

## MANATEE COUNTY BOARD OF ZONING APPEALS

August 19, 1965

The regular meeting of the Manatee County Board of Zoning Appeals was held on Thursday, August 19, 1965 at 1:30 P.M., with Chairman Wilder presiding. Board members present were: Messrs. Oscar Smith, Sr.; Verl Fielding; D. Vincent Wilder; Kenneth Pfister; Frank Larsen; and W. W. Townsend. Also present was Mr. Carroll L. LaMar, Zoning Administrator.

A-195                    ONECO ORNAMENTAL IRON WORKS, Mr. Walter S. Semdy, 5413 15th Street East, Bradenton, Florida, petition for variance of Section V, Par. D (2), C-1 Commercial District, which requires a setback of 10 feet from the sidelines. Petitioner requests a variance of 3 feet to permit construction of addition to present building 7 feet from each sideline. Property is described as:  
Beginning 197 ft. south and 50 ft. east of the N/W cor. of the N/W 1/4 of the N/W 1/4, go south 45 ft.; east 270 ft.; north 45 ft., and west 270 ft. to P.O.B., located in Sec. 18; Twp. 35S; Rge. 18E.

Mr. Semdy stated that he wanted to put an addition on the present building which is now 30 feet wide. He stated that the lot was only 45 feet wide, therefore did not have enough land on which to build.

Mr. Wilder asked Mr. Semdy how far the present walls are from the north side of the property. Mr. Semdy stated that it was 7½ feet. Mr. Wilder asked Mr. Semdy if he wanted to put an addition on the front and rear. Mr. Semdy stated that the front would be an addition, however, at the rear he only wished to add an overhang.

Mr. Semdy stated that the addition would be 66 feet from the front property line, and that the addition on the north side

would not extend beyond the present building.

Mr. LaMar stated that all papers were in order and that one objection had been received by letter. (letter in file).

Mr. Pfister moved, Mr. Smith seconded that the public hearing be closed. Motion carried.

PUBLIC HEARING CLOSED.

Mr. Townsend moved, Mr. Smith seconded that it is the finding of this Board, based upon the evidence and a personal visit to the area, that the granting of this variance will not materially change the character or quality of the neighborhood, and that the strict application of the provisions of the Zoning Ordinance would result in an unnecessary hardship to the applicant, inconsistent with the general purpose and intent of the Ordinance. It is, therefore, the decision of this Board that the variance as requested be granted, to wit: That the petitioner be permitted to construct an addition to the present building to within 7 feet of the north and south property lines, instead of 10 feet as required by the Ordinance, thereby granting a variance of 3 feet, and provided that the addition does not extend beyond the existing building on either the north or south property lines.

Mr. Wilder polled the Board. Voting as follows.

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Mr. Townsend-'Aye'; Mr. Smith-'Aye'; Mr. Fielding-'Aye'; Mr. Larsen-'Aye'; Mr. Pfister-'Aye'; Mr. Wilder-'Aye'. Motion carried.

APPROVED.

RESOLUTION OF VARIANCE

The above-styled matter coming on for Public Hearing before the Board pursuant to due Public Notice, and the Board having heard and considered the evidence presented by the Petitioner, and by members of the Public who desired to present the same, it is thereupon found:

1. That a literal enforcement of the Manatee County Zoning Ordinance would result in an unnecessary and undue hardship upon the Petitioner.

2. That the plight of the Petitioner is due to unique circumstances not created by the Petitioner or by his predecessor in title.

3. That the variance sought will observe the spirit of the Zoning Ordinances of Manatee County, Florida, and will not be contrary to the Public interest.

It is, therefore, Resolved by the Board that the above-styled petition be and the same hereby is approved, and the variance sought be and the same hereby is granted, to wit:

That the petitioner be permitted to construct an addition to the present building to within 7 feet of the north and south property lines, instead of 10 feet as required by the Ordinance, thereby granting a variance of 3 feet,

and provided that the addition does not extend beyond the existing building on either the north or south property lines.

DONE THIS 19th DAY OF August, 1965.

BY: Kenneth L. B. [Signature]

BOARD OF ZONING APPEALS OF  
MANATEE COUNTY, FLORIDA

A-196 WATER SPORTS CENTER, J. Lloyd Jones, Agent, 3401 14th Street West, Bradenton, Florida, petition for variance of Section V, Par. D (4), C-1 Commercial District, which requires a setback of 10 feet on each side and 25 feet each front. Petitioner requests a variance to permit construction to property line on south line and east line. Property is described as: Lots 1 and 2, Block 2, Tamiami Florida Park, located in Sec. 2; Twp. 35S; Rge. 17E, as recorded in Plat Book 5, Page 36, of the Public Records of Manatee County, Florida.

(Mr. Garthwait, the owner of Water Sports was on vacation and his contractor who was to act as his Agent was unable to attend).

Mr. Sam Hardy, 5106 42nd Avenue West, Bradenton, Florida, was present, however, the information that the Board requested from him was incomplete and he was unable to answer needed question by the Board. On that basis, the hearing was continued until the meeting of September 16, 1965.

Meeting adjourned 2:15 P.M.

Approved:

BY: Kenneth L. B. [Signature]

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