

JAN 13 2023

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name Blake & Jean Marsh		Email	
Address 2078 21 1/8 Street			
City Rice Lake		State WI	Zip 54868-8594
Phone	Fax	Cellular	

Applicant

Name Hager Building Group LLC (Michael Hager- Contractor)		Email Hagerbuildinggroup@gmail.com	
Address 2840 West Bay Dr. #117			
City Belleair Bluffs		State FL	Zip 33770
Phone (727) 687-1805	Fax	Cellular (727) 686 - 5059	

Agent (if applicable)

Name N/A		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 15833 1st Street E, Redington Beach FL 33708	
Legal Description (attach additional sheet if necessary) LONE PALM BEACH 2ND ADD BLK 15, LOT 1 Lot 1, Block 15, Redington Beach Homes, according to the plat thereof, as recorded in plat book 17, page72, of the public records of Pinellas County, Florida.	
Tax Parcel Number 04-31-15-52560-015-0010	Zoning District RS-10

Requested Action:

Describe request and applicable code section:

Petitioner requests a variance of 5' to allow a side line setback of 10' where a side line setback of 15' is required for a corner lot "...abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which such corner lot fronts."

Ref. Appendix A - Zoning, Sec. 5 (b)

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

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

1. What special conditions or circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similarly situated lands, structures or buildings in the same district?

Lot fronts on two streets and abuts a lot fronting on two streets with no lots between the two corner lots.

2. What literal interpretation of the provisions of the applicable code would deprive the Applicant(s) of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code?

That in case of corner lots abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which

such corner lot fronts, as the front is above defined, than the side line restriction on such corner lot is hereby fixed at fifteen (15) feet.

3. What special conditions or circumstances entitles the Applicant to a variance that are NOT self-created by the Applicant or an action taken with the Applicant's prior knowledge or approval?

The language of Sec. 5 (b) is confusing. The engineer originally interpreted the language to mean a setback of 10' is required along 159th Ave and petitioner submitted a preliminary plan for review which was approved for general conformance. In response to question raised by project engineer, building official re-interpreted the language to infer a 15' setback is required. Petitioner has already invested significant funds for architecture based on the original 10' interpretation.

4. Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.

Variance is requested to remedy the very confusing language. There is a similar lot that has just started construction at 102 162nd Ave that had a similar variance approved.

5. Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The proposed structure was designed based on a bona fide error of interpretation of confusing language. The intent of the code is not clear. Had there been a lot between the two abutting corner lots, the setback along 159th Ave would be 10'; however, the setback for the interior lot, between the corner lots, would have been 20'.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

TOWN OF REDINGTON BEACH, FLORIDA

VARIANCE APPLICATION

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 BLAKE MARSH 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: 1-4-2023

Title Holder: Blake Marsh

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

STATE OF ^{WI}FLORIDA)
COUNTY OF ^{Burren}~~PINELLAS~~)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 4th day of Jan, A.D. 2023, by Blake E Marsh who is personally known to me or who has produced M620-0655-8342-00 WI DL as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: Sarah M Dietz expires 3/3/2024

NOTARY SIGNATURE: Sarah M Dietz

NOTARY STAMP



04-31-15-52560-015-0010

[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 13, 2023**[Email Print](#)[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MARSH, BLAKE MARSH, JEAN 2078 21 1/8 ST RICE LAKE WI 54868-8594	1ST ST E REDINGTON BEACH



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Current Tax District: REDINGTON BEACH (RB)

Total Living: SF:

Total Gross SF:

[click here to hide] Legal Description
LONE PALM BEACH 2ND ADD BLK 15, LOT 1

Tax Estimator  File for Homestead Exemption			2023 Parcel Use
Exemption	2023	2024	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
22106/0684	\$380,300	121030277011	A	Current FEMA Maps	20/72

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$324,286	\$158,723	\$158,723	\$324,286	\$158,723

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$207,527	\$144,294	\$144,294	\$207,527	\$144,294

2022 Tax Information**2022 Tax Bill**

2022 Final Millage Rate 15.3220

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Tax District: RB

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

Sale Date	Book/Page	Price	Q/U	Y/I
09 Jun 2022	22106 / 0684	\$500,000	Q	V
09 Jul 2018	20127 / 0902	\$380,000	Q	I
12 Aug 2016	19310 / 2603	\$350,000	Q	I
13 Feb 2014	18355 / 1049	\$175,000	U	I
02 Dec 2009	16772 / 1274	\$140,000	Q	I
1969	03004 / 0599	\$16,000	U	

