

**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: January 14th, 2014
TO: Mayor and Commissioners
FROM: Micah Maxwell, Town Manager
SUBJECT: Request for Variance – Belleair Estates
Parcel No. 29/29/15/23778/001/0080

Property Owner: Thomas & Karen Blake
10 South Pine Circle
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: 1956
 - C. Structural and other improvements to date:
 - Roof-1983
 - Windows -1999
 - Remodel -2002
 - Roof - 2004
 - D. Existing Easements: None Shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow the construction of a proposed garage addition. The garage addition would encroach into the required minimum 25 foot front yard setback by approximately 11 feet 5 inches, resulting in 13 foot 5 inch front yard setback.

29-29-15-23778-001-0080

Online Property Record Card

[Portability Calculator](#)

Data Current as of January 22, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address	Site Address
BLAKE, THOMAS G BLAKE, KAREN C 10 S PINE CIR BELLEAIR FL 33756-1642	10 S PINE CIR BELLEAIR 33756-



Property Use: 0110 (Single Family Home)

Living Units: 1

[\[click here to hide\]](#) 2014 Legal Description

EAGLES NEST GARDENS ESTATES UNIT 4 BLK A, LOT 8 LESS 67 X 26 FT T/A IN SE COR

2014 Exemptions	Mortgage Letter	<input type="checkbox"/> File for Homestead Exemption	2014 Parcel Use	
Homestead: Yes	Government: No		Homestead Use Percentage: 100.00%	
Institutional: No	Historic: No		Non-Homestead Use Percentage: 0.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
10585/1710 ■	\$648,100 Sales Query	12103025700	B	034/040

2013 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$543,662	\$453,494	\$403,494	\$428,494	\$403,494

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	Yes	\$543,661	\$453,494	\$403,494	\$428,494	\$403,494
2012	Yes	\$445,913	\$445,913	\$395,913	\$420,913	\$395,913
2011	Yes	\$542,139	\$481,894	\$431,894	\$456,894	\$431,894
2010	Yes	\$559,752	\$474,772	\$424,772	\$449,772	\$424,772
2009	Yes	\$647,523	\$462,290	\$412,290	\$437,290	\$412,290
2008	Yes	\$764,300	\$461,828	\$411,828	\$436,828	\$411,828
2007	Yes	\$914,300	\$448,377	\$423,377	N/A	\$423,377
2006	Yes	\$872,400	\$437,441	\$412,441	N/A	\$412,441
2005	Yes	\$824,800	\$424,700	\$399,700	N/A	\$399,700
2004	Yes	\$643,600	\$405,000	\$380,000	N/A	\$380,000
2003	Yes	\$464,800	\$363,800	\$338,800	N/A	\$338,800
2002	Yes	\$482,400	\$355,300	\$330,300	N/A	\$330,300
2001	Yes	\$401,700	\$349,700	\$324,700	N/A	\$324,700
2000	Yes	\$269,700	\$269,700	\$244,700	N/A	\$244,700
1999	Yes	\$279,500	\$249,800	\$224,800	N/A	\$224,800
1998	Yes	\$267,900	\$245,900	\$220,900	N/A	\$220,900
1997	Yes	\$270,700	\$241,800	\$216,800	N/A	\$216,800
1996	Yes	\$282,500	\$234,800	\$209,800	N/A	\$209,800

2013 Tax Information

[Click Here for 2013 Tax Bill](#)

Tax District: BL

2013 Final Millage Rate

22.3656

2013 Est Taxes w/o Cap or Exemptions

\$12,159.33

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
12 Jul 1999	10585 / 1710 ■	\$280,000	U	I

2013 Land Information

Seawall: Yes

Frontage: Canal/River

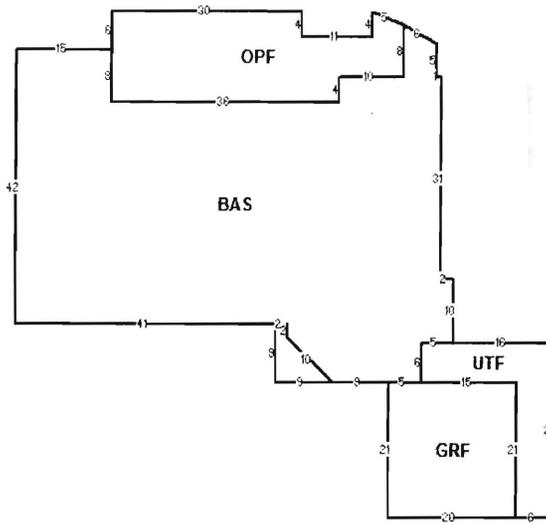
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	106x143	4200.00	106.0000	0.8320	\$370,406	FF

