

**Application
Photos
&
Drawings**

Smith - 16307 - Redington Dr.

FEB 20 2024

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name	Todd & Tobie Smith	Email	redingtontobie@gmail.com
Address	16307 Redington Dr		
City	Redington Beach	State	Florida
Zip	33708		
Phone	Todd 727-403-9560 727-410-6629	Fax	Cellular

Applicant

Name	Todd & Tobie Smith	Email	redingtontodd@gmail.com redingtontobie@gmail.com
Address	16307 Redington Dr		
City	Redington Beach	State	Florida
Zip	33708		
Phone	727-410-6629	Fax	Cellular

Agent (if applicable)

Name	Tim Roney, Roney Design Group, LLC	Email	tim@roneydesign.com
Address	535 Central Avenue, Suite M-1		
City	St. Petersburg	State	Florida
Zip	33701		
Phone	727-822-8600	Fax	Cellular 727-215-2946

General Information

Property Location or Address	16307 Redington Dr., Redington Beach, FL		
Legal Description (attach additional sheet if necessary)	Lot 62, Redington Beach Homes 5th Addition		
Tax Parcel Number	05-31-15-73944-000-0620	Zoning District	

Requested Action:

Describe request and applicable code section:

Request a variance to the front yard setback for a 15' setback where a 20' front setback is required for a new single story side load 2 car garage addition to replace a one car substandard garage. This setback will vary from 15' to 16.58'

The encroachment area = 88.5 square feet of area and is only 21% of the lot frontage and not the entire front yard area.

Appendix A - Zoning, Sec. 5. Building Regulations, (b)

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

Appendix A - Zoning, Sec. 5. Building Regulations, (b)

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- 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?**

The subject lot is an irregular shaped lot due to the curvature of the road, therefore making any development difficult with the varying setbacks. The existing garage is of substandard size and not in keeping with the neighborhood development.

- 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?**

The required 20' setback being offset to the curved roadway, imposes additional hardships to other lots in the same zoning district, making any development difficult.

- 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 existing shape of the property and the original building footprint is not the result of the current owner / applicant.

- 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.**

The pie shape of the property is atypical to the neighborhood in general. Many of the other lots are more rectangular in shape and therefore would not require certain variances for development.

- 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 15' setback is the minimum necessary for the construction of a proper depth 2 car garage, and is in harmony with the redevelopment of the neighborhood in today's market for single family residences having a minimum of two car garages. With the curvature of the lot, the reduced setbacks will be hardly noticed for adjacent properties.

Additionally, the side load feature of the new garage will remove the wide overhead garage door from the main street view further reducing the impact of the requested variance. The new driveway design will reduce the impervious surface area.

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.

FEB 20 2024

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

The following **must** be furnished with this application: [incomplete applications will not be accepted]

- ☐ Completed original application
- ☐ Variance Application fee (\$250.00 NO CREDIT CARDS):
- ☐ Written description of hardship
- ☐ Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless **all** of the following standards are met and are proven by **competent substantial evidence**:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) 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;
- (4) 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 applicable code;
- (5) The applicant has not made a second petition or application for the same request for a period of 120 days from the date of the order on a previous petition or application; and
- (6) The conditions or special circumstances peculiar to the property have not been self-created nor are the result from an action by the applicant or with prior knowledge or approval of the applicant. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise 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 will have no legal right to grant such 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.

FEB 20 2024

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 Todd Smith 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: 2/20/24

Title Holder: Todd Smith

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

Date: _____

Title Holder: _____

STATE OF FLORIDA FL)

COUNTY OF PINELLAS 1)

The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 20 day of February, A.D. 2024, by

Todd Smith who is personally known to me or who has produced FL DL as identification and who did (did not) take an oath.

NOTARY PRINTED NAME: _____

Dee Runyon

NOTARY SIGNATURE: _____

Dee Runyon

NOTARY STAMP





RONEY DESIGN GROUP

CERTIFIED PROFESSIONAL BUILDING DESIGNERS

555 CENTRAL AVENUE, STE. M-1
ST. PETERSBURG, FL. 33701

RORP@RONEYDESIGN.COM
(727) 822-8600

FEB 20 2024
FEB 21 2024

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

NARRATIVE FOR VARIANCE

16307 Redington Drive

REQUEST

Request a variance to the front yard setback for a 15' setback where a 20' front setback is required for a new single story side load 2 car garage addition to replace a one car substandard garage. This setback will vary from 15' to 16.58'. The encroachment area = 88.5 square feet of area and is only 21% of the lot frontage and not the entire front yard area.

HARDSHIP

The subject lot is an irregular shaped lot due to the curvature of the road, therefor making any development difficult with the varying setbacks. The existing garage is of substandard size 17'-8 in depth which is not suitable for current car lengths and not in keeping with the neighborhood development. The existing front of the garage meets the 20' front setback, however, without a variance to the side and front, a proper sized garage cannot not be designed. We have proposed a side load garage in order to mitigate the proposed encroachment into the front setback and are not asking for a side yard variance.

