

VARIANCE APPLICATION

A photograph of a white, single-story house with a blue metal roof. The house features a prominent red double door and green shutters on the windows. A white chimney is visible on the left side of the roof. The house is surrounded by lush landscaping, including several palm trees and various tropical plants. A concrete sidewalk leads to the front door. The sky is blue with some light clouds.

303 PONCE DE LEON
BLVD
BELLEAIR, FL 33756

GEORGE MCGOURTY & MARIA BEGAZO-

MCGOURTY



McGOURTY RESIDENCE-303 PONCE DE LEON BLVD, BELLEAIR,
FL 33756

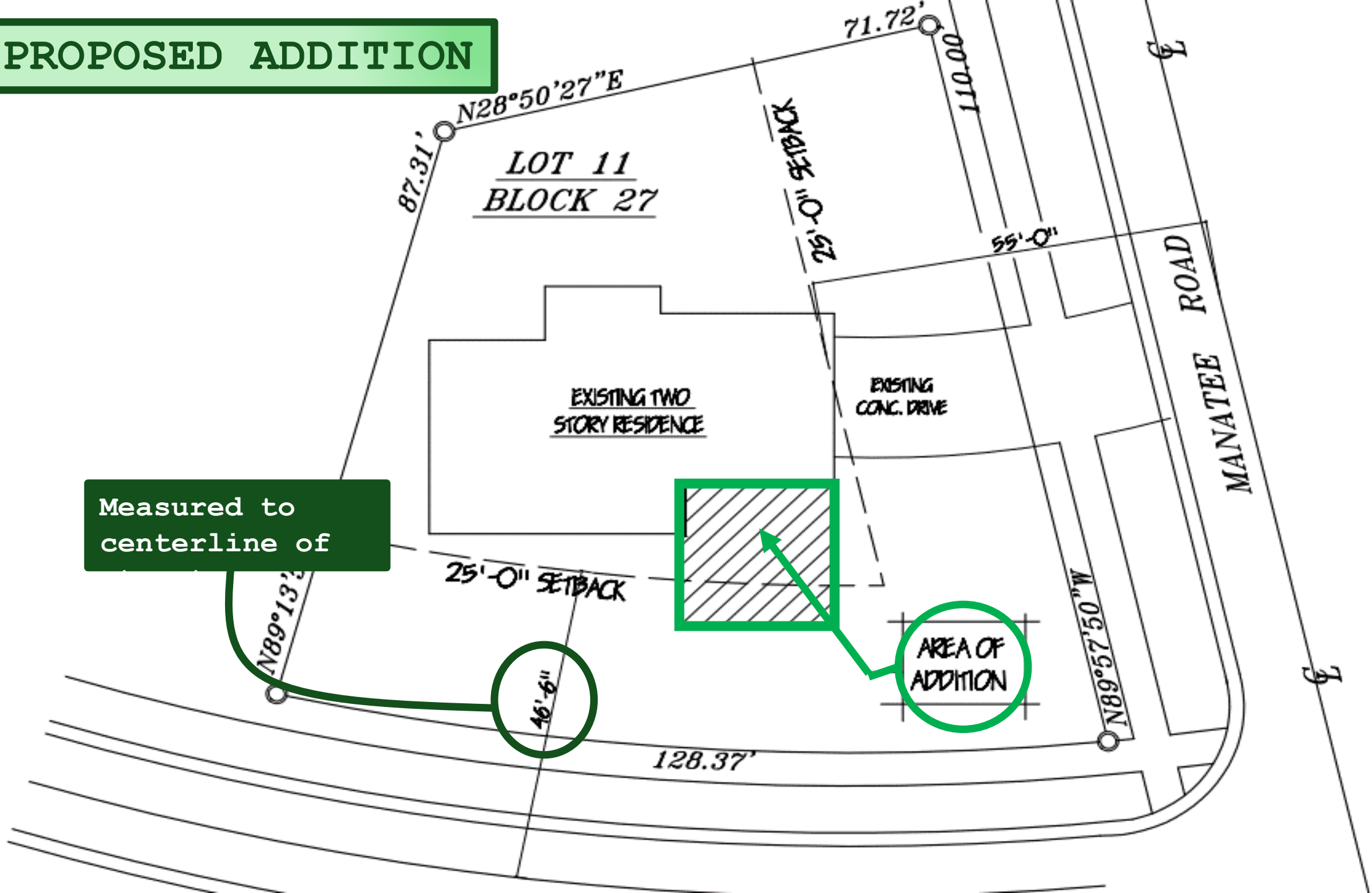
STATEMENT OF REQUEST

The request is for construction of an 18' x 21'8" addition to the home which would encroach into the western front setback by approximately 6'.