2022 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant (00)	55x100	6700.00	55.0000	1.0600	\$390,610	FF

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[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). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



JAN 13 2023



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

[Interactive Map of this parcel](#)

[Map Legend](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

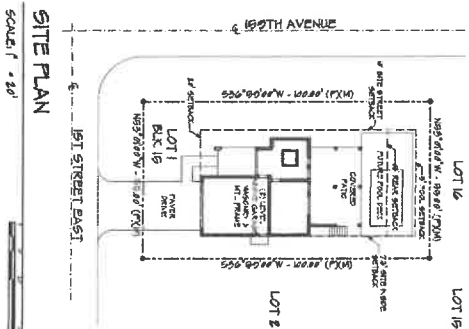
THE LEVESQUE RESIDENCE

PROJECT SUMMARY: SINGLE FAMILY RESIDENCE, TWO STORIES OVER GARAGE. GROUND LEVEL EXTERIOR WALLS IN MASONRY, UPPER LEVEL EXTERIOR WALL IN METAL FRAME. HOLLOW CORE CONCRETE SLAB FOR FLOORS AND ROOF, STUCCO FINISH ON ALL EXTERIOR WALLS



LOCATION MAP

LEGAL DESCRIPTION:
 LOT 16 BEING IN SECOND ADDN TO LONE PALM BEACH
 SUBDIVISION, BEING 100 ACRES OF LAND IN
 SECTION 22, T28N, R18E, S12E, BEING PART OF
 RECORD OF PINELLAS COUNTY, FLORIDA, SEE SURVEY
 FOR COMPLETE DESCRIPTION
 THIS PROPERTY IS LOCATED IN FLOOD ZONE AE2-A, U.S.
 FLOOD INSURANCE RATE MAP, 15893 1ST STREET, W.
 FOR COMPLETE FLOOD INSURANCE INFORMATION
 ZONING REGULATIONS DISTRICT N-2A
 DISTRICT CODES: SINGLE FAMILY RESIDENCE
 FRONT LOT, 16' WIDE, 10' DEEP, 10' DEEP STREET W.
 MAX HEIGHT
 MAX LOT COVERAGE
 MAX BUILDING COVERAGE
 MAX LOT AREA
 MAX LOT AREA
 MAX LOT AREA



SITE PLAN

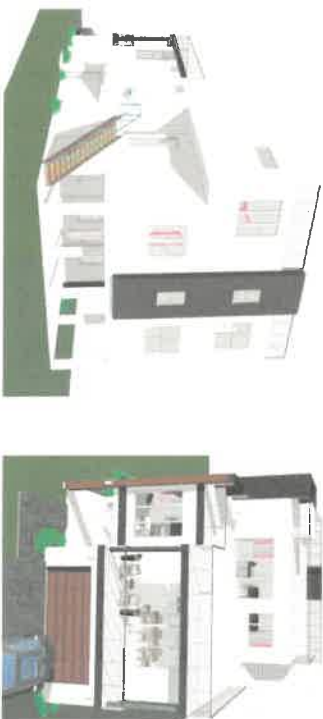
SCALE: 1" = 20'

AREA CALCULATION (sq. ft.):

BUILDING DATA	AREA (sq. ft.)
GROUND	1447
FIRST	1490
SECOND	1481
TOTAL FLOOR	2971
POORING / BASEMENT	5,746
GROUND	980
FIRST	148
SECOND	741
UPPER FLOOR	990
TOTAL FLOOR	2,019
GROUND	842
TOTAL	6,900

SITE DATA

DATA	VALUE
BUILDING COVERAGE	17.95 (%)
POORING	84%
POORING	60%
POORING	30%
TOTAL IMPERVIOUS	2,019 (sq. ft.)



