



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, MAY 27, 2026
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. **#26-19 - Hanks** - Variance to reduce the rear yard setback for a new detached garage with accessory dwelling unit - 226 N Grosse Ave
- b. **#26-20 - Yovich** - Variance to reduce the side yard setback for the purpose of enclosing a second-story deck - 1514 Riverside Dr
- c. **#26-21 - Leppla** - Variance to reduce side yard setbacks for the purpose of constructing a new single family home - 739 Chesapeake Dr

5. APPROVAL OF MINUTES

- a. November 19, 2025 - Minutes for Approval
- b. December 17, 2025 - Minutes for Approval
- c. March 25, 2026 - Minutes 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.



CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENT
[MAY 27, 2026]

STAFF REPORT

Application No. / Project Title: #26-19 (Hanks)
Staff: Allie Keen, AICP, Interim Planning Director
Applicant / Owner: Daniel Edgell (Sandbar Architecture) / Michael & Pat Hanks
Property Size: +/- 0.27 acres
Current Zoning: R-70A (Single Family Residential)
Current Land Use: RU (Residential Urban)
Location / Parcel ID: 226 N. Grosse Avenue / 12-27-15-89982-027-0203

BACKGROUND SUMMARY:

The applicant is requesting to reduce the required rear yard setback to 5 feet, 15 feet less than required, for the purpose of constructing a 600 square foot detached garage/accessory dwelling unit on the subject property.

PRELIMINARY STAFF RECOMMENDATION:

Based on the information available at the time this report was prepared staff recommends **approval** of the variance request.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

Development Standards: Per Section 25.02(F)(6)(d) of the Land Development Code (LDC), the minimum rear yard setback is 20 feet in the R-70A zoning district.

CURRENT PROPERTY INFORMATION:

| | |
|-------------------------|---|
| Use of Property: | Single family residential (currently vacant) |
| Site Features: | Single family home, historic site wall, mature trees and vegetation, and driveway. |
| Vehicle Access: | This property fronts N. Grosse Avenue and is provided vehicular access from Cypress Street. |



SURROUNDING ZONING & LAND USE:

| | Zoning: | Land Use: |
|---------------|-----------------------------------|------------------------|
| North: | R-70A (Single Family Residential) | RU (Residential Urban) |
| South: | R-70A (Single Family Residential) | RU (Residential Urban) |
| East: | R-70A (Single Family Residential) | RU (Residential Urban) |
| West: | R-70A (Single Family Residential) | RU (Residential Urban) |

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct a 600 square foot detached garage with an accessory dwelling unit (ADU) on the second story in the back yard of the subject property.
2. Section 25.02(F)(6)(d) of the Land Development Code (LDC) provides for a minimum 20-foot rear yard setback and 15 foot side street yard setback. The applicant has indicated the proposed structure will have a rear setback of 5 feet but will comply with minimum side street setback.
3. Per LDC Section 36.01(B), detached garages that are 300 square feet or less in size in the R-70A zoning district may have a reduced rear yard setback of 5 feet. Structures exceeding this size limitation are required to meet the minimum zoning district setbacks.
4. LDC Section 71.00 allows residential properties to have one ADU per parcel up to 600 square feet in size. The proposed structure will include a second story ADU meeting this size limitation.
5. The existing home, which was built in 1910, is a contributing structure in the city’s historic district. The applicant received approval from the Heritage Preservation Board (HPB) in September 2025, to partially demolish the existing home and build a new home utilizing the historic footprint and existing front exterior wall. The Board also approved the construction of the proposed detached garage with accessory dwelling unit and a pool.
6. There is an existing driveway curb cut from Cypress Street that will be utilized for the proposed garage. Using the existing access point helps to preserve the historic frontage of the property.
7. A city-owned 30-foot wide parcel that provides access to surrounding homes separates the subject property from the adjacent property to the east. This parcel provides an additional setback of the proposed garage from the adjacent property that exceeds the minimum 20 foot rear yard setback.
8. Several of the surrounding properties have accessory structures and detached garages. There are two existing structures that abut the city-owned parcel that also have minimal setbacks.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff’s provisional findings of fact are provided below:

