



Report Date: 9/11/2020

Planning & Zoning Hearing Date: 10/5/2020

Tentative Commission Hearing Date: 10/6/2020

Parcel ID: 21/29/15/64908/000/0460

Parcel Address: 305 Overbrook Drive

Applicant/Owner Name: Jason & Amy Stanton

Applicant Address: 305 Overbrook Drive

Phone Number: 727-244-3329

Existing Conditions of Land and Structures

Current zoning: R1 (Single Family Residential)

Original Construction Date: 1932

Improvements to Date: 2016- Home Renovation

2016- New Pool

2017- Remodel

Easements: None Shown on survey

Proposed Request

Overview: The applicant is requesting a variance that would allow for the construction of a new 2-car garage (expansion) within the front yard of the site. The proposed garage will encroach into the front yard setback by 15 feet, resulting in a 10-foot front yard setback. The existing structure is designated historic and currently encroaches at its closest point, 15- feet (\pm) into the required front yard. The proposed garage will not encroach more than the existing structure. Please see the attached site plan and elevations prepared by Kenner Architecture, PLC dated August 27, 2020, for reference.

Staff Analysis

Sec 66 Analysis

In order to approve a variance, the Commission is required to make six findings per Section 66-253 of the Town of Belleair Code of Ordinances. The findings are listed below along with the reasons staff finds the criteria are or are not met in this case.

1. *Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.*

Staff Finding: The structure was originally constructed in 1932 and is designated historic on the State of Florida Master Site File of historic structures, and by the Town of Belleair. The existing structure currently encroaches at its closest point approximately 15-feet into the required front yard setback.

TOWN HALL

901 PONCE DE LEON BLVD. | BELLEAIR, FL 33756
(727) 588-3769

JOHN J. OSBORNE PUBLIC WORKS BUILDING

1075 PONCE DE LEON BLVD. | BELLEAIR, FL 33756
(727) 568-3795

DIMMITT COMMUNITY CENTER

918 OSCEOLA RD. | BELLEAIR, FL 33756
(727) 518-3728



- 2. The special conditions and circumstances do not result from actions of the applicant.*

Staff Finding: No, the special conditions or circumstances did not result from the applicant's actions. The structure was constructed in 1932 and currently encroaches into the required front yard setback.

- 3. literal interpretation of the provisions of this Code would work unnecessary and undue hardship on the applicant.*

Staff Finding: Yes, the literal interpretation would present a hardship. Additions and remodels of designated historic structures need to be consistent with the Secretary of the Interior Standards for Rehabilitation, to preserve the property's historic significance. To meet the required 25-foot setback would require the applicant to offset the proposed garage addition by 15-feet. The building offset would not be compatible with the massing and scale necessary to preserve the historic integrity of the property.

- 4. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, structure, or building.*

Staff Finding: Yes, the variance would be the minimum needed to accomplish the proposed addition while maintaining the existing building line.

- 5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.*

Staff Finding: Yes. This historic structure predates provisions in the Code, and the requested variance to the front yard setback will be in harmony with the intent and purpose of the Code, and will not be injurious to the zoning district involved or otherwise detrimental to the public interest. Additionally, the property will retain approximately 80-feet (\pm) of side yard setback from the proposed structure.

- 6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations for the zoning district in which the property is located.*

Staff Finding: Attached garages are typically found in the R-1 district. If approved, this variance will not result in any land use not specifically provided for in the schedule of district regulations for the zoning district in which the property is located.

Proposed Motions and Conditions

Proposed Motion: Staff recommends approval of the request for a variance of 15-feet from the required 25-foot front yard setback to construct a garage addition on an existing historic structure as proposed by the applicant and shown on the attached site plan with elevations, dated August 27, 2020.

Proposed Conditions:



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

DATE: August 19, 2020

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Jason and Amy Stanton, owner of Lot 000 Block 0460, Subdivision Overbrook Park, 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 0110 (Single Family).
4. The decision involves Article 4 Section 74-13 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: Allowing expansion of existing garage with the same 10-foot setback as the existing garage structure.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): We are requesting this setback variance for three reasons. The first is that we wish to keep in line with the existing floorplan of the home in order to keep the aesthetics of the house as close as possible to the original design. The second reason is that building in line with the original structure will prevent us from further encroaching into our eastern side yard, which is safer for our sons to use, instead of the side yard that is along the main road, Indian Rocks Road. In addition, there have been multiple cars stolen and broken into on our street, including one of our cars, when left outside overnight. We would like to be able to park all of our current and future cars inside a garage for safety reasons. Our current 1932-built garage can only accommodate one car.
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 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.



