

MAY 17 2021

MAY 18 2021

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

(Please type or print clearly)

Property Owner(s)

Name Gregory and Claudette Haney		Email houseofg@gmail.com	
Address 15531 Redington Drive			
City Redington Beach	State FL	Zip 33708	
Phone 813.839.0489	Fax	Cellular 813.335.4621	

Applicant

Name Property Owners		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

Agent (if applicable)

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address	15531 Redington Drive, Redington Beach, FL 33708
Legal Description (attach additional sheets as necessary) LONE PALM BEACH 4TH ADD BLK 24, LOT 30 & PART OF SUBM LANDS PER TIIF DEEDS 20758 & 20118 (SEE MAP S04-31-15)	

Requested Action: (please check all that apply)

- ☒ Setback variance ☐ Fence height variance ☐ Sidewalk waiver ☐ Other _____
☐ Parking variance ☐ Dock variance

Describe Request: (attach additional sheets as necessary)

Installation of permanent emergency generator less than 7 feet from (side yard) property line.

Required LDC Regulation(s): (list all that apply)

Sec. 6-208(d)(3)

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1. **What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?**

The configuration of the dwelling structure at setback lines and other property features do not allow for installation of a permanent generator in full compliance with applicable code, i.e. within required setbacks.

2. **What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?**

It is not possible to comply with the Sec 6-208(d)(3) permanent generator location requirements anywhere on the property. The dwelling predates setbacks.

3. **What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?**

We have owned the home since 2013 and have complied at all times with permitting requirements as we've improved it. Our 2020 expansion (necessary to permanently move our family to RB) also fully complied with setbacks. However the original 1949 structure and the lot are configured in a way that will not allow for a fully compliant generator location.

4. **Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.**

Other home lots can (and many do) have generators placed within setbacks (or otherwise) as a result of available space for same.

5. **Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

The generator is for emergency use only and we are not aware of any neighbor concerns. In fact, the neighbor at the relevant lot line recently installed their own permanent generator. The proposed location is as far from other homes/livable space as we can feasibly achieve.

Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.

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AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that N/A is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 5.14.2021 Title Holder: (Gregory Haney)
Date: 5.14.2021 Title Holder: Claudette Haney
Date: _____ Title Holder: _____
Date: _____ Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

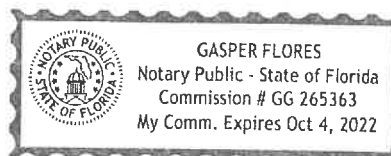
The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 14TH day of MAY, A.D., 20 21 by GREGORY HANEY & CLAUDETTE HANEY, who is personally known to me or who has produced DRIVERS LICENSE as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: GASPER FLORES

Signature: [Signature]

Stamp:





Town Hall
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
Email address:
info@townofredingtonbeach.com

**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION**

Property located at 15531 Redington Drive, LONE PALM BEACH 4TH ADD BLK 24, LOT 30 & PART OF SUBMERGED LANDS PER TIIF DEEDS 20758 & 20118 (SEE MAP S04-31-15) of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a generator which will encroach into the side setback area. Section 6-208(d)(3) of the Town's Code of Ordinances states "Location and installation of permanently installed generators:...** The generator shall be located in the side or rear yards within appropriate setbacks."**

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **June 17, 2021** at 7:00 P.M. in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Clerk stating your reasons for your opinion. This letter should be mailed or emailed to the Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves
Deputy Town Clerk, CMC

Date of Notice: May 18, 2021



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 17 May 2021

Subject Parcel: 09-31-15-52596-024-0300

Radius: 150 feet

Parcel Count: 11

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448 TTY/TDD: (727) 464-3370

MID COUNTY
13025 Starkey Road
Largo, FL 33773

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

CINELLI, JOHN L
CINELLI, ANNE MARIE
12470 7TH CONCESSION
KING CITY ON L7B 1K4

VITARELLI, FRANK
SWANK, MICHELLE
15533 REDINGTON DR
REDINGTON BEACH FL 33708-1737

FRONSTIN, PAMELA F
FRONSTIN, ROBERT
15542 REDINGTON DR
REDINGTON BEACH FL 33708-1738

WESTERFIELD, ALTHEA COFFEEN
WESTERFIELD, WILLIAM OWEN II
15538 REDINGTON DR
REDINGTON BEACH FL 33708-1738

TF15529 LAND TRUST
TCHENTSOV, VLADIMIR O TRE
15529 REDINGTON DR
REDINGTON BEACH FL 33708-1737

ST CLAIR, EZRA S
3238 HUNTER CT
APOPKA FL 32703-4928

BLEI, KONRAD
BLEI, UTE
15544 REDINGTON DR
REDINGTON BEACH FL 33708-1738

CONWAY, MARY H
CONWAY, PAUL M
15525 REDINGTON DR
REDINGTON BEACH FL 33708-1737

STONIK, DENISE H
15535 REDINGTON DR
REDINGTON BEACH FL 33708-1737

CELICH, ROBERT
HAHM, MION
15527 REDINGTON DR
REDINGTON BEACH FL 33708-1737

CONNOLLY, ELISABETH CHARLOTTE
15536 REDINGTON DR
REDINGTON BEACH FL 33708-1738

deputyclerk@townofredingtonbeach.com

From: Bil Westerfield <bil@bilwesterfield.com>
Sent: Friday, June 4, 2021 4:49 PM
To: info@townofredingtonbeach.com
Cc: Pepper Coffeen
Subject: Variance Application - 15531 Redington Drive