1. **The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: The property is located within the historic district which may be considered to be a unique physical condition. The HPB issued a Certificate of Appropriateness to the applicant with the understanding a pool and detached garage with accessory unit would be constructed to the rear of the property and utilize the existing driveway. Further, the existing layout of the home and the applicant’s



desire to preserve the historic front façade dictates the available area for construction of a detached garage. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 2. The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

Provisional Findings: The special circumstances of the property have not been self-created nor resulted from any action of the application. The proposed location of the garage is appropriate for the historic property, utilizes the existing curb cut on the property, and was approved by the HPB. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

Provisional Findings: Literal enforcement of the rear setback requirement could result in denying reasonable use of the property. Garages and covered parking are common features of single family residential properties. The structure does not require a new curb cut along the historic property's frontages and was determined to be appropriate for the property by the HPB. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: Approval of this request would not confer special privileges to the applicant that are not commonly enjoyed by other property owners in the area. The proposed structure will have an additional separation from affected adjacent properties with the presence of the 30-foot wide city property. Further, the proposed structure will have similar setbacks to other existing accessory structures in the immediate area. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

Provisional Findings: The reduced rear yard setback for the proposed garage is not expected to substantially diminish property values or alter the character of the neighborhood. The structure is located behind the historic home, accessed from an existing driveway, and separated from adjacent properties by the city-owned parcel. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*



ATTACHMENTS:

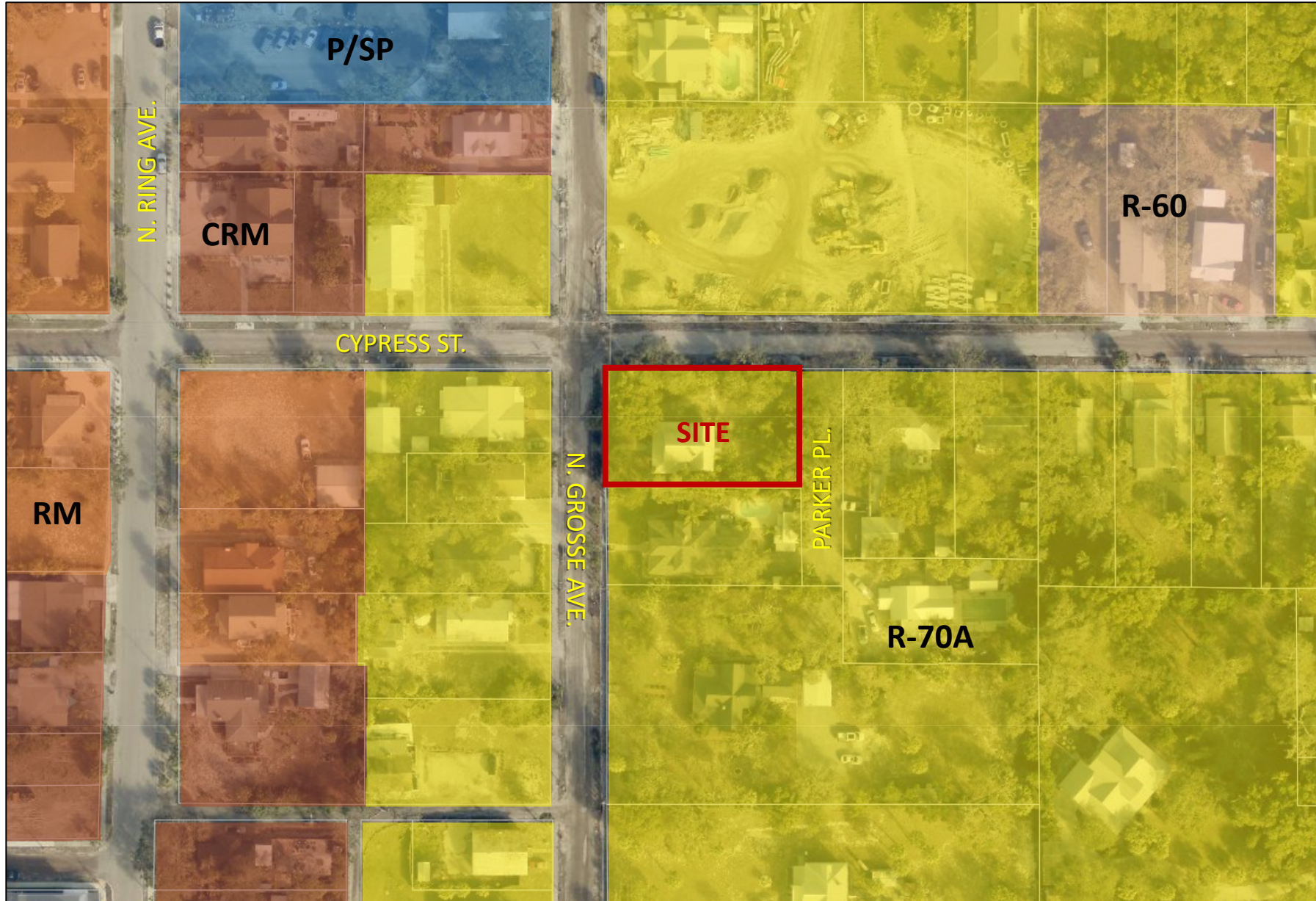
1. Staff Presentation
2. Variance Addendum
3. Site Plan
4. Nonconforming Structures Map
5. Surrounding Properties Map
6. #25-65 – HPB Certificate of Appropriateness

