



**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:** 05/10/2021  
**TO:** Mayor and Commissioners  
**FROM:** Gregg Lauda  
**SUBJECT:** Amended Request for Variance –  
Parcel No. 28-29-15-06732-041-0280

**Property Owner:** Melissa Hoglund  
628 Pineland Ave  
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 designations: R-1 Single Family Residential

B. Original Construction date:

- 1957

C. Structural and other improvements to date:

- 2001 Re-Roof
- 2004-Remodel
- 2021-Interior renovation

D. Existing Easements: None shown on plans

II. Proposed request:

The applicant is requesting a variance, which would allow for the construction of a proposed garage addition. The addition would encroach into the required minimum 25 foot front yard setback by approximately 17 feet 4 inches, resulting in 7 foot 8 inch front yard setback. The proposed garage would encroach into the secondary side yard by 12 feet resulting in a 13 foot secondary front yard setback. Please see site plan.



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BUILDING DEPARTMENT**  
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**MEMORANDUM**

**DATE:** February 19, 2021  
**TO:** Mayor and Commissioners  
**FROM:** J.P. Murphy, Town Manager  
**SUBJECT:** Request for Variance –  
Parcel No. 28-29-15-06732-041-0280

**Property Owner:** Melissa Hoglund  
628 Pineland Ave  
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 designations: R-1 Single Family Residential
- B. Original Construction date:
  - 1957
- C. Structural and other improvements to date:
  - 2021-Interior renovation
- D. Existing Easements: None shown on plans

II. Proposed request:

The applicant is requesting a variance, which would allow for the construction of a proposed garage addition. The addition would encroach into the required minimum ~~25 foot front yard setback~~ by approximately ~~20 feet 2 inches~~, resulting in ~~4 foot 8 inch front yard setback~~. Please see site plan.

*Just* Request is to encroach 17 feet in front, but w/ new curb, it will be 49 feet from back of curb



RECEIVED  
BELLAIR BLDG. DEPT.

FEB 19 2021

**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 2/18/2021

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Melissa Hoglund, owner of Lot 28 and 29  
Block 41, Subdivision Belleair Estates, property  
Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned residential.
3. The present land use on the property is residential.
4. The decision involves Article II Section 74-113 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: ability to construct new garage within building setbacks.  
existing driveway to be reoriented for safety reasons.
7. The Justification for the request is (requests for the variances must demonstrate the practical  
difficulty or unnecessary hardship which justifies the variance): unsafe condition with proximity  
of driveway to intersection of Pineland and Mehlenbacher. layout will create home in-line with overall  
character of the neighborhood. shape of lot creates unnecessary hardship for new structure.
8. \*Egress change by county creates hardship.  
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: \_\_\_\_\_

Melissa Hoglund

Owner

628 Pineland Avenue

Address

407.493.3469

Telephone Number



BELLEAIR BUILDING DEPARTMENT  
901 PONCE DE LEON BLVD.  
BELLEAIR, FL 33756  
(727) 588-3775  
[WWW.TOWNOFBELLEAIR.COM/BUILDING](http://WWW.TOWNOFBELLEAIR.COM/BUILDING)

## VARIANCE APPLICATION CHECK-OFF SHEET

Application shall be fully completed and must include the following information

Owner's Name: Melissa Hoglund  
Owner's Mailing Address: 628 Pineland Avenue  
Property Address: 628 Pineland Avenue  
Phone Number: 407.493.3469  
Representative's Name (if any): none  
Representative's Address (if any): NA  
Representative's Phone Number (if any): NA  
Date of Original Construction: 1957 *\* 550 sq ft*  
Impervious Cover: proposed addition of 484 sq ft  
Flood Zone and Elevation: X

### REQUIRED INFORMATION - PROVIDE (10) COPIES EACH

- ☒ Plans/Specs/Product Brochure
- ☒ Photos of the area (straight/right angle/left angle)
- ☒ Survey with setbacks shown
- ☒ Site plan with setbacks shown

### TOWN REVIEW

	<u>ZONING</u>	<u>PUB.WK</u>	<u>FIRE</u>	<u>BULD.</u>	<u>MRG.</u>
Date Sent:	_____	_____	_____	_____	_____
Date Returned:	_____	_____	_____	_____	_____

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**Re: Pineland Variance request amendment**

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Melissa Hoglund &lt;mghhealthstrategies@gmail.com&gt;

Thu, May 6, 8:08 AM

To: JP Murphy &lt;jmurphy@townofbelleair.net&gt;

JP: please find my responses to the 6 considerations for variance approval as part of our amended application. I will Send the plan/drawing on a subsequent email.