PRELIMINARY
 FOR CONSTRUCTION
 10.23

CONSULTANTS



NEW RESIDENCE FOR
 DEBBIE & JAMES
 LEVESQUE

15893 1ST STREET E
 REDINGTON BEACH
 FLORIDA 33700

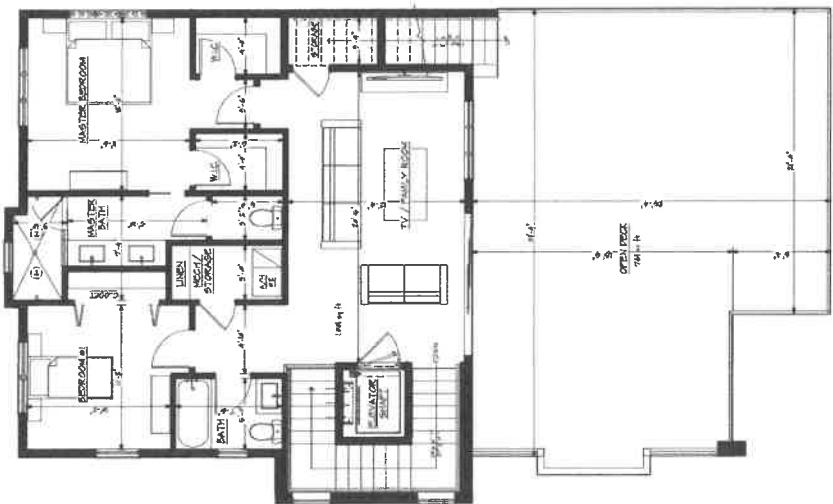
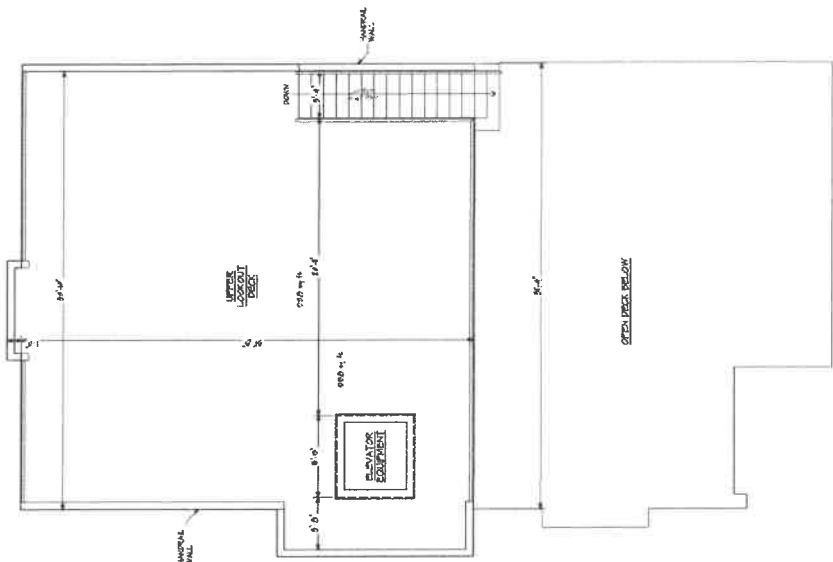
SHEET TITLE
 SITE & LEGAL
 DESCRIPTION

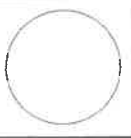
SP-11

SHEET 5 OF 38

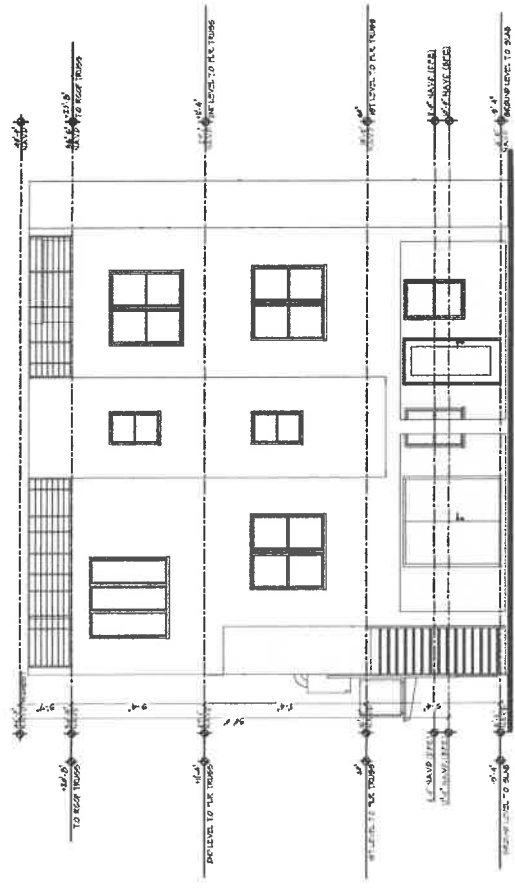
[illegible]