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

FEE: \$300.00

Paid: _____

Jawn Hunt
Owner _____
305 Overbrook Dr.
Address _____
727-244-3329
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 Jason + Amy Stanton
 OWNERS MAILING ADDRESS 305 Overbrook Drive Belleair, FL 33756
 PROPERTY ADDRESS 305 Overbrook Drive Belleair, FL 33756
 PHONE NUMBER 727-244-3329
 REPRESENTATIVE NAME AND ADDRESS (if any) _____

PHONE NUMBER _____

DATE OF ORIGINAL CONSTRUCTION 1932

IMPERVIOUS COVER _____

FLOOD ZONE AND ELEVATION Flood zone X Elevation 46ft

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: _____

JOB NO. 151373
 DRAWN BY: MRB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 8/28/15

MURPHY'S LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
 5760 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

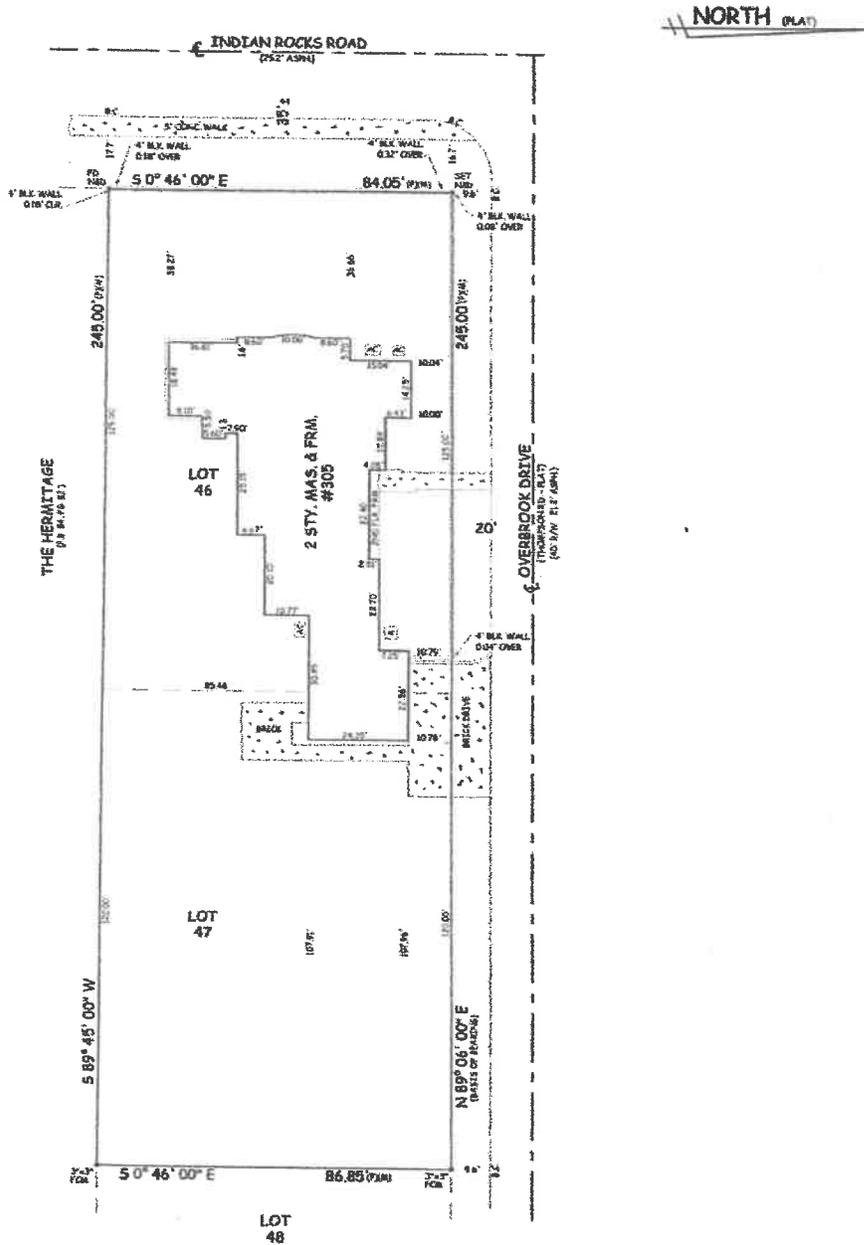
L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CERTIFIED TO: Jason T. Stanton and Amy E. Stanton
 Waterstone Mortgage Corporation
 McManus & McManus, P.A.
 Old Republic National Title Insurance Company

SCALE: 1" = 30'

Survey not valid for more than one (1) year from date of field work.

SEC. 21 TWP. 29 S. RGE. 15 E.



