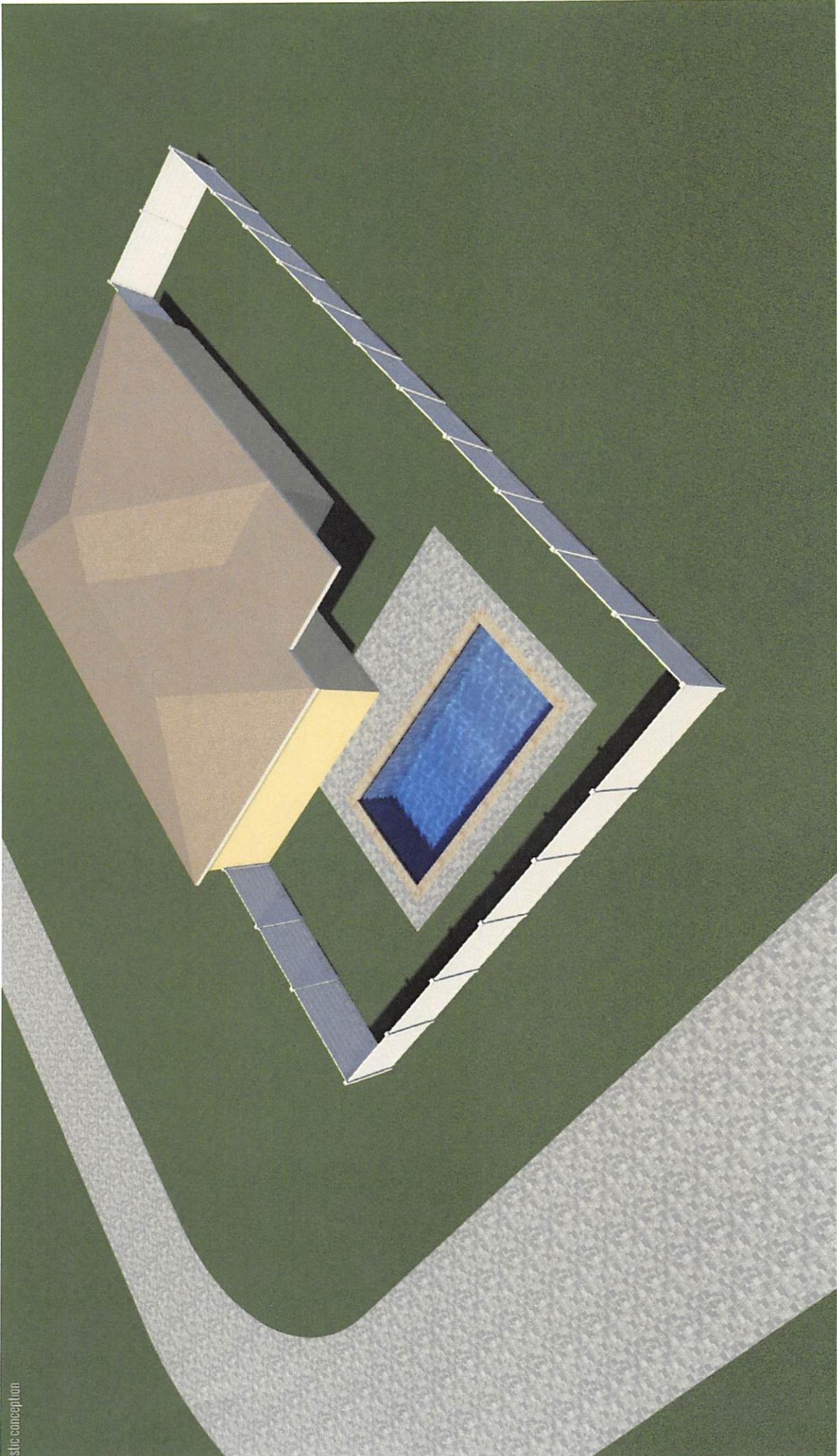
### Reviews and Ratings 5-star rating on HomeAdvisor