Due to the unique nature of the corner lot a front setback of 25' is required on two frontages. Thus, the existing home



PROPOSED ADDITION

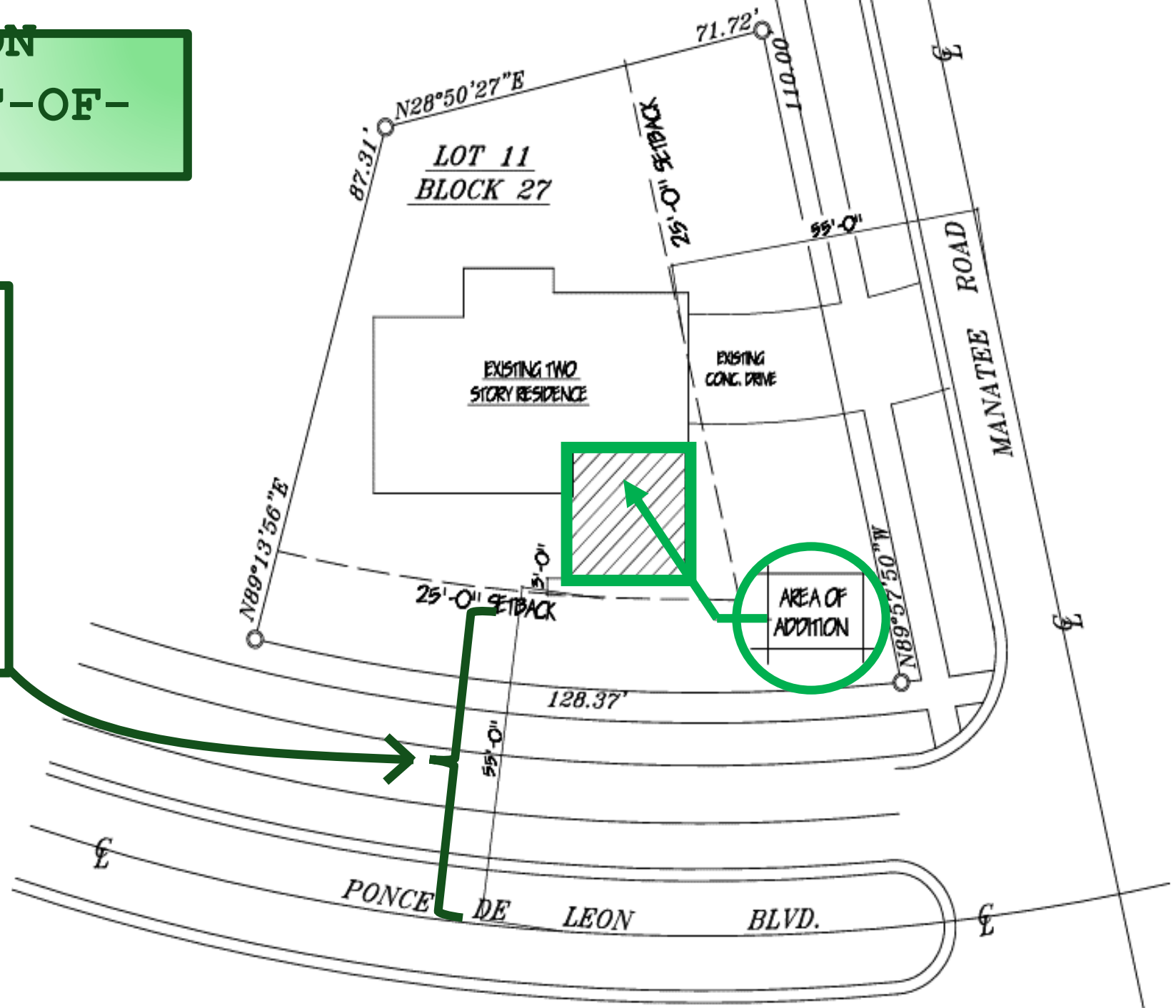


Measured to
centerline of

AREA OF
ADDITION

PONCE DE LEON BOULEVARD RIGHT-OF- WAY

- Unusual width of Ponce De Leon Boulevard creates setback issue.
- If measured from center-line of right-of-way rather than street, there is no encroachment into southern front setback.





SCALE: $\frac{1}{4}" = 1'-0"$

VARIANCE REQUEST

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BELLEAIR, FL 33756

- Special Conditions to Property
 - Property is located on a corner lot; must comply with front setbacks on two sides
- Special Conditions not a result of applicant's actions
 - Applicant bought property constructed as-is with existing encroachment
- Unnecessary hardship from literal interpretation of Code
 - Due to unique nature of corner lot, improvement to home is very restricted because of multiple frontages
- Minimum variance
 - This is the optimal location for an addition to the home ~~and is the minimum addition~~ that would make functional use