A BOUNDARY SURVEY OF: Lots 46 and 47, OVERBROOK PARK, as recorded in Plat Book 20, Pages 58-59 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X
 Comm. Panel No. : 125088 0108 H Map Date : 5/17/05 Base Flood Elev : NA

FOR THE EXCLUSIVE USE OF THE HIGHEST PARTY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH ERRORS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE SUBSTANTIVE REQUIREMENTS OF CHAPTER 381.11, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND/OR RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS AND DISTANCES ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

Edward D. Murphy
 EDWARD D. MURPHY REG. P.L.S. #5333

- | | | | | | | |
|--|--|--|--|--|--|---|
| LEGEND:
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.C.M. - FOUND MONUMENT
S.I.R. - SET IRON ROD 10" L.B. #7410
P.C. - POINT OF CURVATURE
P.C. - POINT OF COMPOUND CURVATURE
P.F. - FINISHED FLOOR ELEVATION
P.M. - PERMANENT REFERENCE MONUMENT
N.A.V. - NORTH AMERICAN VERTICAL DATUM OF 1988 | F.D. - FOUND
R.D. - ROAD AND SIGN
P.O. - POINT OF BEGINNING
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
X.C.S. - CROSSING
F.S. - FENCE
C.L.F. - CHAIN LINK FENCE
A.F. - ADJACENT FENCE
A.D. - ADJACENT | R. - RADII
A. - ARC
C. - CHORD
D. - DELTA
R.W. - RIGHT OF WAY
M.A. - MAGNETARY
F.M. - FRAME
G.L. - GATE LUNET
C.A. - CATCH BASIN
F.A. - FRESH WATER | M.S. - METAL SHEET
A.M. - ALUMINUM
S.H. - SHEET METAL
P.P. - PAVED DRIVE
C.P. - CURB
P.L. - PAVEMENT
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.W. - EDGE OF WATER
T.O.S. - TOP OF SIGN | M.W. - MASONRY WALL
C. - CENTERLINE
P.W. - POINT OF WAY
P.L. - PLAT
C.C. - CALCULATION
S.F. - FEET
M. - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST | E.S. - EASEMENT
M.H. - MANHOLE
C.C. - CONCRETE
C.C. - COLLAR
M.D. - MOUND
B.L. - BLOCK
S.W. - SEAWALL
A.S. - ASPHALT
U.L. - UTILITY
D.R. - DRAINAGE | O.V. - OVERPASS
G.W. - GORGE
C.W. - COVERED WOOD
C.P. - COVERED PATIO/DECK
C.C. - COVERED CONCRETE
A.C. - AIR CONDITIONER
E.P. - EGRESS
P.P. - PERMANENT REFERENCE LINES
T.T. - TYPICAL TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE |
|--|--|--|--|--|--|---|