[\[click here to hide\]](#) 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 10 S PINE CIR BELLEAIR 33756-

Quality: Above Average
 Square Footage: 3957.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Bu Tar & Graval Alt
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 9
 Year Built: 1956
 Effective Age: 26
 Heating: Central Duct
 Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Utility	0	252	0.35	88
Open Porch	0	597	0.20	119
Garage	0	420	0.35	147
Base	2,688	2,688	1.00	2,688
Total Living SF: 2,688		Total Gross SF: 3,957		Total Effective SF: 3,042

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
BT LFT/DAV	\$3,000.00	2.00	\$6,000.00	\$3,720.00	2000
FIREPLACE	\$2,500.00	1.00	\$2,500.00	\$1,550.00	1956
BT LFT/DAV	\$12,000.00	1.00	\$12,000.00	\$8,880.00	2004
PATIO/DECK	\$24.00	562.00	\$13,488.00	\$8,363.00	2000
BOATHS/CV	\$20.00	462.00	\$9,240.00	\$4,435.00	1993
PATIO/DECK	\$12.00	200.00	\$2,400.00	\$1,776.00	2004
DOCK	\$40.00	431.00	\$17,240.00	\$9,999.00	1993

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
10194	BOAT LIFT/DAVIT	30 May 2012	\$2,300
7695	DOCK	21 Feb 2008	\$13,000
7364	DAMAGE FIRE/FLOOD/VEHICLE	07 Aug 2007	\$12,366
4549	ROOF	19 May 2004	\$10,750
3254	RESIDENTIAL ADD	18 Nov 2002	\$35,893
P2912600	DOCK	02 Nov 2000	\$0
1183	PATIO/DECK	07 Jun 2000	\$2,400
821	PATIO/DECK	21 Feb 2000	\$675
778	SPECIAL USE	19 Jan 2000	\$1,900
RP2757599	DOCK	24 Sep 1999	\$0
592	DOCK	08 Sep 1999	\$8,906
97107705	ROOF	10 Nov 1997	\$870



NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearing will be held by the Town Commission of the Town of Belleair, Florida, on request for variance which would allow for the construction of a proposed garage addition that would encroach into the required minimum 25 foot front yard setback by 11 ft. 5 inches for property located at 10 South Pine Circle, Belleair, Florida and is more particularly described as:

**29/29/15/23778/001/0080 Eagles Nest Gardens Estates Unit 4,
Block A, Lot 8 Less 67x26 ft. T/A in SE Corner, as recorded in OR
Book 10585, Page 1710, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, FEBRUARY 10, 2014 at 5:30 P.M.** at the Belleair Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida.

Said hearing will be held on **TUESDAY, FEBRUARY 18, 2014 at 6:30 P.M.**, at the Belleair Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida. Additional information may be obtained from the Town Clerk's office. All parties interested are invited to attend and be heard.

Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act persons needing special accommodations or an interpreter to participate in this proceeding should contact the Town Clerk's Office at 901 Ponce de Leon Blvd., Belleair, Florida 33756 or call (727) 588-3769 x214 or Fax (727) 588-3778, not later than seven (7) days prior to the proceeding.

This matter is subject to Quasi-Judicial rules of procedures established by Florida Statute 286-0115.

D. Carlen
Town Clerk
Town of Belleair

**TOWN OF BELLEAIR, FLORIDA
NOTICE OF APPEARANCE
FOR QUASI-JUDICIAL HEARINGS**

NOTICE OF APPEARANCE

I, _____, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearing to be held on Monday, February 10, 2014 at 5:30 P.M. and Tuesday, February 18, 2014 at 6:30 P.M.

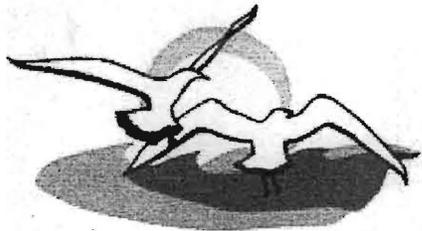
I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Address of variance property 10 South Pine Circle, Belleair, FL

Name: _____

(Please Print)

Address: _____



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

RECEIVED
BELLAIR BLDG. DEPT.

