

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

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

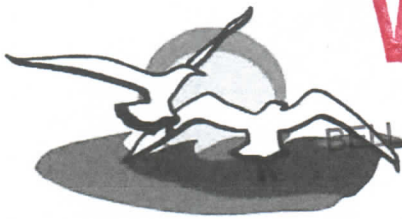
II. Proposed request:

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 ¹	Maximum Height ³ (feet)	Flood Zones	Minimum Living Area per Unit ² (square feet)	Floor Area Ratio (FAR) ⁶
	Area (square feet)	Width (feet)	Depth (feet)		Front (feet)	Side (feet)	Rear (feet)					
RE	18,000	100	100	2	25	7.5 ⁴	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 ⁴	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 ⁴	25 feet or 20% of lot depth, whichever is less	2	32	34	1,000	—
RM-10	5 acres	—	—	10	25	15 ⁴	25	1.5	32	34	1,500	—
RM-15	10,000	100	100	15	25	7.5 ⁴	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
BELLAIR 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 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: \$300.00
9312 ckt

Owner

325 Overbrook Drive

Address

727-455-2031

Telephone Number





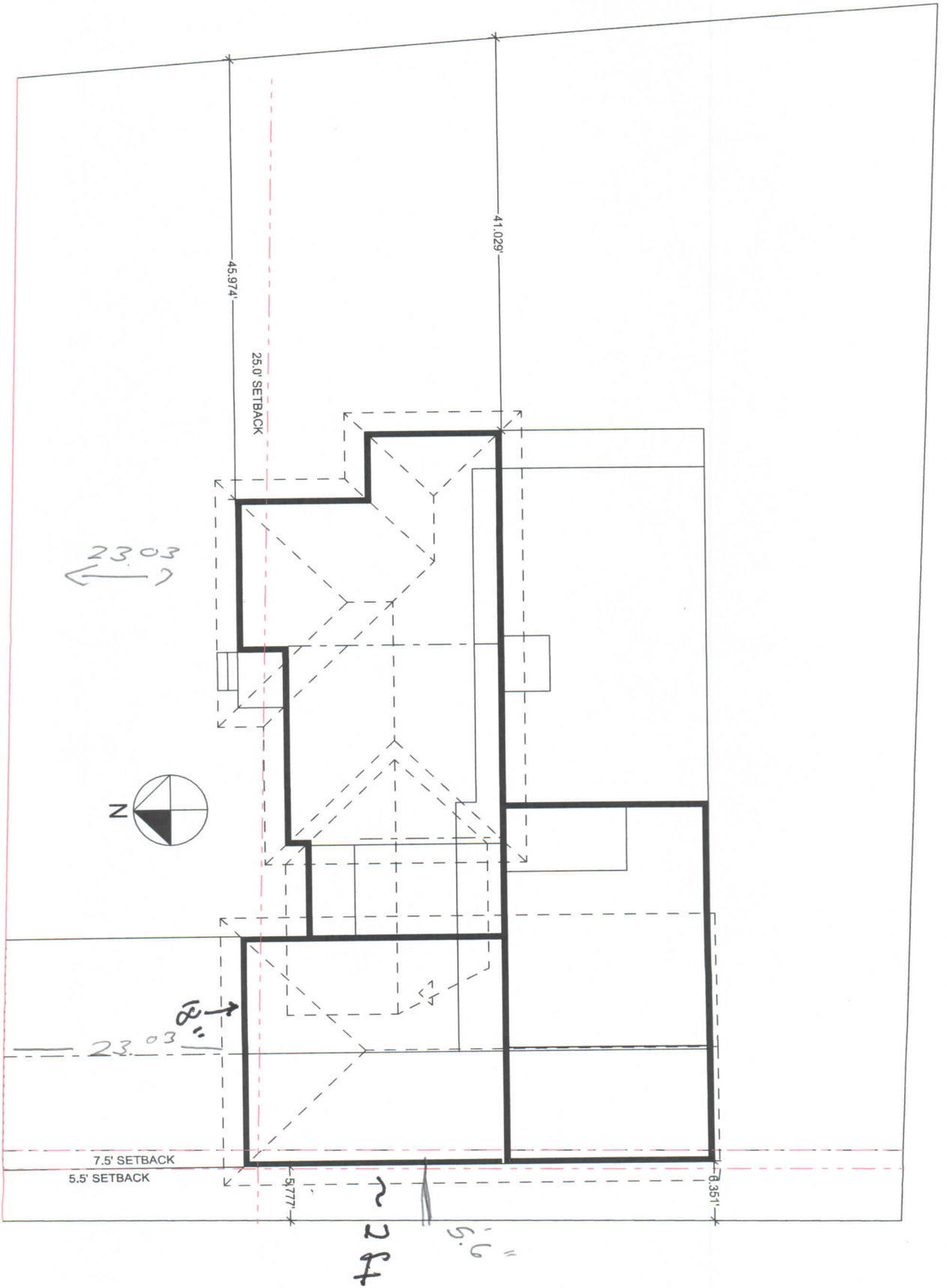


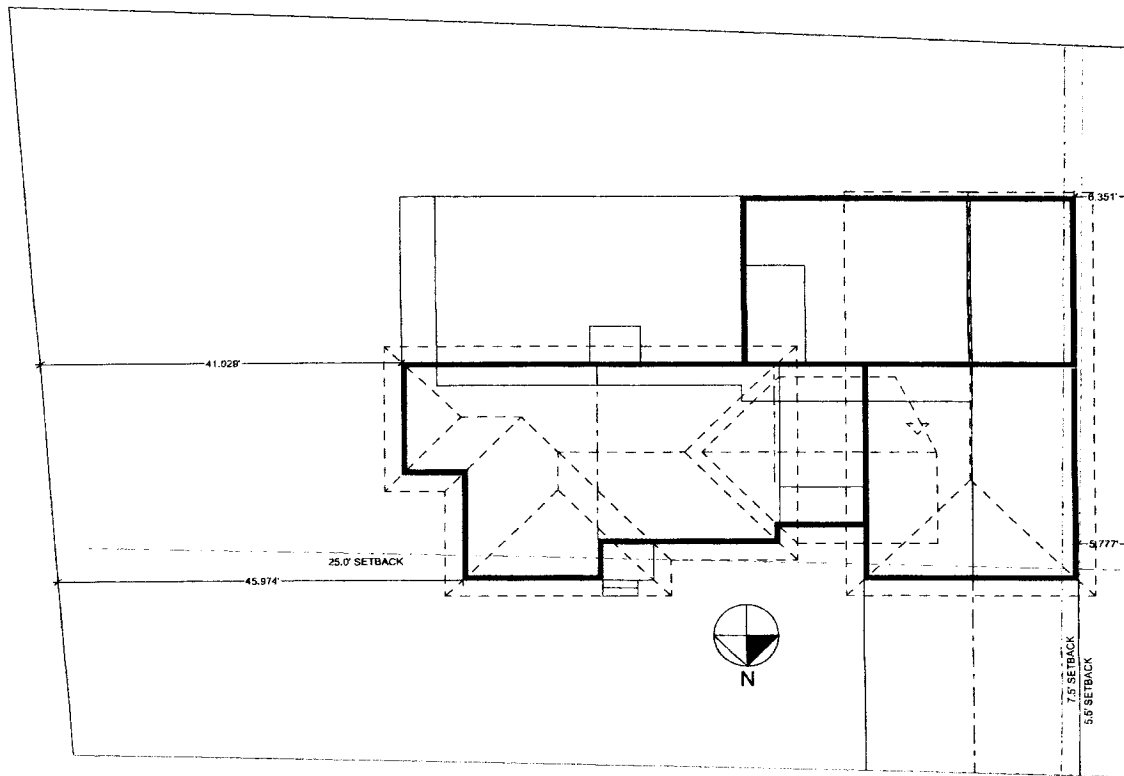