HANKS #26-19

Board of Adjustment – May 27, 2026



LOCATION & CONTEXT

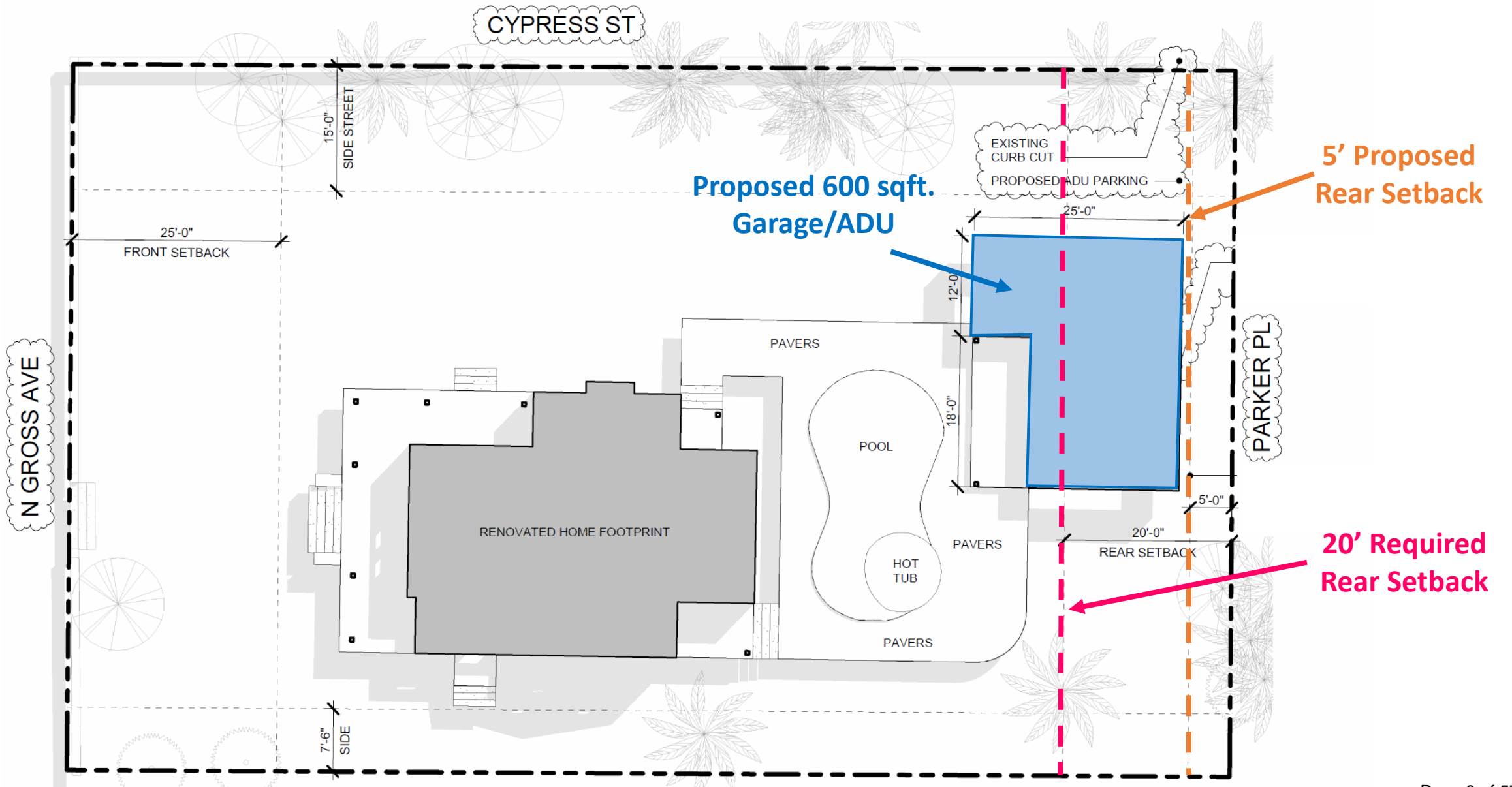


REQUEST

- **#26-19 – Rear Yard Setback**
 - Required = 20 feet
 - Proposed = 5 feet
- **Agent:** Daniel Edgell (Sandbar Architecture)
- **Owner:** Michael & Pat Hanks
- *Variance to reduce the required rear yard setback to allow the construction of a detached garage with an accessory dwelling unit.*