DATE OF ISSUE	11
PROJECT No:	22-15
DRAWN BY:	A.R.
CHECKED BY:	D.P.D.
NO OF SHEET	

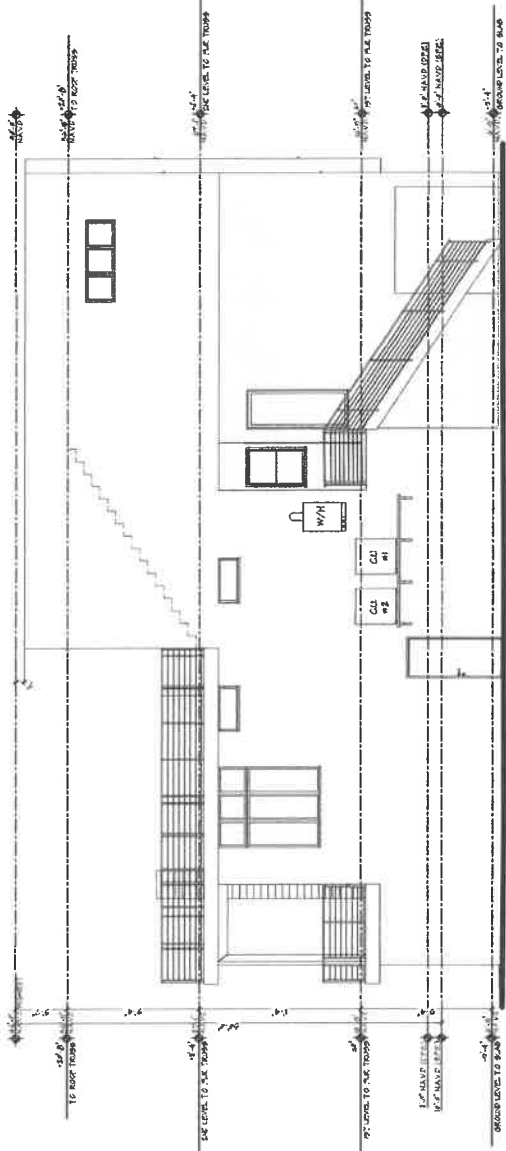




DATE OF ISSUE	11/01/23
PROJECT NO.	23-001
DRAWN BY	AK
CHECKED BY	AK
DATE	11/01/23



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911

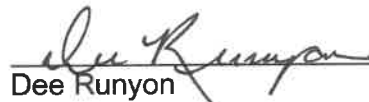
Email address: info@townofredingtonbeach.com

NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION

Property located at 15833 1st Street E. LONE PALM BEACH 2ND ADD BLK 15, LOT 1, as recorded in the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to build a new, single-family home which will encroach into the side setback area 5 feet. Appendix A, Section 5(b) states ***"...that in case of corner lots abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which such corner lot fronts, as the front is above defined, then the side line restriction on such corner lot is hereby fixed at fifteen (15) feet;"***.

As a property owner within 150' of the subject property, you are invited to register your opinion at a Public Hearing to be held **February 16, 2023** at 6:30pm in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Deputy Town 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.


