



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: August 11th, 2014
TO: Mayor and Commissioners
FROM: Micah Maxwell, Town Manager
SUBJECT: Request for Variance –
Parcel No. 28/29/15/06732/022/0010

Property Owner: Kerryn & Todd Ellson
205 Palmetto Road
Belleair, Florida 33756

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
- II.
 - A. Zoning designation: R-1 Single Family Residential
 - B. Original Construction date:
 - 205 Palmetto Road- 1957
 - C. Structural and other improvements to date:
 - 1981- Roof
 - 1988- Roof
 - 1990- Mech
 - D. Existing Easements: None Shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow the construction of a porch addition to be installed in the secondary front yard setback of a corner lot. The porch would encroach into the required 25 foot front yard setback by 12.6 feet resulting in a 12.4 foot secondary front yard setback.



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DATE 8-4-14

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Todd and Kerryn Ellson, owner of Lot 1 and westerly 35 feet of lot 2 Block 22, Subdivision Belleair Estates, 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 Single Family Residential.
4. The decision involves Article V. division 2 Section 66.253 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: Please see attached.

7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): Please see attached.

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: _____

VARIANCE

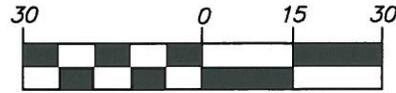
Todd and Kerryn Ellson
 Owner
1501 Gulf Blvd, Apt. 205, Clearwater Beach, FL 33767
 Address
727-408-4888
 Telephone Number

JOB NUMBER: 2014158

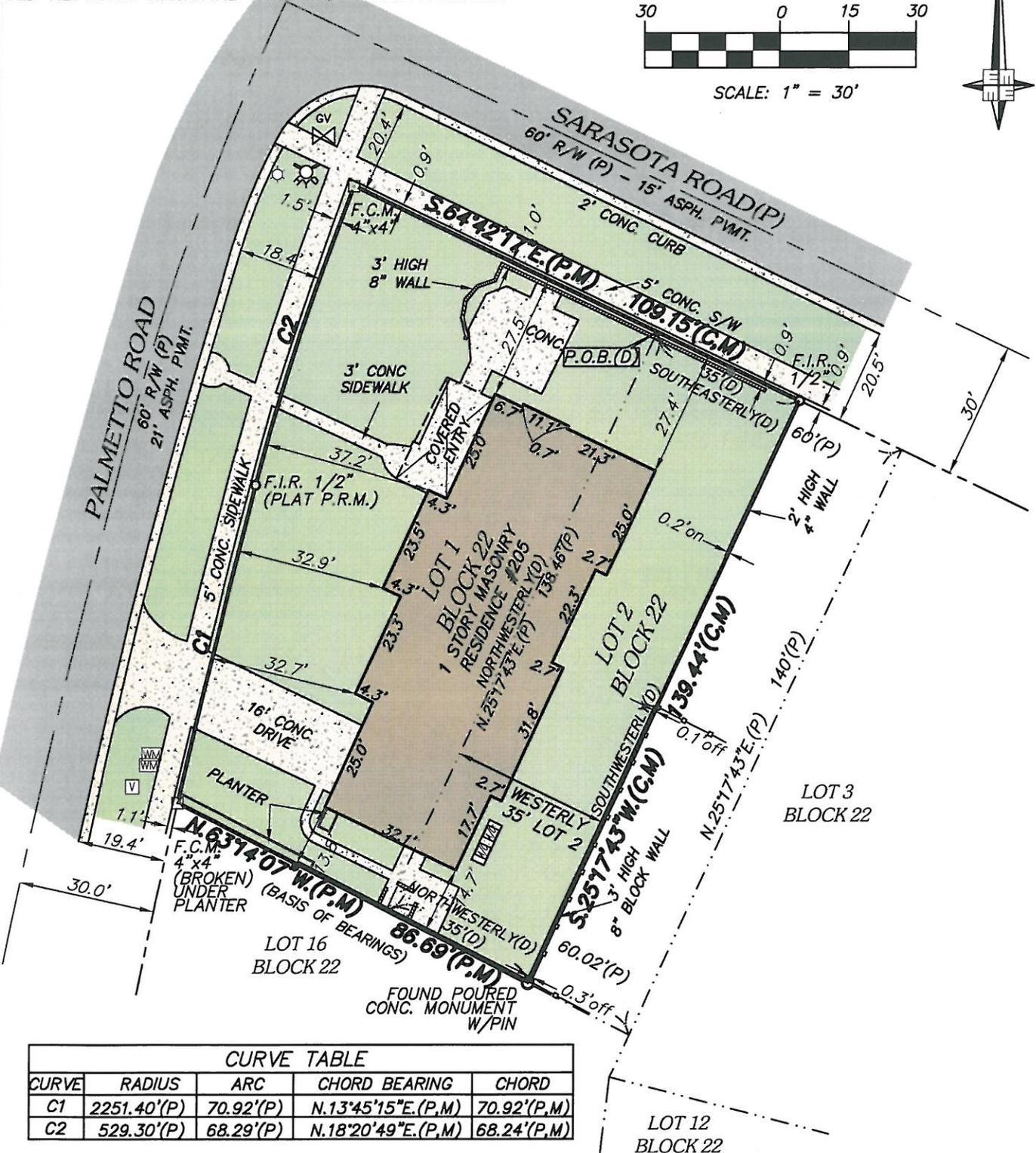
**SECTION 28, TOWNSHIP 29 SOUTH, RANGE 15 EAST
CITY OF BELLEAIR, PINELLAS COUNTY, FLORIDA**