SITE PLAN



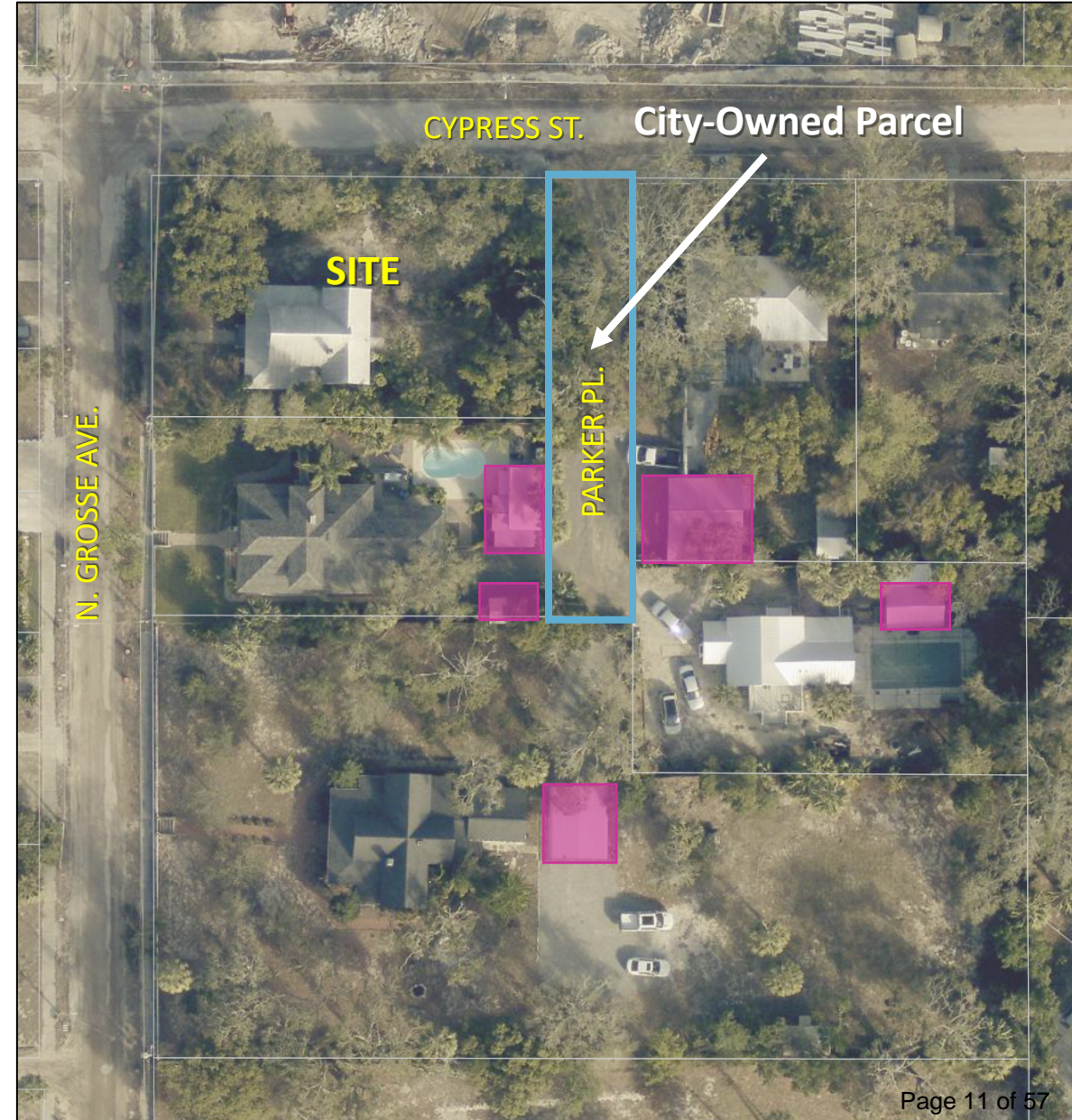
PLANNING CONSIDERATIONS

- **HPB Approval (Sept. 2025):**
 - Contributing Structure
 - HPB issued a Certificate of Appropriateness to partially demolish the historic structure and build a new home utilizing the historic footprint and existing front façade.
 - HPB also approved the proposed detached garage/ADU and a pool.



PLANNING CONSIDERATIONS

- **LDC Section 36.01(B) – Detached Garages:**
 - Detached garages 300 sqft. or less in size are permitted a reduced rear yard setback of 5 feet in the R-70A district.
 - Detached Garages larger than 300 sqft. must meet the R-70A district setbacks
- **LDC Section 71.00 – Accessory Dwelling Units (ADU)**
 - One ADU per parcel is permitted on residential properties.
 - Maximum Size = 600 sqft.
- **Surrounding Context**
 - 30' Wide City Parcel
 - Existing Accessory Structures



REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

Variance Application Form



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition to the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

Project Name*

Hanks Residence

Project Location*

226 N Grosse Ave

Variance Requested*

§ 25.02(F)(6)(d)

Provide the [Land Development Code \(LDC\)](#) Section(s) reference that the variance is being requested from.

Summary of Request*

5' rear setback to accommodate a garage/ADU along Parker PL.

Please describe the project and how it varies from the LDC.
(e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing an addition onto an existing home)

Board of Adjustment (BOA) Review Standards

Per [LDC Section 215.02\(B\)](#), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence.

Please review each standard (numbered 1 through 5) on the following pages and provide a justification on how your request meets each standard.

Standard:

The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. *(What are the physical hardships on the property that prevent you from meeting the requirements of the code?)*

- a. Preservation of a protected or native tree(s), but not an invasive(s), as defined in Sections [133](#) and [134](#) of the LDC, may be considered as a relevant environmental condition. *(If there are protected trees or native trees on the property, they could be considered a physical hardship if their preservation results in the need for the variance.)*
- b. Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within the Historic District before any variance may be granted. *(If the need for the variance is in response to the property being in the Historic District, it could be considered a physical hardship.)*

Justification:*

Property is historic, and elevated with a wall on two sides. Historically, access to a garage per the Sanborn map was parallel to Parker place. Neighboring properties along Parker PL. have similarly featured setbacks to accessory structures in the rear yards.

Standard:

The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Is the variance in response to an action or situation in which you created? e.g. You installed a pool at the minimum setbacks, which prevents you from constructing a screen enclosure.)*

Justification:*

Work has not been put in place that would create a self-created situation.

