

MANATEE COUNTY BOARD OF ZONING APPEALS

March 31, 1980

The regular meeting of the Manatee County Board of Zoning Appeals was held on Monday, March 31, 1980 at 1:30 P.M. in County Commission Chambers, Manatee County Courthouse with Chairman Thomas Stewart presiding. All members of the Board were in attendance. Mr. D. E. Fulford of the Enforcement Branch of the Planning and Development Department was also present.

The meeting was opened by the Pledge of Allegiance to the Flag.

Mr. Stewart called for the election of officers for the coming year.

Mr. Pfister made nomination for Mr. Thomas Stewart as Chairman, seconded by Brenda Crosthwait, all members in favor.

Mr. Pfister made nomination for J. Stanley Whichel as Vice-Chairman, seconded by Brenda Croswaith, all members in favor.

Mr. Pfister made nomination for Brenda Crosthwait as Secretary, seconded by J. Stanley Whichel, all members in favor.

Mr. Fulford read Proof of Publication of A-476.

A-476 DR. OWEN M. MCCARTHY, Property Owner, 6118 Riverview Boulevard West, Bradenton, Florida, Marine Contractors, Agent, request for a variance of 200 ft. on the North property line to allow construction of a T-shaped dock, boathouse and hoist to extend 250 ft. out into the water. Section VI, Paragraph 21(B), Page 127 of the Manatee County Zoning Ordinance permits projection of docks 50 ft. from the shoreline. Property is described as: Lots 2,3,4,5 of L. G. Buck Subdivision, Section 20, Township 34, Range 17, located at 6118 Riverview Boulevard West, Bradenton, Florida.

Charles Feid, representing Ned Sellars, doing business as Marine Contractors, was present. The reason we need a variance going out into the water such a length is because of the shallow water there. I have measured and had to go out 250 ft. to hit two feet of water. There have been or are docks of 250 ft. in length in the area. We need written permission from this Board to send to Tampa to the environmentalists.

Mrs. Crosthwait advised she lives in the area and is familiar with the property and that you need at least 250 feet in that area.

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Mr. Stewart asked if this would be the customary type of construction with open pilings.

Mr. Feid: "Yes. There will be a flat roof on the structure with stairs going to the roof. There will be no walls to enclose it, I don't think.

Charles Fitt, 6208 Riverview. Neither for nor against, just inquiring as to the nature of the request as an interested property owner.

Mr. Stewart inquired as to the height of the deck of the boathouse.

Mr. Feid: "I'm not sure, maybe 12 or 15 feet."

Mr. Pfister: "I don't think this structure should be enclosed. I don't think there should be any sides on it."

Mr. Fitt asked Mr. Feid to point out on the map exactly where the dock is going to go. Mr. Feid advised that it will be on the west side of the property.

Public Hearing Closed.

Mr. Pfister motioned for approval of A-476 provided that no side walls be put on the structure, just a roof. Mr. Whichel seconded the motion

A variance of 200 ft. on the North
Property line to allow construction of
T-shaped dock, boathouse and hoist to
extend 250 ft. out into the water.

Motion carried unanimously in favor of granting the petition.

VARIANCE GRANTED

RESOLUTION OF VARIANCE

IN RE: DR. OWEN M. McCARTHY, Property Owner, 6118 Riverview Boulevard West, Bradenton, Florida, Marine Contractors, Agent, request for a variance of 200 ft. on the North property line to allow construction of T-shaped dock, boathouse and hoist to extend 250 ft. out into the water. Section VI, Paragraph 21(B), Page 127, of the Manatee County Zoning Ordinance permits projection of docks 50 ft. from the shoreline. Property is described as: Lots 2, 3, 4, 5 of L. G. Buck Subdivision, Section 20, Township 34, Range 17, located at 6118 Riverview Boulevard West, Bradenton, Florida.

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, therefore, found that a literal enforcement of the Manatee County Zoning Ordinance would result in an unnecessary and undue hardship upon the petitioner.

It is therefore, RESOLVED BY THE BOARD that the above-styled petition be granted, to wit:

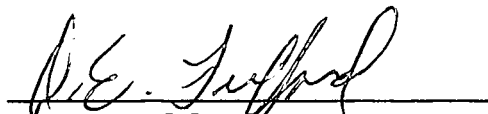
A variance of 200 ft. on the North property line to allow construction of T-shaped dock, boathouse and hoist to extend 250 ft. out into the water.

DONE THIS 31st DAY OF MARCH, 1980.

BY 

CHAIRMAN, BOARD OF ZONING APPEALS
MANATEE COUNTY, FLORIDA

ATTEST:


D. E. Fulford, Secretary

Mr. Fulford read Proof of Publication for A-477.

A-477 PAUL B. AND JOAN C. STEWART, 1808 - 54th Street Court West, Bradenton, Florida, Property Owners, request a variance to increase the height of a privacy (solid) fence from 3½ ft. to 5 ft.,

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Section V, Paragraph G, Zone R-1A permits a fence to be 3½ ft. in the required front yard, per Manatee County Zoning Ordinance. Property is described as: Lot 19, Lake Forest Estates Subdivision, Section 32, Township 34, Range 17, located at 1808 - 54th Street Court West, Bradenton, Florida.

Paul Stewart present for questions. I have two front yards. I have put in a swimming pool and would like to put a 5 ft. fence around it.

Tom Stewart: "I note that this is just a theoretical street that gives rise to the double front. Is that strip used for anything at all?"

Paul Stewart: "Basically for utilities."

Tom Stewart asked how far forward to the east from the back line is the fence to go.

Paul Stewart, "On the south side it comes up to the back of my house and on the north side it comes up probably about 10 ft. from the back of my house to enclose my pool filter system. On the south side it ran 44 ft. and on the north side it was about 48 ft.

Public Hearing Closed.

Mr. Pfister motioned for approval of A-477 and Mrs. Crosthwait seconded the motion

A variance permitting a solid 5 ft. fence on the westerly 60 feet of the property.

Motion carried unanimously.

VARIANCE GRANTED

RESOLUTION OF VARIANCE

IN RE: PAUL B. AND JOAN C. STEWART, 1808 - 54th Street Court West, Bradenton, Florida, Property Owners, request a variance to increase the height of a privacy (solid) fence from 3½ feet to 5 feet, Section V, Paragraph G, Zone R-1A, permits a fence to be 3½ ft. in the required front yard, per Manatee County Zoning Ordinance. Property is described as: Lot 19, Lake Forest Estates Subdivision Section 32, Township 34, Range 17, located at 1808 - 54th Street Court West, Bradenton, Florida.

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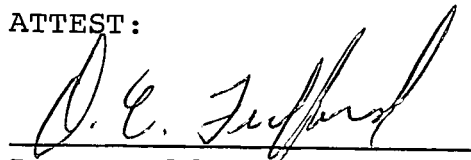
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DONE THIS 31st DAY OF MARCH, 1980.

BY 

CHAIRMAN, BOARD OF ZONING APPEALS
MANATEE COUNTY, FLORIDA

ATTEST:


D. E. Fulford, Secretary

Chairman Stewart declared the meeting adjourned at 2:00 P.M.

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