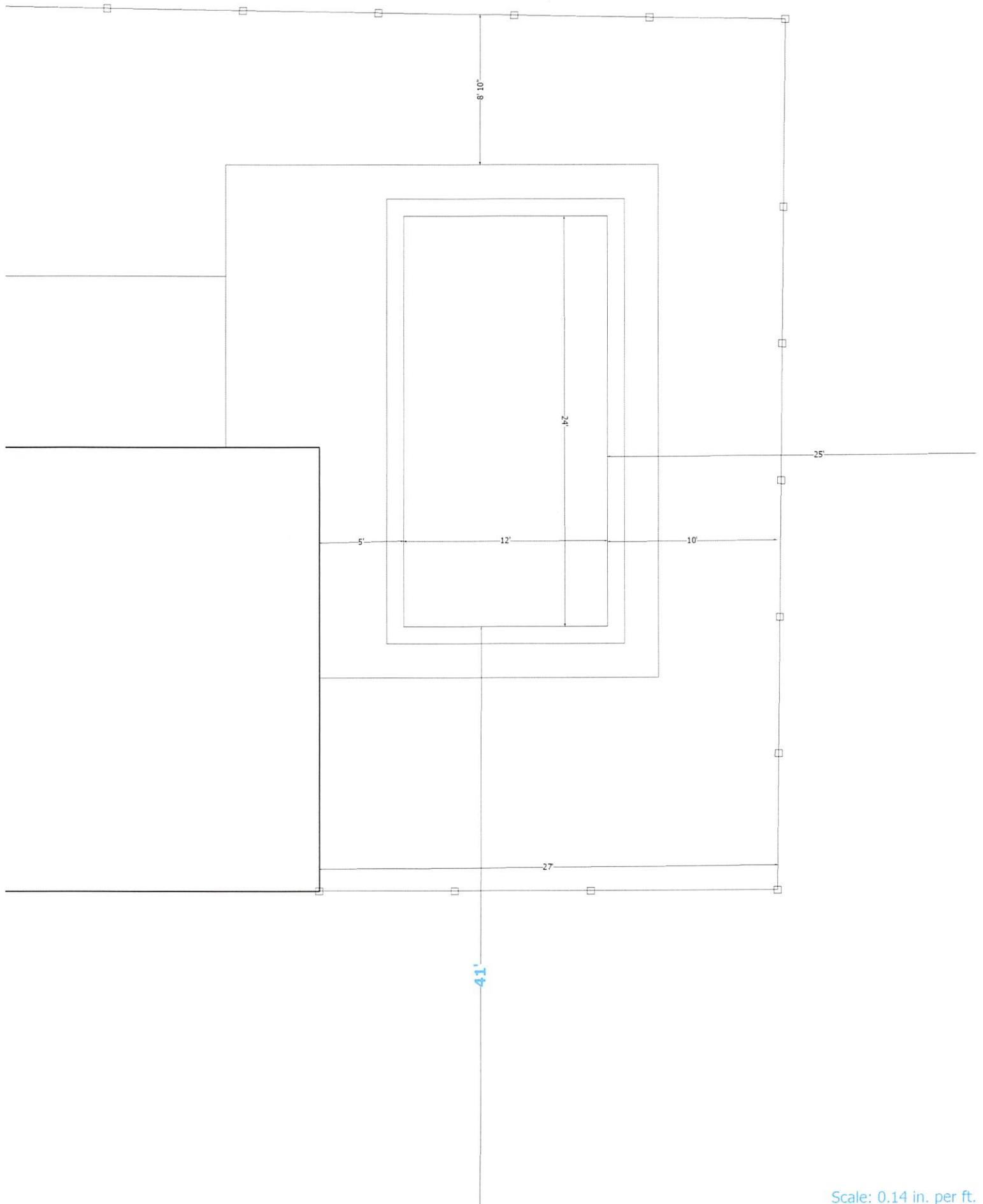
Pinellas Construction Services,  
4.97 | 5 Verified Ratings  
Write a Review  
727-599-4101  
801 West Bay Drive, Suite 454  
Largo, FL 33770