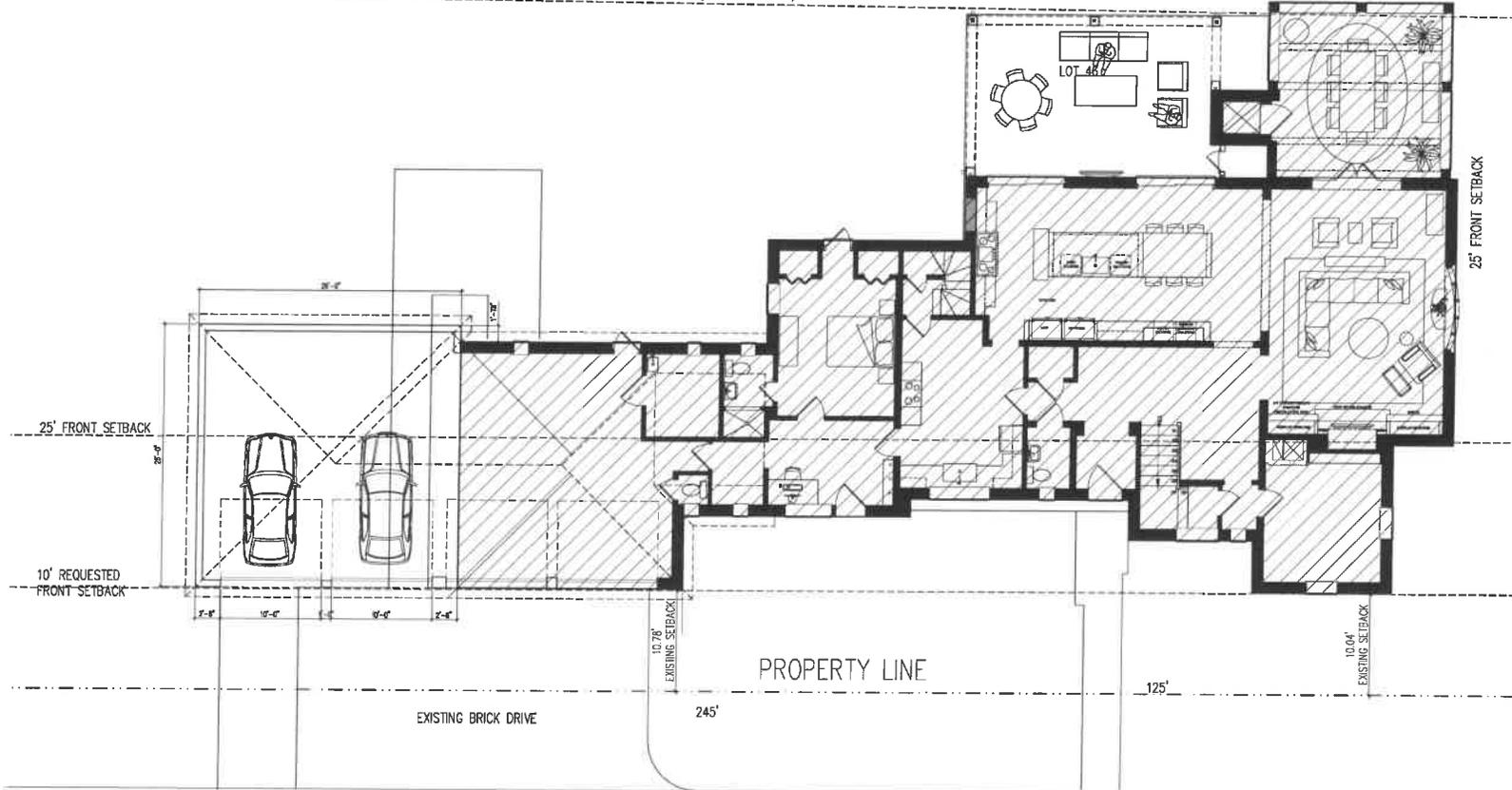
S I T E P L A N

245' PROPERTY LINE

125'

8' POOL SETBACK

(20% LOT DEPTH) 17'-2" REAR SETBACK



KEENER ARCHITECTURE, PLC
 1514 N. SHAW BLVD
 TAMPA, FLORIDA 33605
 (813) 462-1908
 WWW.KEENERARCHITECTURE.COM
 A2860291

STANTON RESIDENCE
 305 OVERBROOK DRIVE
 BELLEAIR, FL 33756

DATE ISSUED: AUGUST 27, 2020
 PROJECT NO: 18-033

PRICING
 SET

SHEET TITLE
 FIRST FLOOR PLAN
 OPTION "B"