JAN 14 2014

VARIANCE APPLICATION CHECK OFF SHEET TIME REC. _____

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

OWNERS NAME Thomas and Karen Blake

OWNERS MAILING ADDRESS 10 South Pine Circle, Belleair, FL 33756

PROPERTY ADDRESS 10 South Pine Circle, Belleair, FL 33756

PHONE NUMBER 727-424-8184

REPRESENTATIVE NAME AND ADDRESS (if any) N/A

PHONE NUMBER N/A

DATE OF ORIGINAL CONSTRUCTION 1956

IMPERVIOUS COVER 37%

FLOOD ZONE AND ELEVATION A-10 7.5 feet

REQUIRED INFORMATION:

<u>REQUIRED</u>	<u>RECEIVED</u>	PROVIDE (18) 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: _____



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

DATE 1/11/2014

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Thomas G. Blake, owner of Lot 8
 Block A, Subdivision Eagles Nest Gardens 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 IV Section 74-84 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: Addition of a one car garage enters into the setback from the street in the
front corner of the proposed structure.
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 note and photos.
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.

FEE: \$300.00

Paid: \$300.00

Thomas G. Blake
Owner
10 South Pine Circle, Belleair, FL 33756
Address
727-424-8184
Telephone Number

Thomas G. Blake
Request for Variance / Response to Item 7

The Justification for the request is: As a traveling industrial salesman, my truck is my office. I store some literature and demonstration supplies in one half of the existing undersized garage and my wife parks in the remaining half. The business that I own is thirty-five (35) miles away at 6202 E. Broadway (East of Tampa). I do not run my business out of my house. As you can see from the messy photo below, this is the literature I offload from my vehicle. Some of my demo samples are valuable and I would like to be able to park my vehicle in the garage and have enough space to get in and out of my vehicle. Two years ago my truck was broken into in our driveway and I lost some valuables.

Photo of literature shelves in the garage



RECEIVED
BELLAIR BLDG. DEPT.

JAN 15 2014

TIME REC. _____

We have a **very irregular** shaped lot as shown on the **attached Plot Plan** and we also enjoy a great deal of green space in the front of our home (see photo attached to submittal package). The sanitary sewer piping runs through our back yard as well as the back yards of our adjacent neighbors as opposed to the front yard so this variance will have no ill effects should the Town of Belleair need to perform work on the system.

My neighbors on South Pine Circle are very much in favor of our project in that it will greatly improve the look of the garage and get my truck off of the driveway. The front corner (under 150 square feet) will encroach in the setback (see Plot Plan attached). If I push the new portion of the garage back to meet the 25 foot required setback, it would not look aesthetically pleasing for the neighborhood.

From a medical perspective, the risk of future strains, my recent ACL surgery recovery and my upcoming knee surgery will all benefit from my not lugging my demonstration equipment to and from my truck each weekend to keep it away from potential thieves.

Thank you for considering our variance and we look forward to starting construction immediately.

