

MANATEE COUNTY BOARD OF ZONING APPEALS

November 4, 1965

The regular meeting of the Manatee County Board of Zoning Appeals was held on Thursday, November 4, 1965, at 1:30 P.M. The following members were present. Messrs. W. W. Townsend; Oscar Smith, Sr.; Verl Fielding; Kenneth Pfister; Frank Larsen; and Chairman, D. Vincent Wilder. Also present was Mr. Carroll L. LaMar, Zoning Administrator.

Mr. Wilder stated that the motion in the Minutes of September 16, 1965, regarding a determination of what constitutes a second-family dwelling should be corrected by deleting the words 'single family' from the last sentence of the motion.

Mr. Pfister moved, Mr. Larsen seconded that the Minutes of the meeting of September 16, 1965, be approved, after correction. Motion carried.

APPROVED.

PUBLIC HEARING

A-199 PALMETTO CANNING COMPANY, E. J. Vehnekamp, Agent, petition for variance of Sec. VI, Par. 20 G (b), which requires setback of 15 feet for a sign. Petitioner requests variance of 15 feet to permit erection of a sign on the front property line. Property is described as: Beginning 553 ft. N of SE cor. of Section 2, Twp. 34S, Rge. 17E, thence N 434 ft. to NE cor. of G. N. Brown land, thence W 502 ft., S 434 ft., E 502 ft., to point of beginning, less Hwy. 68 ft. Property is located on the west side of the intersection of U.S. 19 and U.S. 41, across from the Ramada Inn.

Mr. E. J. Vehnekamp, Florida Sign Company, appeared representing Palmetto Canning Company. He stated that they had notified all of the surrounding property owners and had received correspondence from all except one, stating that they had no objection. He stated that this one owner had misunderstood the problem and thought they were requesting permission to put a sign on his property.

(Mr. Stanley Laske, 814 10th Avenue, Palmetto, Florida, stated that he had received a telephone call from The Quaker Company, who stated that they had no objection to the sign.) (letter in file).

Mr. Vehnekamp stated that the roadbed had been moved farther away from the property line and that this was causing a hardship, as the visibility has been drastically reduced.

He stated that the driveway had to be changed and that since the changing of the road that they were limited more or less to customers in the southbound traffic. He stated that the Palmetto Canning Company, although they manufacture jellies, etc., depend almost entirely on a retail business, such as gift boxes of their products, gift certificates, etc.

Mr. Vehnekamp presented a sketch showing the size and type sign, consisting of a double-faced sign of 256 square feet.

Mr. Vehnekamp stated that the sign would be 16 feet from the ground and that there would be no problem of visibility. He stated that they were extending the height of the sign as the divider strip in the highway had been landscaped and had cut off the view of the present sign.

There were no objectors in the audience.

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

PUBLIC HEARING CLOSED.

Mr. Fielding moved, Mr. Pfister 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:

To permit the Palmetto Canning Company to erect a sign of 256 square feet on the east property line, being the westerly line of the highway, with the stipulation that such sign shall not be closer than 57 feet to the owner's north property line and no nearer than 192 feet from the south property line, and that the following Resolution be adopted.

CCD146

(Property described as: Beginning 553 ft. N of SE cor. of Section 2, Twp. 34S, Rge. 17E, thence N 434 ft. to NE cor. of G.N. Brown land, thence W 502 ft., S 434 ft., E 502 ft., to point of beginning, less Hwy. 68 ft.).

Mr. Wilder polled the Board. Voting as follows: Townsend-'Aye'; Smith-'Aye'; Fielding-'Aye'; Pfister-'Aye'; Larsen-'Aye'; Wilder-'Aye'. Motion carried.

VARIANCE GRANTED.

RESOLUTION OF VARIANCE

In Re: Petition Palmetto Canning Company, E. J. Vehnekamp, Agent.

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:

To permit the Palmetto Canning Company to erect a sign of 256 square feet on the east property line, being the westerly line of the highway, with the stipulation that such sign shall not be closer than 57 feet to the owner's north property line and no nearer than 192 feet from the south property line.

(Property described as: Beginning 553 ft. N of SE cor. of Section 2, Twp. 34S, Rge. 17E, thence N 434 ft. to NE cor. of G.N. Brown land, thence W 502 ft., S 434 ft., E 502 ft., to point of beginning, less Hwy. 68 ft.).

DONE THIS 4TH DAY OF November, 1965.

BY: Kenneth Z. Bristle
BOARD OF ZONING APPEALS OF
MANATEE COUNTY, FLORIDA.

Meeting adjourned 2:15 P.M.

Approved:

Kenneth Z. Bristle
Secretary

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