A-102

1 FIRST FLOOR PLAN- OPTION "B"
 SCALE: 3/8" = 1' WHEN PLOTTED AT 24 X 36"



KEENER ARCHITECTURE, PLC
1514 N EAST 8TH AVENUE
TAMPA, FL 33606
813.822.1028
WWW.KEENERARCHITECTURE.COM
A-200281



2 EXISTING FRONT ELEVATION- OPTION "B"
SCALE: 1/8" = 1' VIEW NOTED AT 24.2.20



1 PROPOSED FRONT ELEVATION- OPTION "B"
SCALE: 1/8" = 1' VIEW NOTED AT 24.2.20

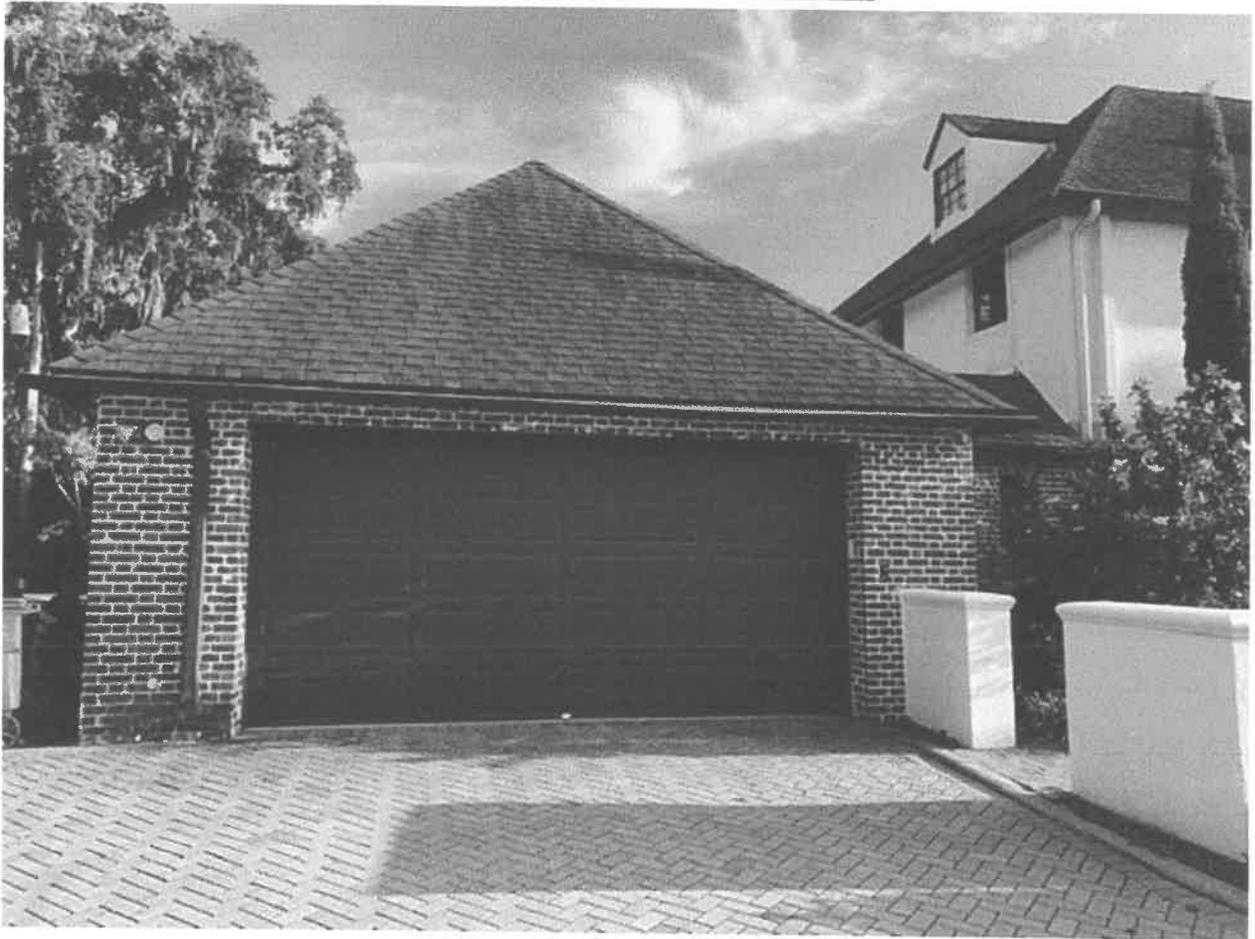
STANTON RESIDENCE
382 OVERBROOK DRIVE
BELLEVUE, FL 33756