## Variance Considerations:

Before granting any variance, the town commission shall determine that:

1.

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

Answer: Clearly, given the now known fact that a) the Town of Belleair and the County knew about, and b) approve of, a plan to remove the Eastern most egress AND add 25 feet of grassy easement to back of curb, constitutes a "peculiar circumstance".

2.

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

Answer: As the owner of the property in question, I had no say in this capital change to the egress of my property.

3.

Literal interpretation of the provisions of this Code would work unnecessarily and undue hardship on the applicant.

Answer: Given these special circumstances, an enforcement of the front setback for "visual purposes" is a hardship. The home will still be set back from the curb as much as, in fact more than, the home that is currently closest to the curb on Pineland Ave. In fact, there will be 49 feet to the back of curb if this request is granted. An enforcement of two 25 foot setbacks on this "corner" for purpose of future roadway expansion and utility changes is unlikely to be necessary in the future given that this County project is exactly that circumstance.

1.

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

Answer: Given that a typical 2 car garage is 24 feet wide, and I am asking for one 22 feet wide, I feel it is the minimum possible. It is common for homes in the Town of Belleair to have 2 car garages. I know of other home owners in the Town of Belleair that have asked for variances for 2 car garages based on safety concerns, and they have been granted by this board. Given close proximity to new plans for a sidewalk that is expected to be highly populated by non-residents, I feel having a 2 car garage to lock up my 2 cars is justifiable given potential for crime.

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.

Answer: yes

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.

Answer: No, a garage is allowed in the Town of Belleair.

On Wed, Apr 28, 2021 at 5:36 PM JP Murphy <[jmurphy@townofbelleair.net](mailto:jmurphy@townofbelleair.net)> wrote:

Here's the link to the code section relating to variances. [https://library.municode.com/fl/belleair/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_CH66ADGEPR\\_ARTVVANOHARE\\_DIV2HARE\\_S66-253VA](https://library.municode.com/fl/belleair/codes/code_of_ordinances?nodeId=SPBLADECO_CH66ADGEPR_ARTVVANOHARE_DIV2HARE_S66-253VA)

On Thu, Apr 22, 2021 at 8:26 AM JP Murphy <[jmurphy@townofbelleair.net](mailto:jmurphy@townofbelleair.net)> wrote:

26th, 28th after 3 or 29th are all good for me.

On Wed, Apr 21, 2021 at 5:52 PM Melissa Hoglund <[mghhealthstrategies@gmail.com](mailto:mghhealthstrategies@gmail.com)> wrote:

John Carpenter is asking if we can meet at any of the times listed below:

----- Forwarded message -----

From: **Carpenter, John A** <[jcarpent@co.pinellas.fl.us](mailto:jcarpent@co.pinellas.fl.us)>  
Date: Wed, Apr 21, 2021 at 5:11 PM  
Subject: RE: Pineland/Melenbacher  
To: Melissa Hoglund <[mghhealthstrategies@gmail.com](mailto:mghhealthstrategies@gmail.com)>  
CC: Lim, KC <[KCLim@co.pinellas.fl.us](mailto:KCLim@co.pinellas.fl.us)>

Hi Melissa,

I am available the following days next week:

4/26 – all day

4/27 – 9:00 AM to 10:00 AM

4/28 – 10:00 AM to 12:00 PM

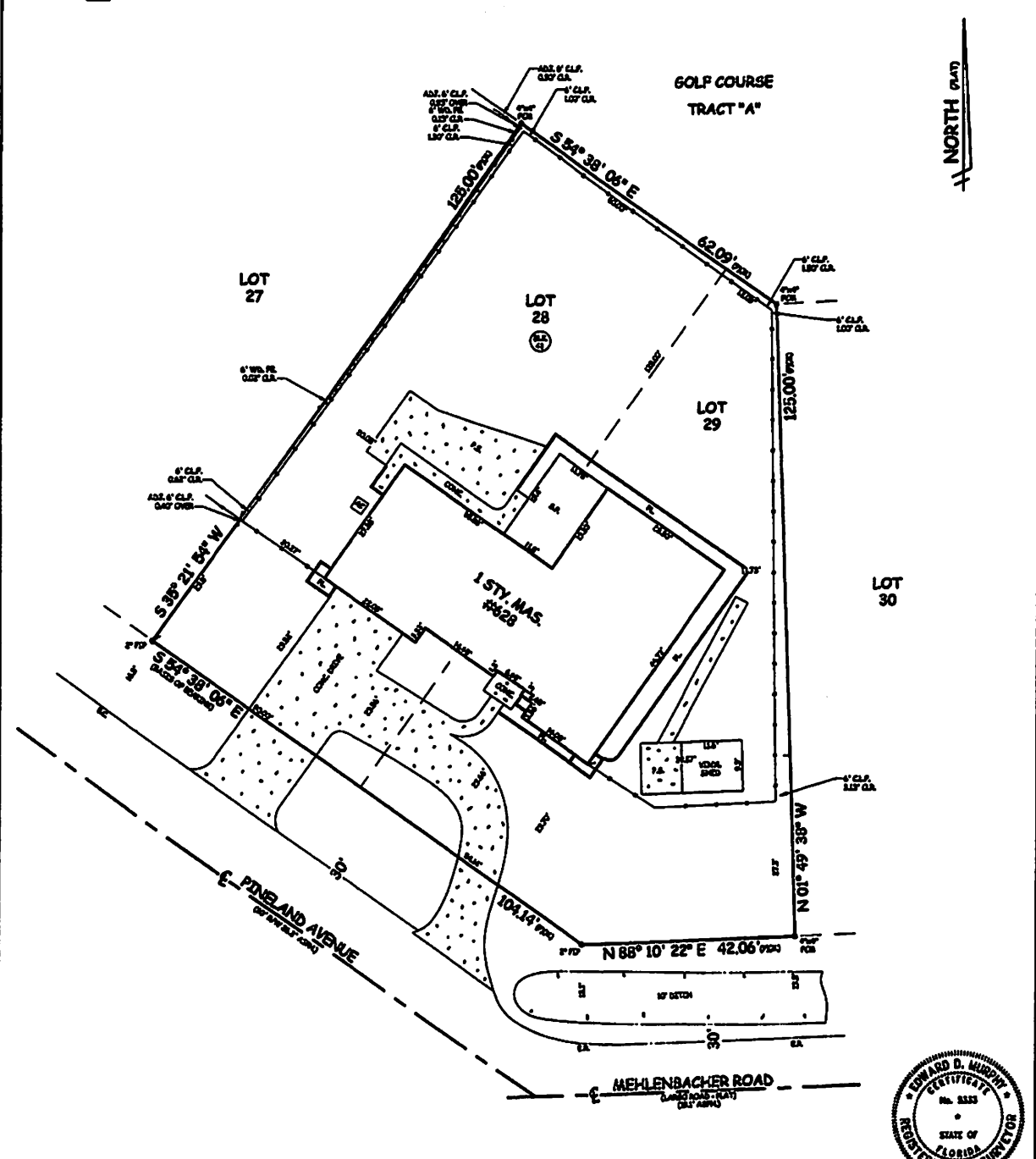
JOB NO: 202173  
DRAWN BY: MRB  
CHECKED BY: EDM  
DATE OF FIELD WORK: 1/08/2021

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

L.B. #7410  
PH. (727) 947-8740  
FAX (727) 344-4840

CERTIFIED TO: Melissa Hoglund  
PNC Bank, N.A.  
Fidelity National Title of Florida, Inc.  
Fidelity National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 28 TWP. 20 S. RGE. 18 E.