Standard:

Literal enforcement of the requirements of the Code will have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Does the variance result in reasonable use of the property and its structures?)*

Justification:*

The standard set by the neighboring properties create a situation where literal enforcement will create an unequitable use in the neighborhood.

Standard:

Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance request result in special privilege that is not commonly enjoyed by other properties within the same district?)*

Justification:*

Exhibit is provided that demonstrates similarly situated structures in the same neighborhood, and same zoning district.

Standard:

Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by the approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

Justification:*

It is not our opinion that approval would have an adverse impact on the neighboring property values.

Electronic Signature Agreement*

By checking the "**I Agree**" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Date*

Daniel Lee Edgell

3/12/2026

Steps to Download Form

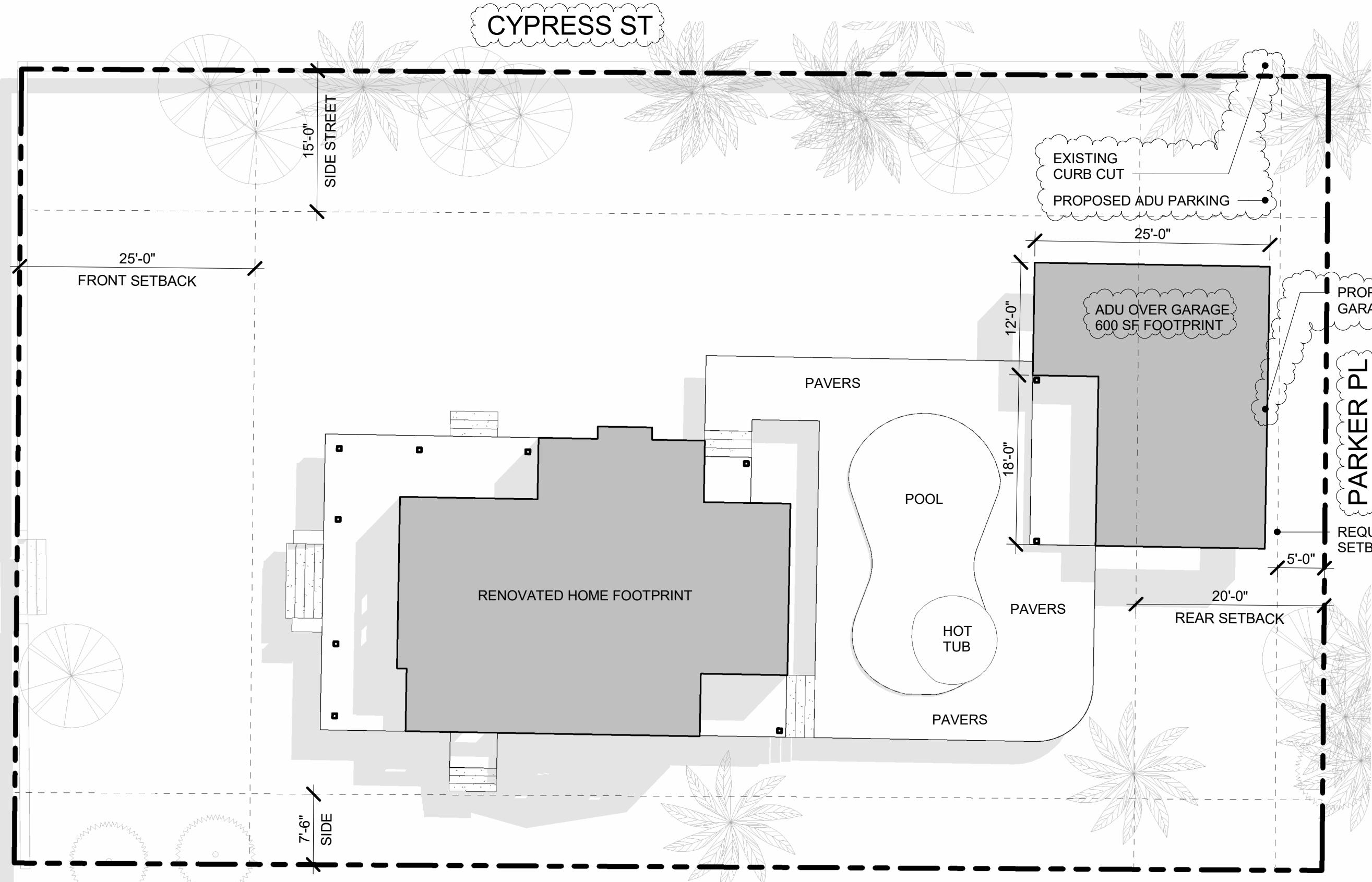
1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).