Date	Rating	Review
02/09/2020	5.0 Quality: 5.0 Customer Service: 5.0 Value for Money: 5.0	Review by Amy B. in Clearwater, FL Project: Build or Install a Concrete Swimming Pool Comments: They did an amazing job for us!! Our contact person was Dave, he was exceptional! Always stopping by the job site and touching base with us. We would encourage anyone thinking about having a new pool installed to go with Pinellas Construction Services!!
05/25/2017	5.0 Quality: 5.0 Customer Service: 5.0 Value for Money: 5.0	Review by Vito P. in Belleair Beach, FL Project: Build or Install an In-Ground Swimming Pool Comments: After procrastinating for far too long, I FINALLY followed through on getting the pool installed that I had wanted so badly all these years. I did a tremendous amount of research, which is my nature, and I finally decided to give Pinellas Construction Services my business. Though they appeared to be a younger company, I found that successful pool construction had been in their family for quite a long time. Working with Jordan and Justin, and their easy-going nature was a breath of fresh air after being "hard sold" by so many of their competition. The unvarnished truth they gave me regarding the involved process of the construction put me at ease and prepared me properly for what I would be facing by taking on this project. It all played out pretty much exactly as they said it would, and in the end, I could not be happier about the results !!! Thank You so much to everyone at Pinellas Construction Services for making my pool "dream" finally come true.
04/05/2017	5.0 Quality: 5.0 Customer Service: 4.5 Value for Money: 5.0	Review by Roberta P. in Clearwater, FL Project: Build or Install a Concrete Swimming Pool Comments: I never knew what I was getting into when installing a pool because this is my first and last pool. You have to trust the experts. I want people to know that if you ask Jordan or Justin the questions, they give you the answers. Would you do this again yes, would you use them again absolutely. My pool is almost complete, and I have been in it already. The salt system will go on in about a month and the cleaners at the same time. We are just waiting for the pool the cure... The last part is getting the yard back together. Expect a mess.. this is a big process...but it is well worth it.









SECTION 28 TOWNSHIP 29S RANGE 15E

APRIL DODGE  
THE MORTGAGE FIRM, INC.  
LYONS LAW GROUP, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

DATE OF DRAWING: 3-12-16  
DATE OF FIELD SURVEY: 8-10-14

**BAY LAND SURVEYING**  
CERTIFICATE OF AUTHORIZATION LB. # 4164  
6154-A SPRINGER DR.  
PORT RICHIEY, FLORIDA 34668

PHONE : 727-845-1738  
FAX : 727-844-3058  
MOBILE : 727-243-6660

DAVID K. PREVOT SURVEYOR AND MAPPER #4934

WORK ORDER NUMBER: 14-936 RG  
BOUNDARY SURVEY: 8-12-14

NOTES: Elevations shown this map are based on National Geodetic Vertical Datum.