The existing shape of the property and the original building footprint is not the result of the current owner / applicant.

FEB 21 2024

Google Maps 16312 Redington Dr



Image capture: Feb 2021 © 2022 Google

Redington Beach, Florida

Google

Street View - Feb 2021



Letters to neighbors

150' radius



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 07 Mar 2024

Subject Parcel: 05-31-15-73944-000-0620

Radius: 150 feet

Parcel Count: 11

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.



mailed 2/21/24

Town of Redington Beach
105 164th Avenue, Redington Beach, FL 33708
Email: info@townofredingtonbeach.com
Phone: 727-391-3875

NOTICE OF PUBLIC HEARING VARIANCE APPLICATION

Property located at 16307 Redington Drive, REDINGTON BEACH HOMES 5TH ADD LOT 62, as recorded in plat book 27 page 44 of the Pinellas County Official Records. Property owner is requesting the Board of Adjustment approve a variance to the front yard setback for a 15' setback where a 20' front setback is required to construct a new single story side-load two car garage addition. This setback will vary from 15' to 16.58'. Appendix A – Zoning section -5 building regulations (b) of the Town's Code of Ordinances states, ... *"no building, nor any portion thereof, including porches, balconies, cornices or other permanently fixed decorations, shall approach nearer than twenty (20) feet to the line of roadway or street abutting the building lot"*...

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 March 21st, 2024 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 Clerk stating your reasons for your opinion. This letter should be mailed or emailed to 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 Clerk
Town of Redington Beach, FL

Date of Notice: February 21, 2024

mailed 2/21/24

JAKUBOWSKI, PAUL W & OLGA N INTER VIVOS
REV TRUST
JAKUBOWSKI, PAUL WITOLD TRE
16745 BAY CLUB DR
CLERMONT, FL 34711-8137

RICART, RICK
RICART, AMY
3431 MYRTLE HILL DR E
LAKELAND, FL 33811-1908

SKJOLDAGER, NIELS CHRISTIAN
SKJOLDAGER, SHAWN TAY MICHELLE
16311 REDINGTON DR
REDINGTON BEACH, FL 33708-1547

TRUEBLOOD, JAMES W
TRUEBLOOD, DEBBIE L
16305 REDINGTON DR
REDINGTON BEACH, FL 33708-1547

TRAHEY, GARY M
TRAHEY, PATRICIA
16301 REDINGTON DR
REDINGTON BEACH, FL 33708-1547

CAWTHON, CHERYL A
PERSZYK, SARA L
16312 REDINGTON DR
REDINGTON BEACH, FL 33708-1548

BOTTORFF, KEVIN LEE
MCINTYRE-BOTTORFF, BARBARA ELAINE
16446 REDINGTON DR
REDINGTON BEACH, FL 33708-1550

ZENISEK, KENNETH J
ZENISEK, CONNIE M
40W 977 WHITNEY RD
ST CHARLES, IL 60175-8546

ECKEL, BRADLEY H
MUELLER-ECKEL, TARA LYNN
5875 BAY PINES LAKES BLVD
ST PETERSBURG, FL 33708

REGAN, ANDREA J
16450 REDINGTON DR
REDINGTON BEACH, FL 33708-1550

BECK, CHARLES J
16303 REDINGTON DR
REDINGTON BEACH, FL 33708-1547

SafeBuild Staff Report



TOWN OF REDINGTON BEACH

105-164th AVENUE

REDINGTON BEACH, FL 33708

PHONE: 727-391-3875

FAX: 727-397-6911

www.townofredingtonbeach.com

March 6, 2024

The Board had previously approved this variance but they didn't submit their permit within the required time frame. Below is my previous report which has not changed.

Variance request for 16305 Redington Drive.

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 has indicating that the lot is an irregular shape lot due to the curvature of the road. This is not peculiar to this immediate area and in fact the majority of the lots on Redington Drive have the same situation. Setbacks are to provide a uniform area along front, side and rear yards.

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:

This property has no unusual hardship.



TOWN OF REDINGTON BEACH

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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:

There is no hardship.

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

STAFF COMMENT:

The requested variance is not reasonable since there is no hardship or special conditions that are peculiar.

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 requested variance will confer special privilege since other lots on the same street must adhere to the minimum setback.

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 is not depriving the applicant of rights commonly enjoyed by other owners



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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:

Granting of this variance is not in harmony with the general intent and purpose of the code. The required setback is to provide a uniform area between the street and the house.

STAFF RECOMMENDATION:

Since there is no special conditions or circumstances that are peculiar to this lot, staff recommends denial.

Bruce Cooper, CBO, CFM

Building Official