Thomas G. Blake
10 South Pine Circle
Belleair, FL 33756



Front Angle View

Left Angle View



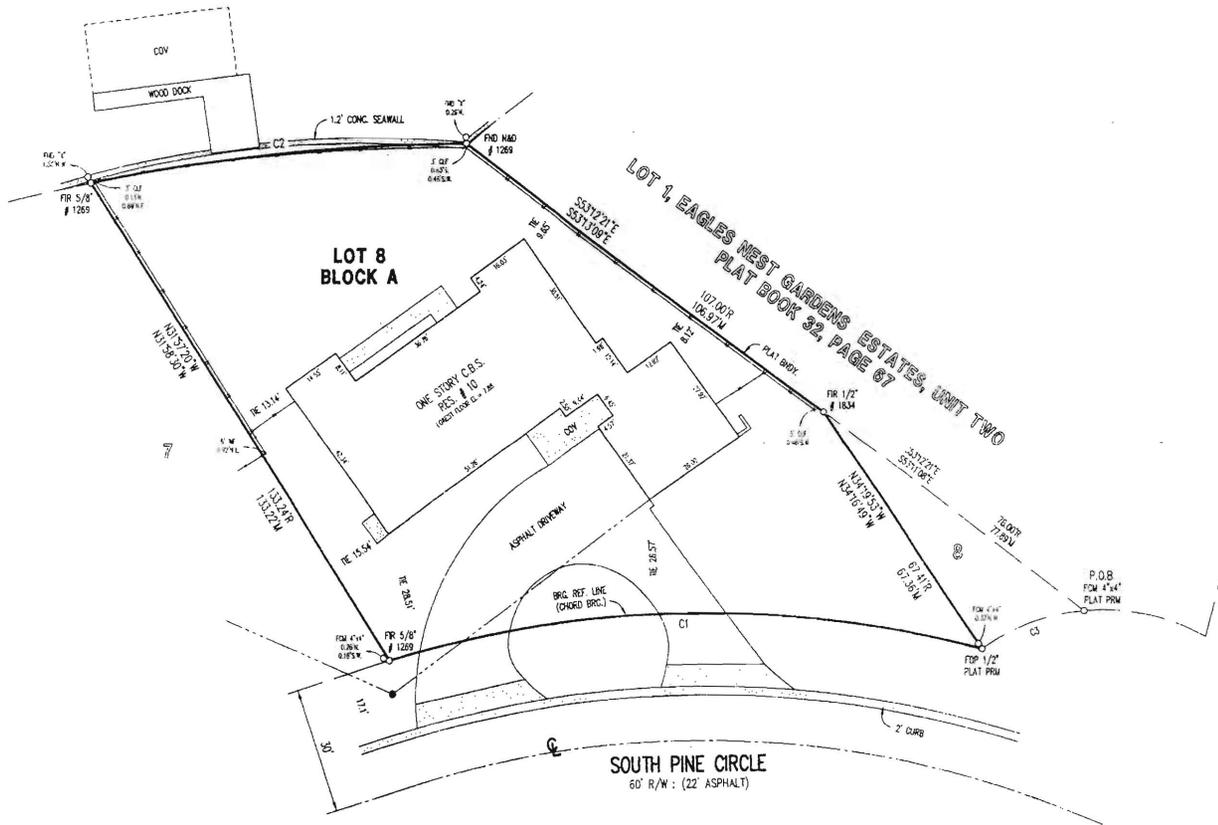
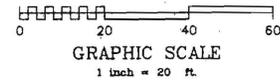
Right Angle View





SECTION 29, TWP. 29 S., RNG. 15 E., PINELLAS COUNTY, FLORIDA

CLEARWATER HARBOR



LEGAL DESCRIPTION

LOT 8, BLOCK A, UNIT 4, OF EAGLES NEST GARDENS ESTATES, AS RECORDED IN PLAT BOOK 34, PAGES 40-41, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

FROM A POINT ON A CURVE TO THE LEFT, SAID POINT COMMON TO LOT 8, BLOCK A, UNIT 4 OF EAGLES NEST GARDENS ESTATES, PLAT BOOK 34, PAGES 40-41, AND LOT 1, UNIT 2 OF EAGLES NEST GARDENS ESTATE, PLAT BOOK 32, PAGE 67, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID POINT BEING THE P.O.B.; THENCE FROM THE P.O.B. ALONG A CURVE TO THE LEFT, CHORD BEARING S89°53'13"W, CHORD = 26.03 FEET, RADIUS = 50.00 FEET, DELTA = 03°10'32", ARC = 26.33 FEET TO A POINT; THENCE N34°19'53"W 67.41 FEET TO A POINT ON THE LINE COMMON TO BOTH OF THE ABOVE MENTIONED LOTS; THENCE ALONG SAID LINE S33°12'21"E 78.00 FEET TO THE P.O.B.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE A10, IN ACCORDANCE WITH THE FIRM MAP OF THE TOWN OF BELLEAIR, COMMUNITY PANEL NO. 125088-0003-B, MAP REVISED 1-19-83.

PREPARED FOR

THOMAS C. & KAREN C. BLAKE
CENTURY TITLE AND ABSTRACT, INC.
THE GUARANTEE TITLE & TRUST COMPANY
NATIONSBANK MORTGAGE CORPORATION

BOUNDARY SURVEY

BENCH MARK
B.M. # 901180-D
EL. = 7.260 NGVD

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	266.00'R	144.37'R	142.60'R	S89°00'49"W R
			142.53'M	S89°00'49"W M
C2	450.00'R	90.00'R	89.85'R	N84°08'59"E R
			89.91'M	N84°09'26"E M
C3	50.00'R	26.33'R	26.03'R	S69°53'13"W R
			26.02'M	S69°47'51"W M