FOR THE BENEFIT OF:

KERRYN E. ELLSON AND TODD R. ELLSON
UNITED WHOLESALE MORTGAGE ISAOA ATIMA
RICHARDS, GILKEY, FITE, SLAUGHTER, PRATESI & WARD, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



SCALE: 1" = 30'



CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2251.40'(P)	70.92'(P)	N.13°45'15"E.(P,M)	70.92'(P,M)
C2	529.30'(P)	68.29'(P)	N.18°20'49"E.(P,M)	68.24'(P,M)



EMME Land Surveying, LLC.

1054 KAPP DRIVE, CLEARWATER, FLORIDA 33765
OFFICE (727) 474-3751, FAX (727) 474-3753
CERTIFICATE OF AUTHORIZATION LB NO. 7895
email: emmelandsurvey@gmail.com
website: www.emmelandsurveying.com



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**SURVEY NOT COMPLETE
WITHOUT PAGE 1**

SEE PAGE 1 FOR LEGAL
DESCRIPTION, LEGEND & NOTES



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6. The Relief prayed by the applicant is: We request an 'encroachment' into the north front setback of 12'-6". The north front buildable setback is currently 25'-0".

7. The Justification for the request is (requests for a variance must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): There are several hardships, difficulties, unique situations and oddities demonstrated by this property which have led us to request a setback encroachment...I will list the information:

1. The existing house has no direct access to the rear yard from in the home. The existing home design does not allow for access to the backyard from the rear of the home. If a new porch were located in the rear yard a person would need to exit the home through either the front door or the side garage door and run a far distance, up to 100', perhaps through the rain to get to an isolated rear yard location in which the home next door blocks all sunlight resulting in a very low quality experience to the senses of sight, sound and touch. It is un-practical to add new doors to the rear of the existing home since the current design has all bedrooms and a garage bordering the rear yard, it would be poor design, below Belleair standards to demand company to pass through a private bedroom, perhaps disturbing someone sleeping, to reach a porch.
2. A giant healthy oak is located right next to the existing front porch (see photos). The roots of this giant are tremendous. The canopy of this oak spreads out across much of the northern half of the property. We can not extend the front porch in the current buildable front setback area due to the huge oak tree location. We love the oak tree and respect its right to live. Therefore, in order to obtain an outdoor area for this home to the standards expected in the City of Belleair we need to push the new porch northward, away from the tree, enough so we do not hurt the tree. When doing so we find ourselves encroaching into the northern front setback thus our request for an encroachment. The denial of a variance may lead to the removal of the huge oak tree, we can not say for sure yet but it may be possible.
3. We intend the new porch to be aesthetically pleasing with a smaller scale roof that blends into the existing home and matches that of several homes in the neighborhood.