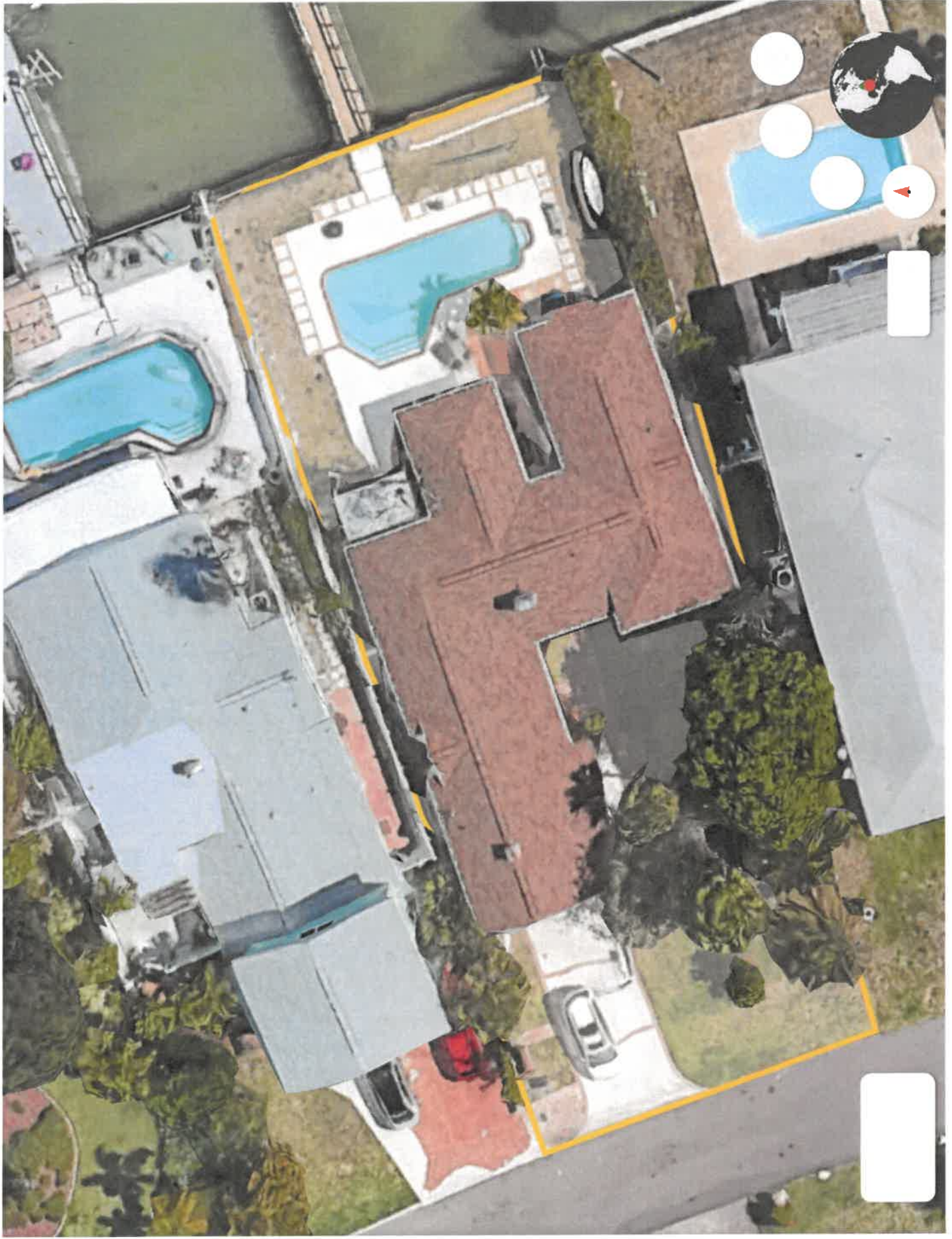
To whom it may concern;

We wanted to provide input on the variance application as requested. We don't have any issue with the city approving a variance for the property owner to install a generator on the side of the house that encroaches on the setback area.

Sincerely,

William and Althea Westerfield
423-509-7088

→ 15538 Redington Dr



100%

10 m

Camera: 81 m 27°48'33"N 82°48'17"W 5 cm