LEGEND

- - POWER POLE
- - - OVERHEAD WIRES

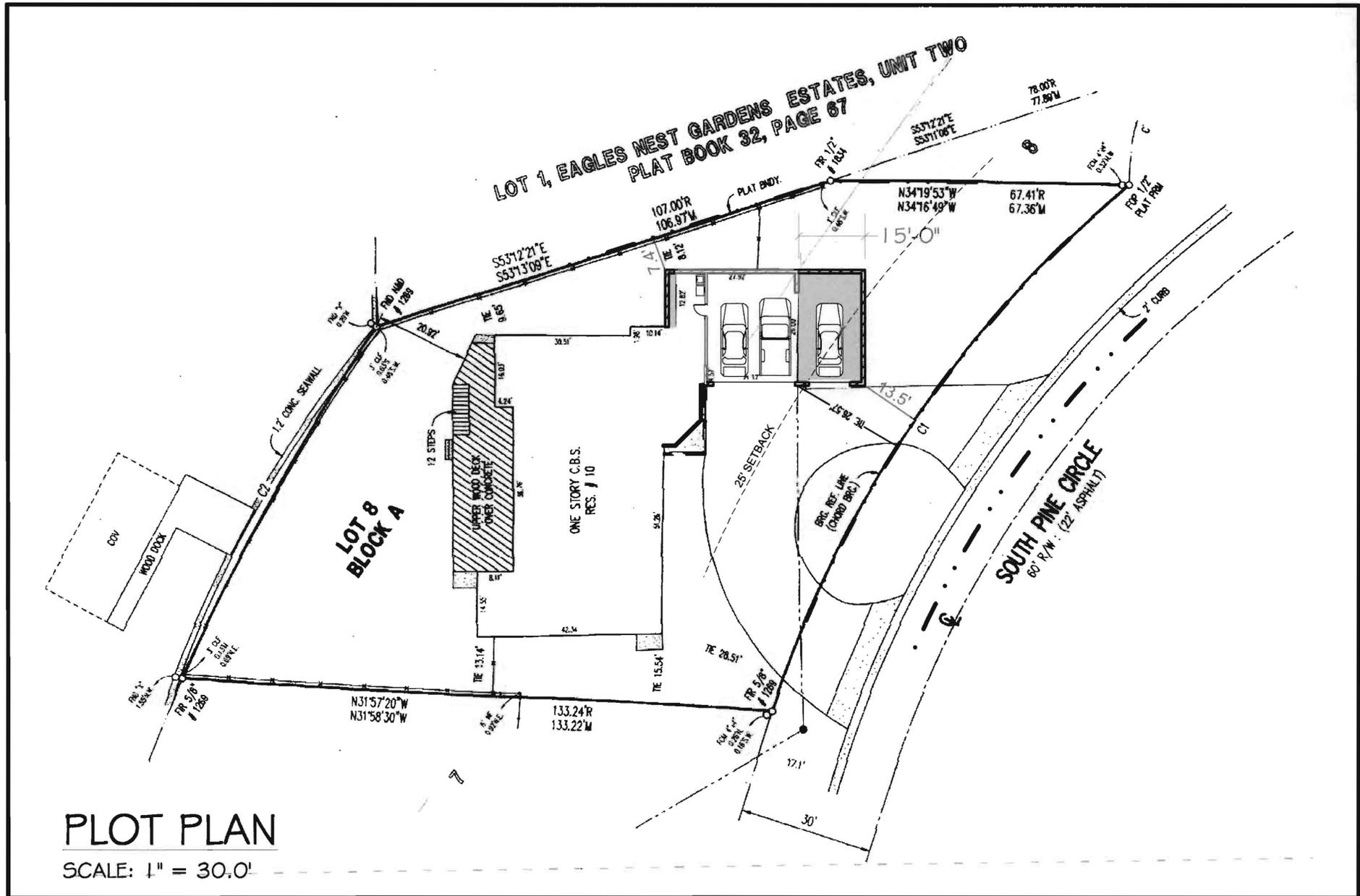
CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREIN SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 11017, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp, II
 GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512
 DWYANE A. RUTZ, PROFESSIONAL SURVEYOR & MAPPER No. 5635
 THIS SURVEY IS NOT COMPLETE OR VALID UNLESS ATTACHED TO SURVEYOR'S REPORT.