N GROSS AVE

CYPRESS ST

PARKER PL



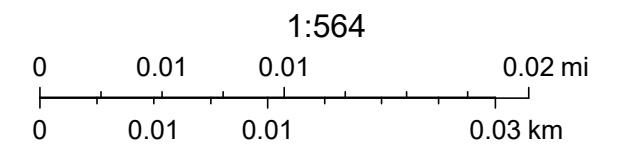
SITE PLAN

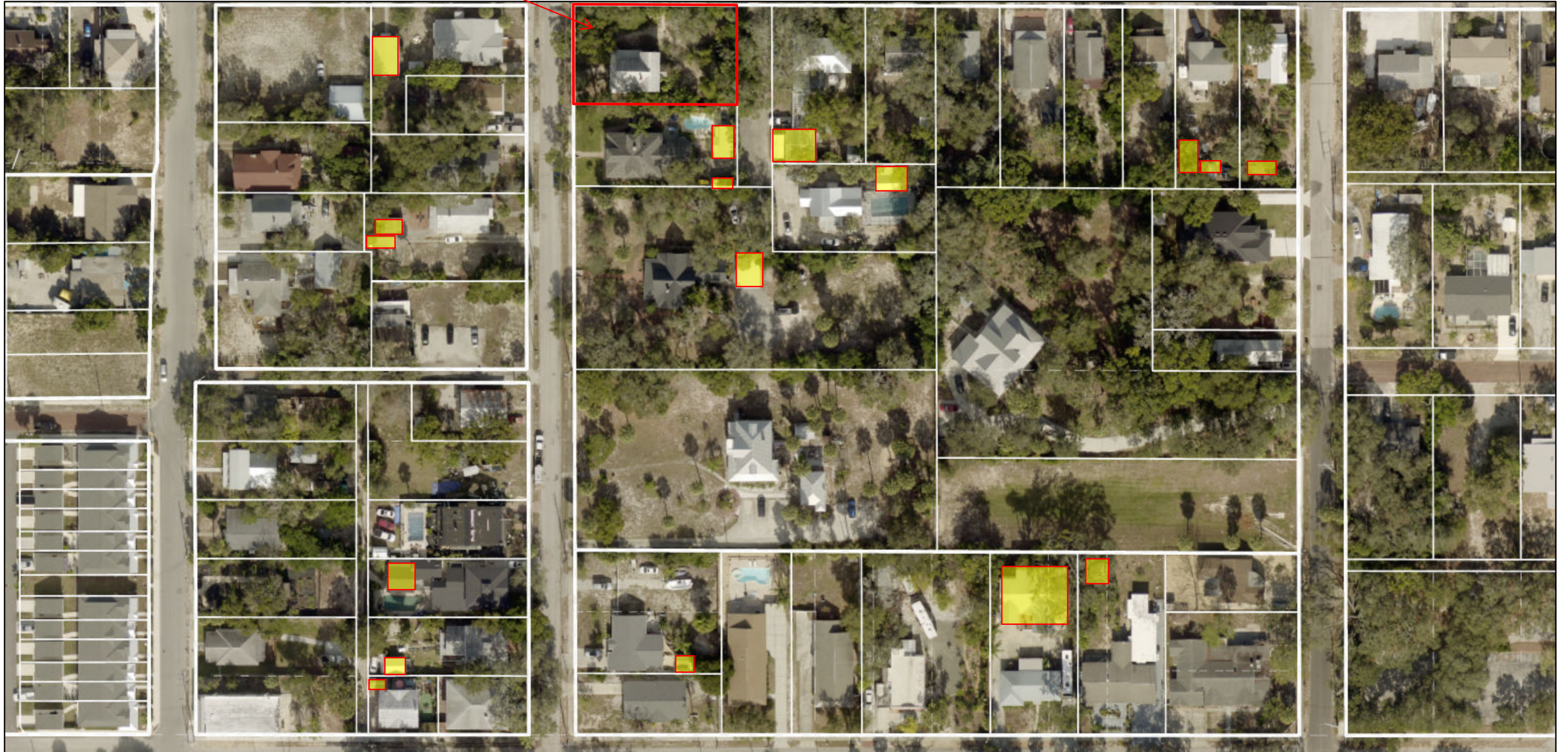
3/32" = 1'-0"





