

MINUTES  
MANATEE COUNTY BOARD OF ZONING APPEALS  
SEPTEMBER 9, 1985

A regular meeting of the Manatee County Board of Zoning Appeals was held on September 9, 1985, at 1:30 p.m. in the County Commission Chambers of the Manatee County Courthouse.

Members present were Richard Breeze, Chairman, David Montgomery and Albert Conyers. Frank Eldridge and John Sands were absent. Meredith Wheeler attended for the Planning Department.

The meeting opened with a Pledge of Allegiance to the Flag.

I. REQUESTS FOR VARIANCES

1. VA-85-19 - THOMAS AND DIANE PARKS

Meredith Wheeler gave the presentation for the Planning Department, and Thomas Parks, the applicant, was present to answer any questions.

Albert Conyers made a motion to deny the variance due to non-conformity, which was seconded by David Montgomery. Motion carried unanimously. Reasons given for the denial include lack of demonstrated hardship. Because there is an existing residence on the site, all reasonable use of the property has not been denied.

2. VA-85-21 - FLYNN L. AUCHEY

Atty. John Dart attended to represent Mr. Auchey.

Albert Conyers moved to defer for more information, so that the County may obtain stamped copy of the survey, in order to examine the exact location of the drainage easement, pool cage, structure, etc. It was unanimously agreed to defer.

3. VA-85-25 - MIDWAY CHURCH OF CHRIST

Meredith Wheeler made the presentation for the Planning Department, and a church representative was present to answer questions.

David Montgomery made a motion to approve the variance. Reasons stated for approval include a finding that approval of this variance will not go against any Manatee County law or ordinance and will not increase the likelihood of flood-related damage to the property. Due to the depressed location of the existing structure and the entire site, elevating the new addition will impede the natural flood of stormwater and flood water, increasing damage to the area. Because this site is a church, a specific-use structure with special site design and facilities, there is no reasonable alternative use to the site. The design of the existing structure is such that it would be impossible to engineer an addition at a higher elevation. There being no reasonable alternative to the use of the site, and the structure being too small to meet the church's needs, Albert Conyers seconded the motion, which was approved unanimously.

4. VA-85-26 - WILLIAM AND SHIRLEY SMITH

Applicant William G. Smith of 994 Spoonville Road E. was present.

David Montgomery moved to deny the variance on the basis of no lack of alternative reasonable use. Albert Conyers seconded the motion. Because the vote was not unanimous, the matter was subsequently deferred to October 14, 1985.

5. VA-85-27 - DONALD AND JOANN MEILLNER

Applicant Donald Meillner was present.

Albert Conyers made a motion to approve the variance, with a stipulation regarding maintenance of the visibility triangle. The stipulated hardship was the unusual nature of the lot, possessing three front yards. Motion was seconded by John Sands and carried unanimously.

6. VA-85-28 - EDWARD J. ALIZIERI AND GEORGE T. SMITH

No relative correspondence had been received.

Mr. Edward J. Alizieri of 6909 - 22nd Avenue West, Bradenton, appeared in behalf of the applicants.

James Sandrich of the Flamingo Cay Association stated he had no objection to the variance.

Jerry Gordon owns a condominium adjacent to the property, and stated that the property value had gone down and he is in support of Mr. Alizieri's plans.

John Sands made a motion to deny the variance, which was seconded by Albert Conyers and carried unanimously.

Reasons for the denial included that the additional floor area will result in greater potential for flood damage. Also cited was precedence set in a previous variance for Dr. Lieberman, where the plans were revised to only allow construction of non-living area below the required flood plain elevation.

7. VA-85-29 - WILLIAM ROY OWEN

Applicant William R. Owen and David Windham of 409 - 28th Street West were present.

David Montgomery moved to deny the variance. This was seconded by Albert Conyers and carried unanimously.

The reason cited for the denial was that there is an existing residence on the property; therefore, there is a reasonable alternative use to allowing a non-conforming new addition.

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8. VA-85-30 - HERBERT C. ARNOLD

Applicant Herbert C. Arnold was present.

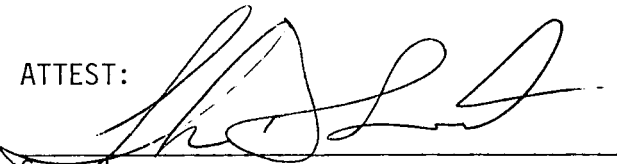
Albert Conyers made a motion to approve the variance, which was seconded by David Montgomery and unanimously approved.

The meeting adjourned at 3:30 p.m.

MANATEE COUNTY BOARD OF ZONING APPEALS

  
Richard Breeze, Chairman

ATTEST:

  
Secretary