JOB NUMBER: 990475 DATE SURVEYED: 7-7-1999
 DRAWING FILE: 990475.DWG DATE DRAWN: 7-9-1999
 LAST REVISION: N/A X REFERENCE: N/A

GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED
 LAND SURVEYORS - LAND PLANNERS
 3801 DUSOTO BOULEVARD, SUITE D
 PALM HARBOR, FLORIDA 34683
 PHONE (727) 764-5496 FAX (727) 766-1256

LB 1834



Arcdesign

e-mail: ArcDesign7@gmail.com

1419 TEMPLE STREET
 CLEARWATER, FLORIDA 33755
 (727) 446-8022

Tom Blake
 10 South Pine Circle
 Belleair, FL 33756

PROJECT NUMBER: 134165

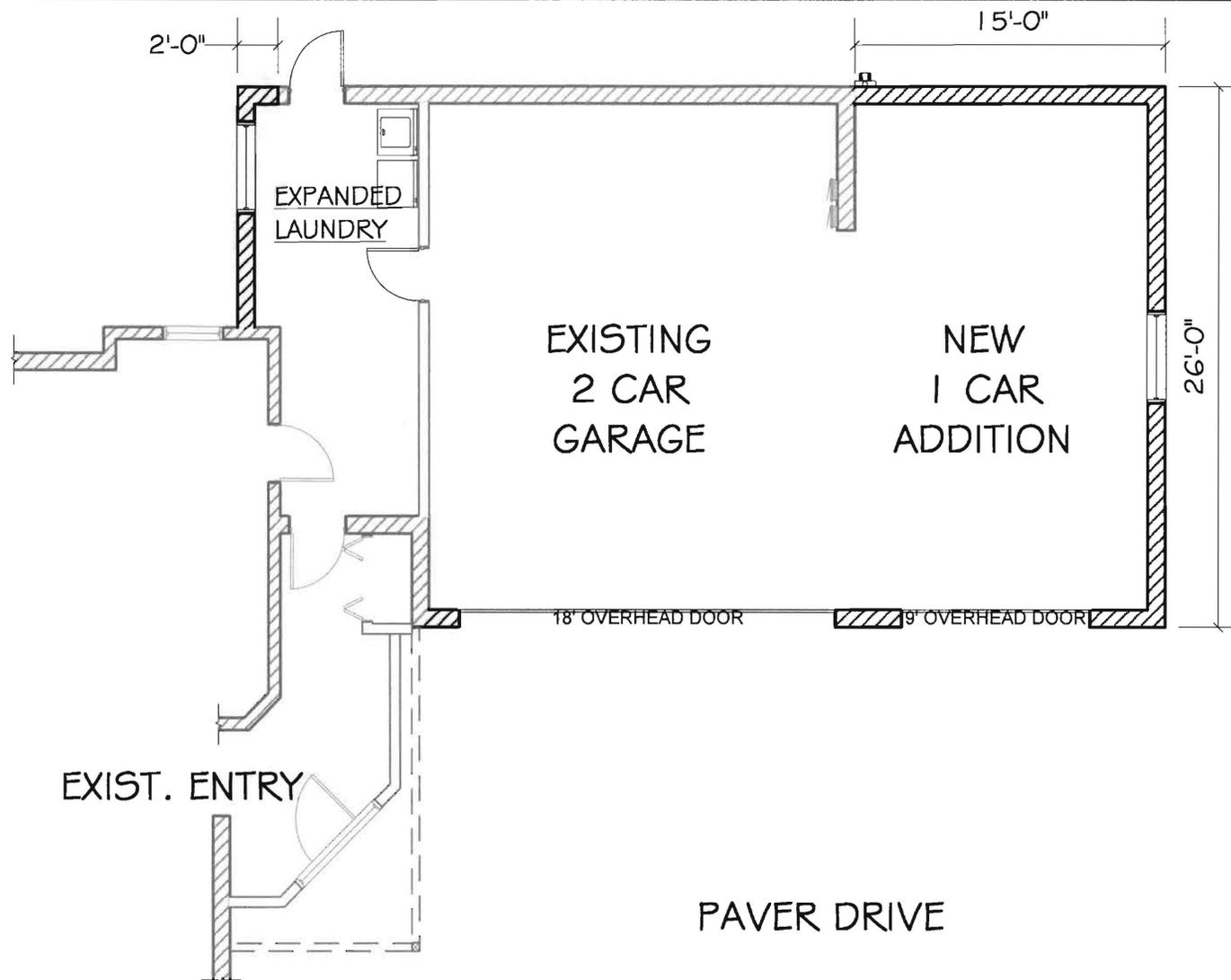
DRAWN BY: Randy Young

SCALE: AS NOTED

SHEET NUMBER:

DATE: 9 Jan 2014

1 of 3



FLOOR PLAN DESIGN

SCALE: 1/8" = 1'-0"

Arcdesign

e-mail: ArcDesign7@gmail.com

1419 TEMPLE STREET
 CLEARWATER, FLORIDA 33755
 (727) 446-8022

Tom Blake
 10 South Pine Circle
 Belleair, FL 33756

PROJECT NUMBER: 134165

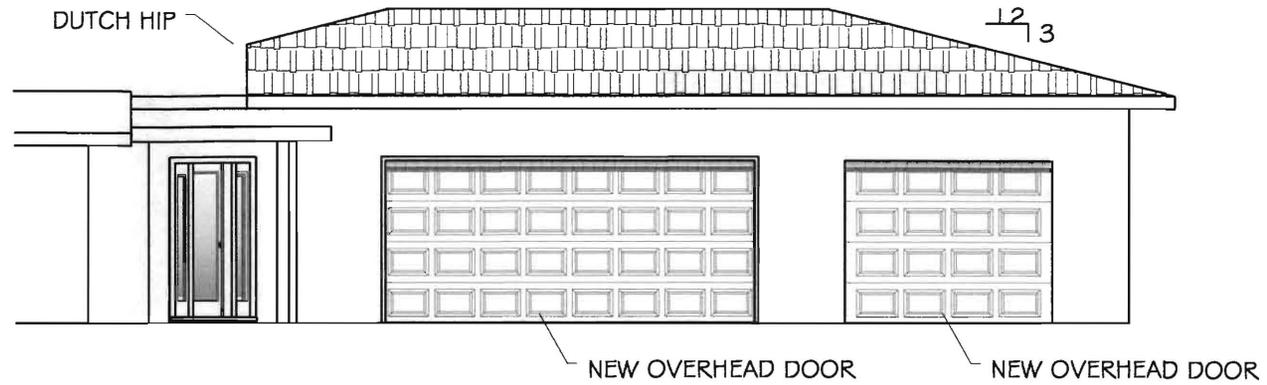
DRAWN BY: Randy Young

SCALE: AS NOTED

SHEET NUMBER:

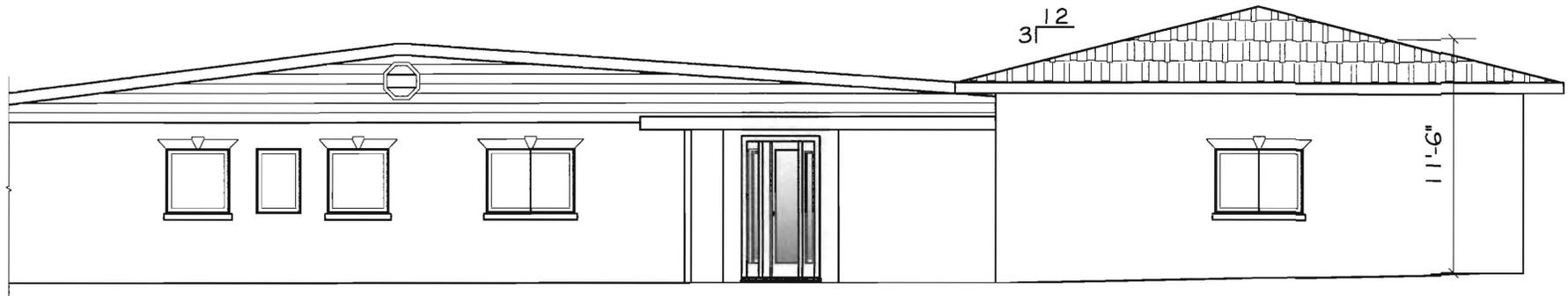
DATE: 9 Jan 2014

1 of 2



GARAGE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Arcdesign

e-mail: ArcDesign7@gmail.com

1419 TEMPLE STREET
 CLEARWATER, FLORIDA 33755
 (727) 446-8022

Tom Blake
 10 South Pine Circle
 Belleair, FL 33756

PROJECT NUMBER: 134165

DRAWN BY: Randy Young

SCALE: AS NOTED

DATE: 9 Jan 2014

SHEET NUMBER:

1 of 3