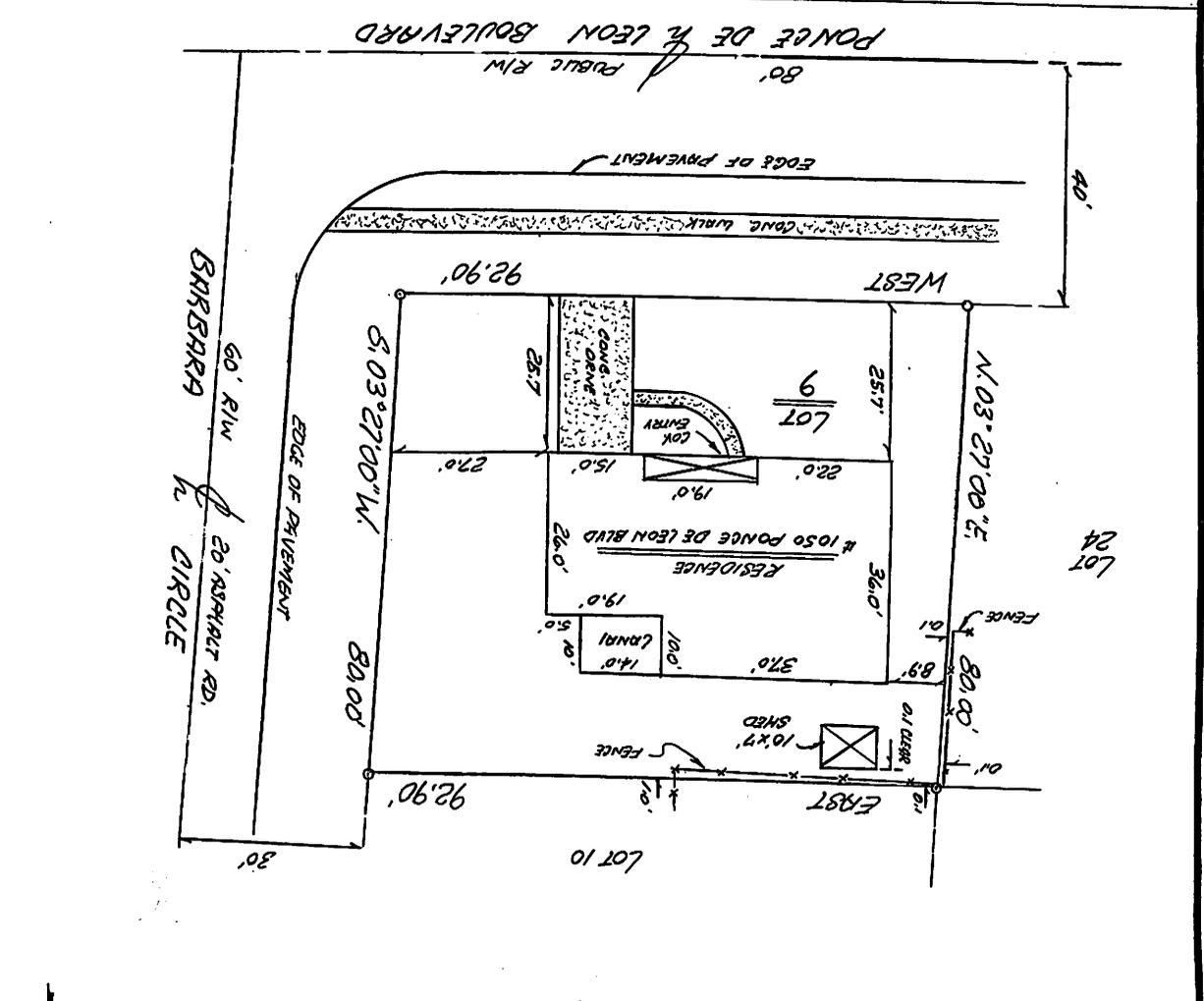
NOTES: Unless otherwise stated the property description shown herein was provided by client.

NOTES: Underground installations or improvements, including foundations, have not been located except as shown hereon.

NOTES: This survey was prepared without the benefit of a title search and may be subject to assessment, right-of-way, and other matters of record.

NOTES: Prior to construction and/or relocation on food zone rock, the building department should be contacted for verification of food zone.

NOTES: The property shown herein may be subject to the rules, regulations, ordinances and/or provisions of local codes and/or Federal agencies. The requirements of said rules, regulations, ordinances and/or provisions of local codes and/or Federal agencies, the requirements of said zoning, regulations, ordinances and/or provisions of local codes and/or Federal agencies, unless stated otherwise, hereon, unless stated otherwise.



DESCRIPTION:  
LOT 9, BELLEAIR GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

REVISIONS	
W1 = WEST	W2 = WEST
T1 = TYPICAL	T2 = TYPICAL
T3 = TYPICAL	T4 = TYPICAL
T5 = TYPICAL	T6 = TYPICAL
T7 = TYPICAL	T8 = TYPICAL
T9 = TYPICAL	T10 = TYPICAL
T11 = TYPICAL	T12 = TYPICAL
T13 = TYPICAL	T14 = TYPICAL
T15 = TYPICAL	T16 = TYPICAL
T17 = TYPICAL	T18 = TYPICAL
T19 = TYPICAL	T20 = TYPICAL
T21 = TYPICAL	T22 = TYPICAL
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T89 = TYPICAL	T90 = TYPICAL
T91 = TYPICAL	T92 = TYPICAL
T93 = TYPICAL	T94 = TYPICAL
T95 = TYPICAL	T96 = TYPICAL
T97 = TYPICAL	T98 = TYPICAL
T99 = TYPICAL	T100 = TYPICAL