Dee Runyon
Deputy Town Clerk

Date of Notice: January 17th, 2023



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

Run Date: 17 Jan 2023

Subject Parcel: 04-31-15-52560-015-0010

Radius: 150 feet

Parcel Count: 15

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

MAIL: PO Box 1957, Clearwater, FL 33757

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

TERRACCIANO, RALPH J
TERRACCIANO, LINDA J
202 ELKMORE RD
ELKTON MD 21921-7231

SECURITY REALTY & CAPITAL LLC
ATTN: FULLER, DOUG
8341 NW MACE RD STE 200
KANSAS CITY MO 64152-4618

ROLLINS, STEPHEN W
15812 1ST ST E
REDINGTON BEACH FL 33708-1708

SAFFER, JOSEPH BENNETT
SAFFER, KATHERINE DIANE
9000 OLD WATERLOO RD
WARRENTON VA 20186-7533

15812 RBH LLC
15812 2ND ST E
REDINGTON BEACH FL 33708-1714

FORD, KENDRICK T
104 159TH AVE
REDINGTON BEACH FL 33708-1725

FARNUM, PETER E
FARNUM, DELIA G
15810 1ST ST E
REDINGTON BEACH FL 33708-1708

MCANALLY, SEAN
15829 1ST ST E
REDINGTON BEACH FL 33708-1707

FORD, JUSTIN M
15827 1ST ST E
REDINGTON BEACH FL 33708-1707

SMALL HOLDINGS GROUP LLC
215 NORMAN AVE
BROOKLYN NY 11222-3502

FLIP THE BAY LLC
13909 BRIARDALE LN
TAMPA FL 33618-2115

ALLPHIN, CHRIS JAMES
ALLPHIN, LACY
1415 N 1060 E
SHELLEY ID 83274-5366

STEAGALL, BARRY M
STEAGALL, KATHERINE M
15816 1ST ST E
REDINGTON BEACH FL 33708-1708

RISKUS, WILLIAM V
THARPE-RISKUS, MARY A
15906 2ND ST E
REDINGTON BEACH FL 33708-1715

UNGER, GREGORY T
15816 2ND ST E
REDINGTON BEACH FL 33708-1714



TOWN OF REDINGTON BEACH

105-164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

www.townofredingtonbeach.com

Variance request for 15833 1st Street E.

The board of adjustment shall have the following powers and duties:

(1) To authorize upon application in specific cases such variances from the terms of the Town's Code of Ordinances unless otherwise specifically excepted, that as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of those provisions would result in unnecessary and undue hardship.

(2) To consider written applications for a variance when it is demonstrated that:

a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other similarly situated lands, structures, or buildings in the same district; and

b. A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code.

STAFF COMMENT:

The applicant is requesting a variance from Section 5 (b) of Appendix A of the zoning code. The code requires corner lots which abut another corner lot at the rear and not having the same street frontage to be 15 feet. When I first took over for the Town and perform zoning review, my notes from the previous planner that corner lots would have only a 10-foot setback on the street that has the longest street frontage. I conveyed that information to the applicant but subsequently, we interpreted the code differently to require a 15-foot setback. The code states in part, "that in case of corner lots in effect facing upon two (2) streets, the shorter dimension of such lot may be treated as the front, and the longer may be treated as the side line and, in such event, the side line restriction is hereby fixed at ten (10) feet instead of seven and one-half (7½) feet, as above set forth; and provided further, that in case of corner lots abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which such corner lot fronts, as the front is above defined, then the side line restriction on such corner lot is hereby fixed at fifteen (15).

This section doesn't make sense and the new planner is in the process to make all corner lots to have a 10-foot side yard setback (secondary street). I have attached an aerial of the lot. If you look at the abutting home to the rear, it appears that this house barely meets the 10-foot setback, if that.

I have done zoning as a planner and a building official for over 45 years and all of the other towns provide for the same secondary front yard setback regardless how the corner lot is abutting another corner lot.



TOWN OF REDINGTON BEACH

105-164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

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c. No variance shall be granted unless the applicant demonstrates by relevant, competent, and substantial evidence that the following criteria have been satisfied:

1. The property has an unusual hardship not suffered by other similarly situated properties within the same district;

STAFF COMMENT:

As stated above, this property does have an unusual hardship due to the way the code is written.

2. The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the board shall have no legal right to grant a variance.

STAFF COMMENT:

This was not created by the applicant.

3. The requested variance is the minimum variance necessary to permit the reasonable use of the property;

STAFF COMMENT:

The proposed variance is the minimum variance.

4. The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

STAFF COMMENT:

The variance will not confer on the applicant any special privilege.

5. The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

STAFF COMMENT:

Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties



TOWN OF REDINGTON BEACH

105-164th AVENUE

REDINGTON BEACH, FL 33708

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6. The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.

STAFF COMMENT:

The requested variance will not be contrary to the public interest and would be in harmony of the code.

STAFF RECOMMENDATION:

Recommend approval.

Bruce Cooper, CBO, CFM

Building Official



Tax Parcel Viewer

Search 043115525600150020

Name Address



Type here to search

78°F Sunny 3:24 PM 2/7/2023