DATE ISSUED: AUGUST 27, 2020
PROJECT NO: 18-033

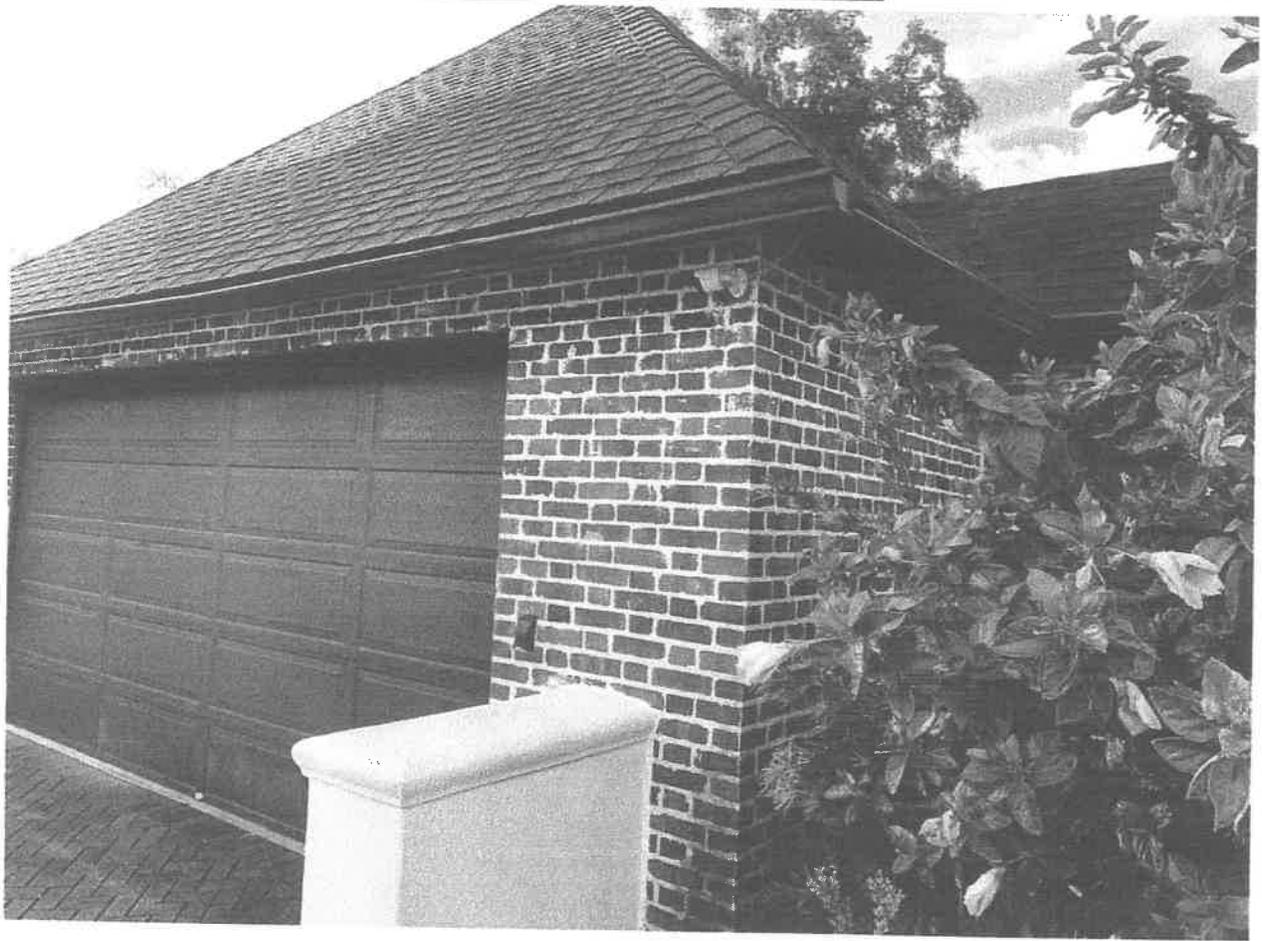
PRICING SET
SHEET TITLE: EXISTING/PROPOSED ELEVATIONS- OPTION "B"