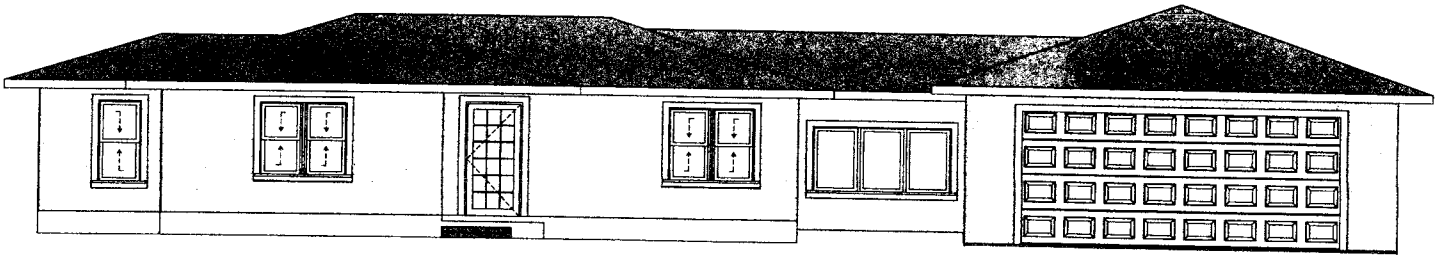


1	Site Plan
A.3	SCALE: 3/32" = 1'-0"





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



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

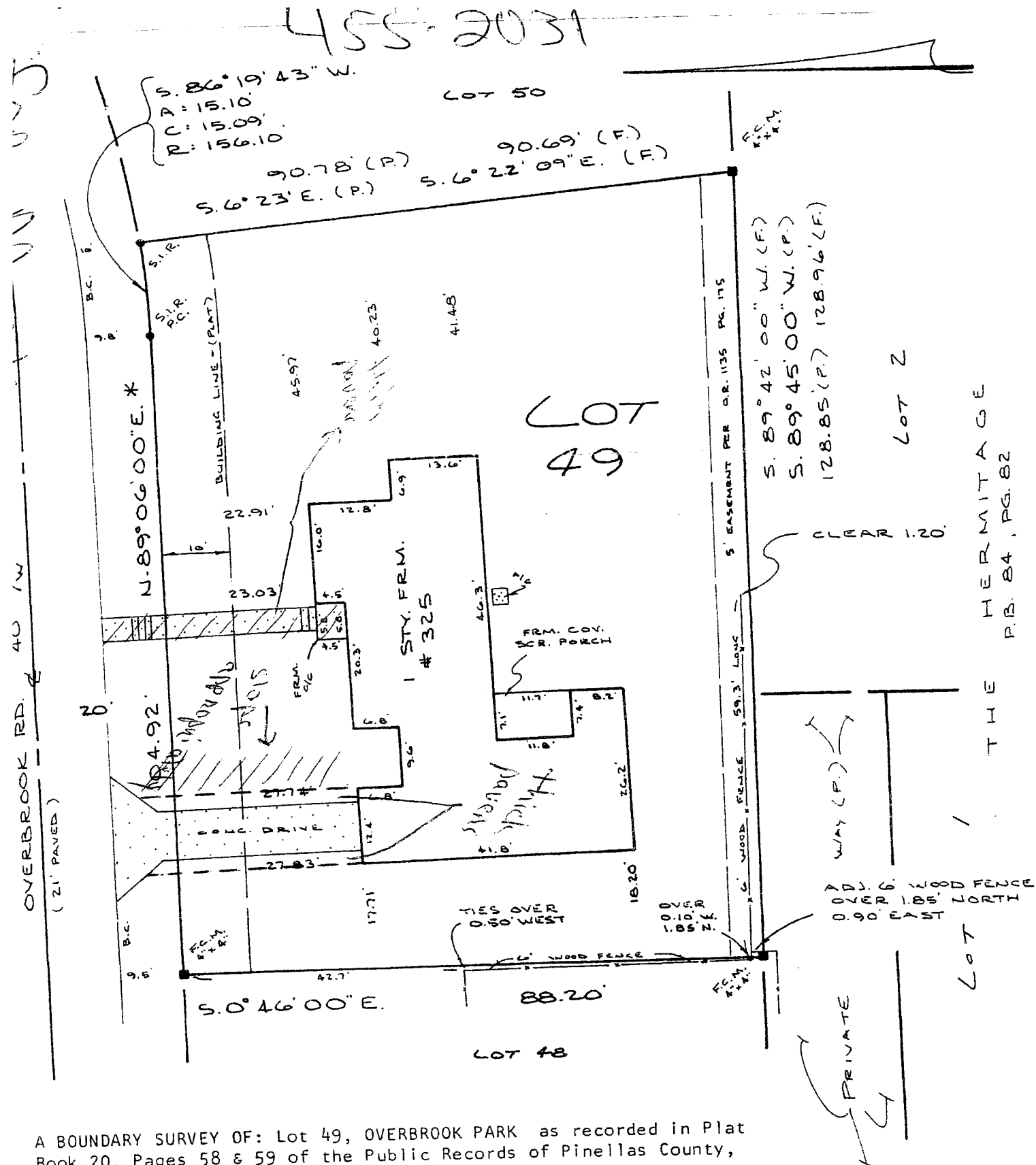
A.8

Placed On: 11/20/17

ADDITION FOR MR. & MRS. JANSSEN

ELEVATION PLAN

325 OVERBROOK DRIVE TOWN OF BELLEAIR FL 33756-4030



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
~~_____~~
Murphy Title Services

FOR THE PURPOSE OF:
☐ purchase ☐ financing
☒ refinancing
☐ other _____