

City of Tarpon Springs, Florida

Board of Adjustment
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

BOARD OF ADJUSTMENT AGENDA WEDNESDAY, MARCH 26, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

4. APPLICATION(S)

a. #24-82 - Gialousis

Variance to allow a nonconforming lot of record to be built upon for the purpose of constructing a single-family home.

Location: West side of N. Disston Avenue, approximately 58 feet north of the E. Center Street intersection

5. CONSENT AGENDA

a. Minutes from meeting of February 26, 2025, for approval.

6. BOARD AND STAFF COMMENTS

7. ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to akeen@ctsfl.us.



MINUTES
Board Of Adjustment
CITY OF TARPON SPRINGS, FLORIDA
March 26, 2025

THE Board Of Adjustment OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Wednesday, March 26, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Joanne Reich
Vice-Chairperson Timothy Grossman
Member Jacqui Turner
Alternate 1 Robert Wood

ABSENT/EXCUSED: Alternate 2 Karl Fuchs

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Ethan Evans, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Reich called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Evans read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

4. APPLICATION(S)

a. **#24-82 - Gialousis**

Variance to allow a nonconforming lot of record to be built upon for the purpose of constructing a single-family home.

Location: West side of N. Disston Avenue, approximately 58 feet north of the E. Center Street intersection

Staff:

Mrs. Keen provided background information and indicated that based on the evidence available at the time this report was prepared, staff recommended approval of the nonconforming lot of record.

Applicant:

Pantelis Mastrovasilis, 58 W Center Street, noted that he was going to build a home according to the setbacks.

Public:

Rory Kamenicky, 255 N Disston Avenue, noted that he and his wife were in favor of approval of the application.

Charles Augsburg, 1441 Wegmann Drive, noted that he was in opposition to approval of the application.

MOTION: Member Turner
SECOND: Alternate 1 Wood

to approve the request as requested.

Vote on Motion – Upon roll call vote, the motion was passed as follows:

Yes: Alternate 1 Wood
Member Turner
Vice-Chairperson Grossman
Chairperson Reich
No: None

5. CONSENT AGENDA

- a. Minutes from meeting of February 26, 2025, for approval.

Ms. Reich noted that the minutes indicated that her and Ms. Turner were Chairperson, and that was incorrect.

MOTION: Member Turner
SECOND: Vice-Chairperson Grossman

to approve the minutes with corrections.

Vote on Motion – Upon roll call vote, the motion passed as follows:

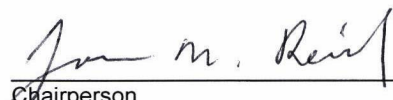
Yes: Alternate 1 Wood
Member Turner
Vice-Chairperson Grossman
Chairperson Reich
No: None

6. BOARD AND STAFF COMMENTS

There were no board or staff comments.

7. ADJOURNMENT

Chairperson Reich adjourned the meeting at 06:55 PM.


Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.