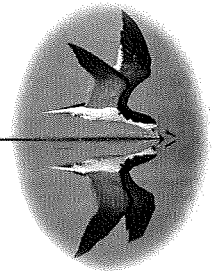


# Town of Indian Shores

19305 Gulf Boulevard, Indian Shores, FL 33785  
ph 727.595.4020 fax 727.596.0050

www.myindianshores.com



## BOARD OF ADJUSTMENT

AGENDA - 20 July 2015

BEGINS 3:00 PM

### ITEM NO.

- 1.0 Organization of Officers:  
Nomination of Chairperson
- 2.0 **PUBLIC HEARING:** Consideration of a request from CMLTG LLC, located at 19519 Gulf Blvd. Indian Shores, Florida 33785 (Dolphin Key), for a variance from Section 110-422. (d)(3) - Location of parking spaces.

- Sec. 110-422. (d) (3) - Location of parking spaces.

(d) All off-street parking areas shall be designed, constructed, and maintained in accordance with the following:

(3) Parking lots shall be located behind or to the side of the building. For building lots that have double street frontage the parking areas shall be located away from pedestrian and bicycle oriented streets so that access to the structure can be gained by pedestrians or bicycles without traveling through a parking area. When no other pedestrian access is available to the main building entrance pedestrians must be accommodated by continuous landscaped walkways, where feasible, distinguished from driving surfaces by separate paving materials. Sidewalks crossing driveways must be maintained as continuous, unbroken by driving surfaces such as asphalt extending from parking areas.

  
Elaine Jackson, MMC  
Town Clerk

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

James J. Lawrence  
Mayor

Patrick C. Soranno  
Vice Mayor

Michael "Mike" Petrucci  
Councilor

Diantha Schear  
Councilor

William F. Smith  
Councilor

Bonnie Dhonau  
Town Administrator

Terry E. Hughes  
Chief of Police

Walter H. Pierce, III  
Director of Finance  
and Personnel

Elaine N. Jackson, MMC  
Town Clerk

Robert J. Metz, Jr.  
Town Attorney

Malcolm Green  
Building Official

TOWN OF INDIAN SHORES, FLORIDA

BOARD OF ADJUSTMENT AND APPEALS

1. Application for: Application No.: BAA-\_\_\_\_\_

Administrative Review (Sec. 110-63, Indian shores Code)
It is alleged that there is error in any order, requirement, decision of determination made by an administrative official in the enforcement of Chapter 110 or any applicable building ordinance, code or regulation as provided in Sec. 110-63.

Special Exception (Sect. 110-81, Indian Shores Code)
A zoning use that would not be appropriate generally or without restriction throughout the particular zoning district or classification, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, morals and the general welfare.

[check] Variance (Sec. 110-84, 110-87 to 110-88, Indian Shores Code)
Request for variance from the terms of Chapter 110 or the applicable building ordinances, codes and regulations as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of Chapter 110 or such ordinances, codes and regulations would result in unnecessary and undue hardship as provided in Sec. 110-84.

2. Name (if any), Address, and Legal Description of Real Property involved in Appeal:

Property Name: Proposed New 30 unit Condominium.
Property Address: 19519 GULF BLVD Indian Shores Fl.
Legal Description: See Attached / Parcel ID 24.30.14.42912.006.0240
Building Permit Application No. \_\_\_\_\_

3. Owner of Property

Name: CMLTG LLC
Mailing Address: P.O. Box 152
City Largo State Fl. Zip 33779
Bus. Telephone (727) 330.7772 Res. Telephone (727) 638.4892

4. Applicant (If not the owner of property involved in appeal)

Name ROBERT E. LYONS manager / CMLTG LLC

Mailing Address P.O. Box 152

City Largo State Fl. Zip 33779

Bus. Telephone (727) 330-7772 Res. Telephone \_\_\_\_\_

\_\_\_\_\_ Acting as Agent for Owner: \*\* (yes) or  (No)

\*\*Copy of letter designating applicant as agent must be submitted with this application.

5. Specific provisions of Indian Shores Code involved in appeal:

Request A Variance from Section 110-422-(d)(3),  
which requires parking lots be located Behind  
or to the side of the Building

6. Appeal: (Concise and specific statement of issues(s) on which Board is requested to give a favorable decision.)

Due to the irregular shape of the lot the  
Building could not be located on the front  
of the lot and rotation of the Building would not  
allow any better front view. Reduction of the Building size would  
in effect reduce the density allowed.

7. Names and Mailing Addresses of All Affected.

Property Owners and Residents:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Names of members of Town's Staff who are requested to be present at the Board's public hearing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