A-204

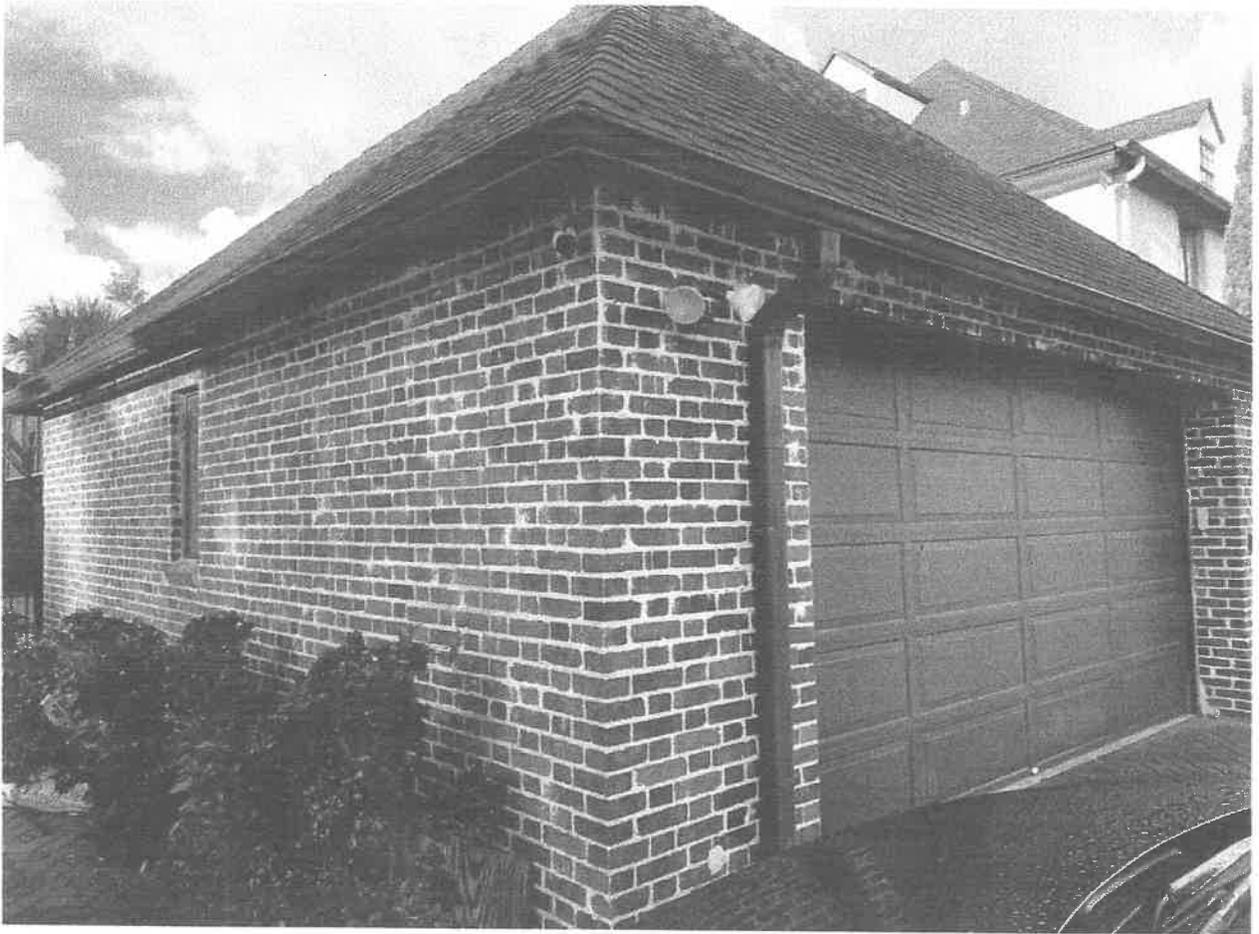
Center View



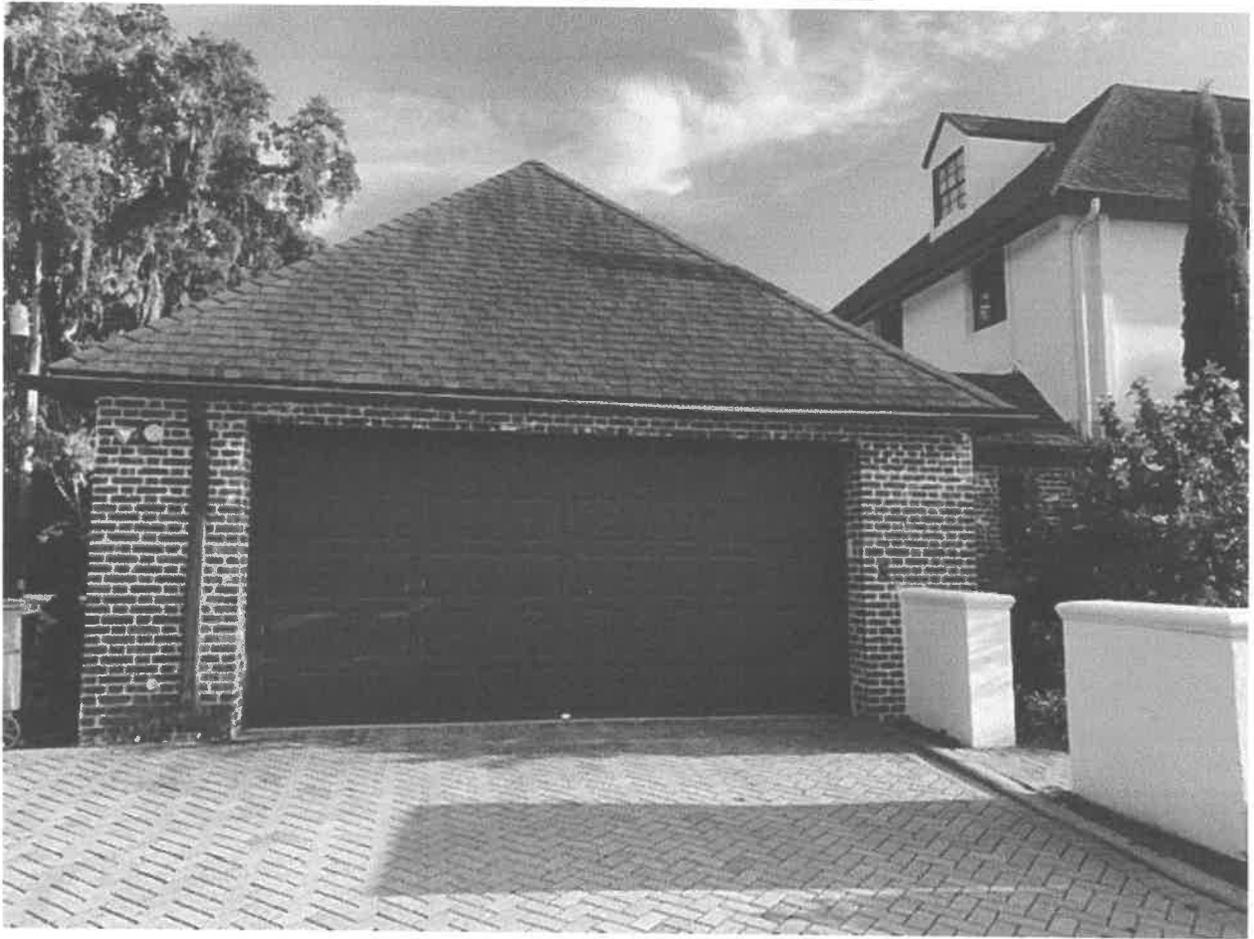
Right side View