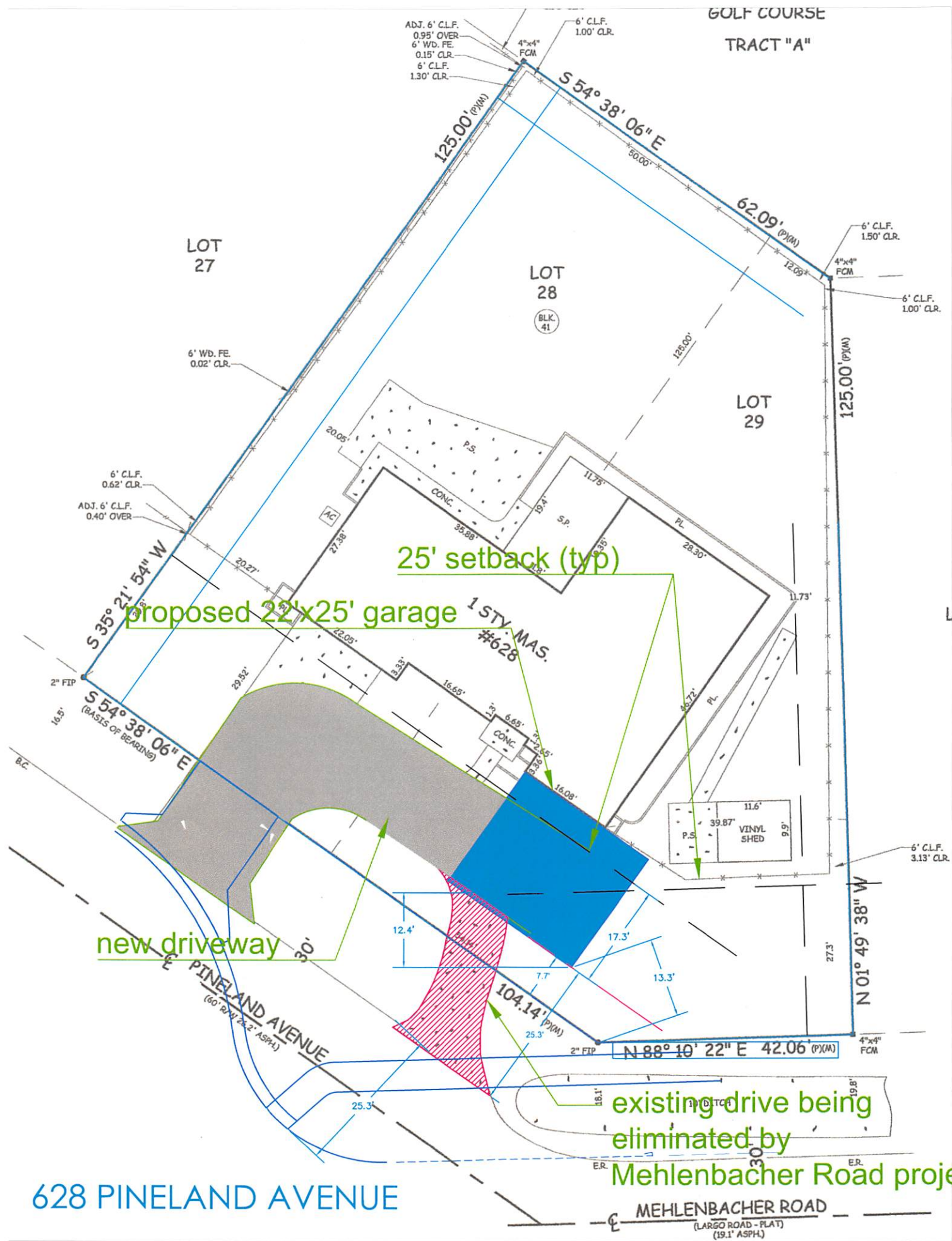


A BOUNDARY SURVEY OF: Lots 28 and 29, Block 41, BELLEAIR ESTATES, as recorded in Plat Book 18, Pages 52 - 57 of the Public Records of Pinellas County, Florida.

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 0118 H Map Date: 5/17/05 Base Flood Elev: NA

FOR THE EXCLUSIVE USE OF THE PERSONS ENTITLED TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND, OR ON THE SURFACE OF THE LAND AND NOT YET RECORDED, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 160, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNDISCLOSED FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER ADJUSTMENTS 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 (1) YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL, RECORDED IN CHAIN AND DATED ON PLAT, UNLESS OTHERWISE NOTED.

