

MANATEE COUNTY BOARD OF ZONING APPEALS

December 15, 1980

The regular meeting of the Manatee County Board of Zoning Appeals was held on Monday, December 15, 1980, at 1:30 P.M. in County Commission Chambers, Manatee County Courthouse with Chairman, Thomas Stewart presiding. All members were present. 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 advised that the first order of business would be A-499 - Edward Cox. This is an item that was deferred at the December 1, 1980 Board of Zoning Appeals meeting.

Mr. Edward Cox advised he would like to put a carport on his home. He presented letters from the neighbors on both sides and directly in back of him stating they have no objection to this carport.

Mr. Stewart: Now, you want to build 2 feet from the property line and the normal is a side setback of 8 feet. So you really need a 6 foot variance.

Mr. Pfister: Mr. Cox, when did you purchase the property?

Mr. Cox: August 1, 1980.

Dick Breeze: I don't believe we have established a hardship.

Mr. Cox: Well, the hardship is my age and I have no protection against the sun and the rain coming in there. It is also an energy saver. We will have a little more shade and protection from the elements.

Mr. Crosthwait: That will only be a cover though - with no sides.

Mr. Cox: Right, open on the sides.

David Fulford advised he has copies of the Notice to Owners of Affected Property with No Objection written on them from Mrs. Galles, 426 - 40th St. Ct. NW, M. Cronk, 4007 - 5th Ave. N.W. and H. J. Worley, 3912 - 4th Ave. N.W.

Public Hearing Closed.

Mr. Pfister: Can we control construction? Can we say that it can not be enclosed?

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Mr. Stewart: Yes I think so. If the Board feels that is essential to granting the variance then I think we have the right to put that in there.

Mr. Pfister made a motion to grant the variance for A-499 and Mr. Crosthwait seconded the motion.

Dick Breeze: I would feel better with a 10 foot structure which would leave a four foot setback.

Mr. Pfister withdrew his previous motion and Mr. Crosthwait withdrew his second.

Mr. Pfister made a motion for a variance of 4 feet to reduce the side setback to 4 feet with the provision that the only structure that the Board will allow will be an open sided, open back structure.

Dick Breeze seconded the motion for:

A variance to reduce the side setback to 4 feet to allow construction of an open sided, open back structure.

Motion carried in favor of granting the petition.

VARIANCE GRANTED

RESOLUTION OF VARIANCE

IN RE: Edward Cox, Property Owner, 4015 - 5th Ave. NW, Bradenton Fla. Request a variance of 4 feet to reduce the required side setback from 8 feet to 4 feet to allow construction of an open sided, open back carport. Section V, R-1, Paragraph D.(2), of the Manatee County Zoning Ordinance, requires 8 foot side setback. Property is described as: Lot 7, Block D, Riverside Terrace Subdivision and located at 4015 - 5th Ave. N.W., 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 literal enforcement of the Manatee County Zoning Ordinance would result in an unnecessary and undue hardship to the petitioner.

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Pages 493-494
Missing

Pages 497-500
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