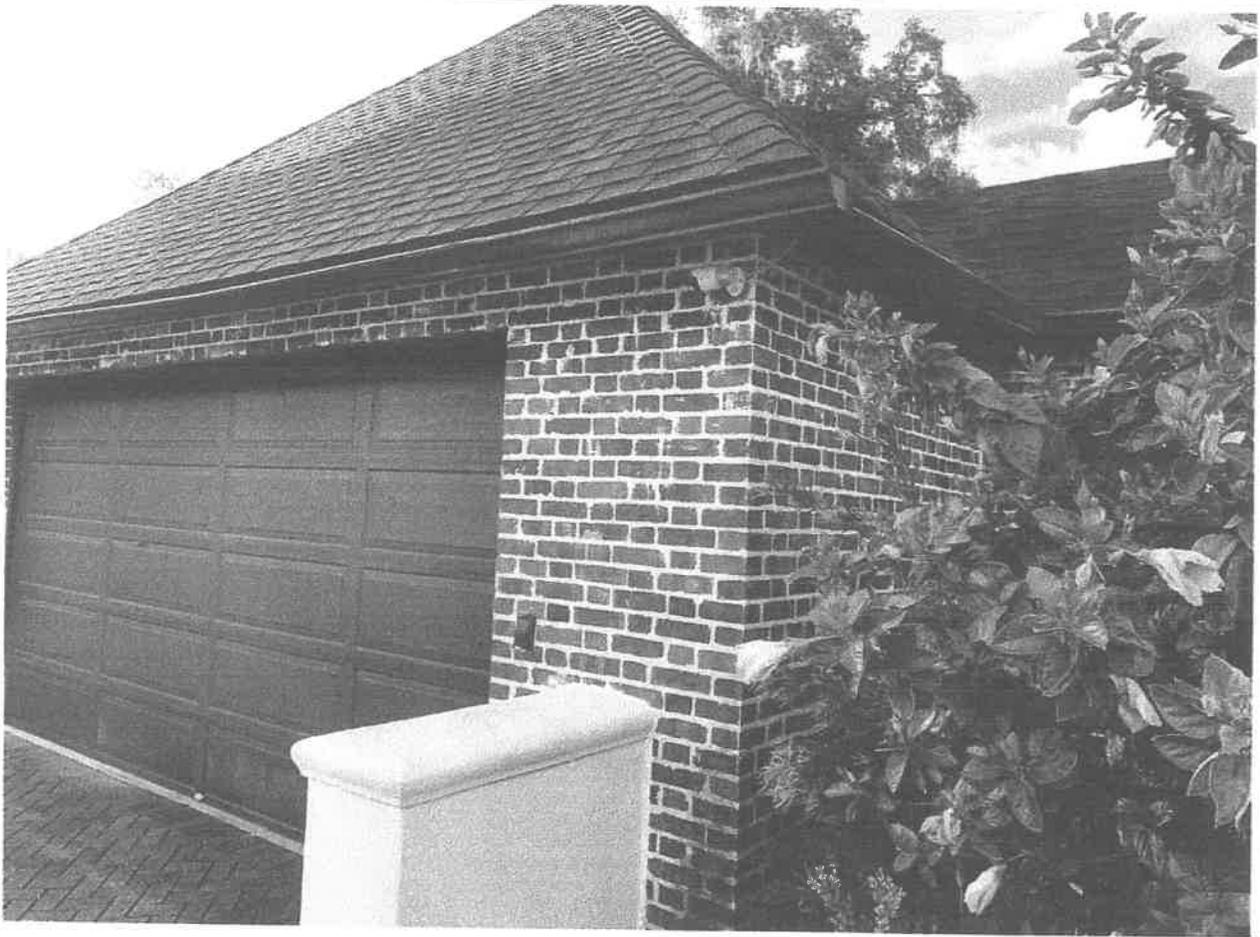
Left Side View



Center View



Right side View



Left Side View