- |  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
| <b>LEGEND:</b><br>F.P. - FOUND IRON PIPE<br>F.C.M. - FOUND CONCRETE MONUMENT<br>F.R. - FOUND IRON ROD<br>F.C.L. - FOUND CEMENT LINE<br>F.C.P. - FOUND CEMENT POINT<br>F.C.D. - FOUND CEMENT DITCH<br>F.C.W. - FOUND CEMENT WALL<br>F.C.F. - FOUND CEMENT FENCE<br>F.C.B. - FOUND CEMENT BENCH<br>F.C.S. - FOUND CEMENT SIGN<br>F.C.T. - FOUND CEMENT TOWER<br>F.C.V. - FOUND CEMENT VERTICAL<br>F.C.H. - FOUND CEMENT HORIZONTAL<br>F.C.D. - FOUND CEMENT DITCH<br>F.C.W. - FOUND CEMENT WALL<br>F.C.F. - FOUND CEMENT FENCE<br>F.C.B. - FOUND CEMENT BENCH<br>F.C.S. - FOUND CEMENT SIGN<br>F.C.T. - FOUND CEMENT TOWER<br>F.C.V. - FOUND CEMENT VERTICAL<br>F.C.H. - FOUND CEMENT HORIZONTAL | <b>FO - FOUND</b><br>F.P. - FOUND IRON PIPE<br>F.C.M. - FOUND CONCRETE MONUMENT<br>F.R. - FOUND IRON ROD<br>F.C.L. - FOUND CEMENT LINE<br>F.C.P. - FOUND CEMENT POINT<br>F.C.D. - FOUND CEMENT DITCH<br>F.C.W. - FOUND CEMENT WALL<br>F.C.F. - FOUND CEMENT FENCE<br>F.C.B. - FOUND CEMENT BENCH<br>F.C.S. - FOUND CEMENT SIGN<br>F.C.T. - FOUND CEMENT TOWER<br>F.C.V. - FOUND CEMENT VERTICAL<br>F.C.H. - FOUND CEMENT HORIZONTAL | <b>S. - BACKS</b><br>A. - AND<br>G. - GROUND<br>O. - OCEAN<br>D. - DITCH<br>W. - WEST<br>E. - EAST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST<br>E. - EAST<br>W. - WEST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST | <b>MS - METAL SHED</b><br>AL - ALUMINUM<br>UA - U.S. ARMY<br>P. - PILE<br>C. - CEMENT<br>S. - SHED<br>D. - DITCH<br>W. - WEST<br>E. - EAST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST<br>E. - EAST<br>W. - WEST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST | <b>W. - WINDMILL</b><br>S. - SECTION<br>W. - WEST<br>E. - EAST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST<br>E. - EAST<br>W. - WEST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST | <b>SEPT. - SEWER</b><br>S. - SECTION<br>W. - WEST<br>E. - EAST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST<br>E. - EAST<br>W. - WEST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST | <b>CH. - CHAIN</b><br>O. - OCEAN<br>D. - DITCH<br>W. - WEST<br>E. - EAST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST<br>E. - EAST<br>W. - WEST<br>N. - NORTH<br>S. - SOUTH<br>NE - NORTHEAST<br>NW - NORTHWEST<br>SE - SOUTHEAST<br>SW - SOUTHWEST |
|--|---|--|--|--|--|--|



628 PINELAND AVENUE

existing drive being eliminated by Mehlenbacher Road project

\* 35 5-6 foot Podocarpus have been purchased



**February 19, 2021**

**Mr. Greg Lauda, Town Of Belleair**

**Mr. Lauda,**

**We have lived in this beautiful Town of Belleair since 1998. We absolutely love this Mayberry RFD community, it's government, it's residence, etc. It is always nice to see the town grow and proud that people moving into Belleair are putting money into enhancing their homes and the area.**

**Melissa Hoglund recently purchased the home at 628 Pineland Avenue, next door to ours at 624. She is already putting a lot of effort and money into making this a beautiful home. If you have not driven by, she is gutting the house, and starting all over. One of the first things she did, was clean up the overgrown yard. This property has been a rental since 2004. We have had nightmare tenants; and the owner did not care what the outside looked like, nor the tenants behavior. It has never looked like a property that belonged in Belleair. These initial improvements are genuine and well founded in Belleair principles.**

**I was approached by Melissa not long after she began renovations on the house. She asked if we would mind her moving the garage to the opposite end. I thought it was a brilliant idea. Her plans are to landscape and make the corner much safer.**

**The entire street of Pineland has been to several meetings to complain about the hazards of that corner. Traffic coming off Mehlenbacher onto Pineland does not slow down, and has nearly run us over many times. I believe allowing a garage on that end of the house would certainly be a huge Plus for her safety.**

**We are absolutely thrilled at the thought of Melissa doing anything to improve the house. Please grant the necessary permission to Ms Hogland to keep "Belleair Beautiful".**

**Phillip Wyllie & Irene Rue Wyllie**

Dear Mr. Lauda,

My name is Joth Wallace and I am the homeowner and resident of 632 Mehlenbacher Rd. I am writing on behalf of the Hoglunds at 628 Pineland in regards to their desire to add a garage to their property.

In the few weeks the Hoglunds have owned the property, they have made drastic improvements. They have cleared out plants in front and on the side of the property to help the views, and started to redo the interior. They are also working with me to extend our neighboring fence line and plant a more desirable beam that would be visible off Mehlenbacher. I have no doubts that everything they envision will help the property values and the visuals of our corner of Bellair! Adding a garage should not only help the Hoglunds but also all the properties around them. Thank you for your time!

Peace and blessings,

Joth Wallace

To whom it may concern

I understand that Melissa Hoglund who bought the property located at 628 Pineland, would like to build a garage on her property. Considering what the property used to look like I can only think this would be an improvement & should NOT be a problem with anyone.

Sincerely

Sharon Johnston



634 Mehlenbacher Road

Belleair, FL

**TOWN OF BELLEAIR**  
BUILDING DEPARTMENT

4405

Building Permit Issued Under - FLORIDA BUILDING CODE, 2001 EDITION

PERMIT INFORMATION		LOCATION INFORMATION	
Permit Number: 4405 Issued: 2/20/2004		Address: 628 Pineland Avenue	
Permit Type: S/F REMODEL NON-FEMA		BELLEAIR, FL	
Class of Work: REPAIR/REPLACE		Township: Range:	
Proposed Use: SINGLE FAMILY RESIDENCE		Lot(s): Block: Section:	
Sq. Feet: Est. Value:		Book: Page:	
Cost: 1,500.00 Total Fees: 40.00		Subdivision: Belleair Estates	
Amount Paid: 40.00 Date Paid: 2/19/2004		Parcel Number: 28/29/15/06732/041/0280	
CONTRACTOR INFORMATION		OWNER INFORMATION	
Name: OWNER/SELF		Name: Knewitz, Jochen & Elsa	
Addr:		Address: 628 Pineland Avenue	
Phone: (000)000-0000 Lic:		BELLEAIR, FL 33756	
Work Desc: Remove Garage Door, replace w/Wall Door & Window		Phone: (727)548-1824	
APPLICATION FEES			
PERMIT ADMINISTRATION FEE	25.00	PERMIT FEE	15.00
<b>CLOSED</b> (date) <u>8/18/04</u>			
Inspections Required			
FINAL BUILDING			
CONTRACTORS MUST CALL FOR INSPECTIONS (727)588-3769 ext. 215 BY NOON FOR FOLLOWING WORK DAY			
AUTHORIZED HOURS OF CONSTRUCTION 7:30 A.M. TO 6:00 P.M. MONDAY THROUGH SATURDAY INCLUDING HOLIDAYS - NO WORK PERMITTED ON SUNDAY - Construction site must conform with specifications of Belleair Code Sec. 46-68 which requires suitable size dumpster for each site.			
ELEVATION CERTIFICATE IS REQUIRED PRIOR TO LINTEL OR FRAMING INSPECTIONS IN FLOOD ZONE (FEMA)			
<b>"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT FOR CONSTRUCTION EXCEEDING \$2,500.00 MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT"</b>			
 Applicant/Owner/Agent		 Fred Hawes, Bldg. Official	
<b>THIS CARD MUST BE POSTED CONSPICUOUSLY</b>			