3/11/2026

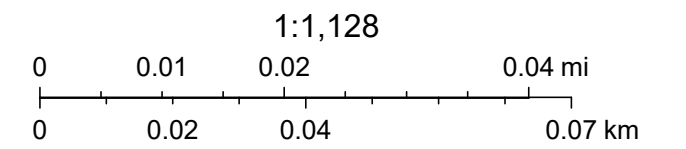




3/12/2026



Apparent non-conforming accessory buildings in neighboring R-70A parcels.





Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

September 9, 2025

The Reverend Patti Hanks and Mr. Michael Hanks
(mlhanks1@gmail.com; pthanks1@gmail.com)

**RE: Certificate of Approval – 226 N Grosse Avenue
Application #25-65**

Reverend and Mr. Hanks,

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board (HPB), at their regular meeting of September 8, 2025, conditionally approved your request to partially demolish the contributing structure, build a new house utilizing the historic footprint and existing front exterior wall, install landscaping, construct a garage with accessory dwelling unit, and construct a pool at the contributing property at 226 N Grosse Avenue. The following conditions of approval were specified:

1. The parameters of DRGM Guideline 41 will be followed.
2. The demolition permit will not be issued until there is an HPB approved plan for site development.
3. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File 25-65



CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENT
[MAY 27, 2026]

STAFF REPORT

Application No. / Project Title: #26-20 (Yovich)
Staff: Allie Keen, AICP, Interim Planning Director
Applicant / Owner: Kenneth & Vickie Yovich
Property Size: +/- 9,988 sqft.
Current Zoning: R-100 (Single Family Residential)
Current Land Use: RL (Residential Low)
Location / Parcel ID: 1514 Riverside Drive / 03-27-15-87858-000-1230

BACKGROUND SUMMARY:

The applicant is requesting variance approval to reduce the required side yard setback to 7.2 feet, 2.8 feet less than required, for the purpose of enclosing an existing second story deck.

PRELIMINARY STAFF RECOMMENDATION:

Based on the information available at the time this report was prepared, staff recommends **approval** of this request.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

Development Standards: Per Land Development Code (LDC) Section 25.02(D)(6)(b), the minimum side yard setback required in the R-100 zoning district is 10 feet, with a total of 25 feet for both sides.

CURRENT PROPERTY INFORMATION:

| | |
|-------------------------|---|
| Use of Property: | Single Family Residential |
| Site Features: | Single-family home, driveway, dock, patio, mature trees, and landscaping. |
| Vehicle Access: | This property is accessed from Riverside Drive. |



SURROUNDING ZONING & LAND USE:

| | Zoning: | Land Use: |
|---------------|-----------------------------------|----------------------|
| North: | R-100 (Single Family Residential) | RL (Residential Low) |
| South: | R-100 (Single Family Residential) | RL (Residential Low) |
| East: | N/A (Anclote River) | N/A (Anclote River) |
| West: | R-100 (Single Family Residential) | RL (Residential Low) |

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to enclose an existing second story deck on the west side of the home.
2. Per LDC Section 25.02(D)(6)(b), the minimum side yard setback in the R-100 zoning district is 10 feet, with a total of 25 feet for both sides. According to the survey, the setback of the deck is 7.2 feet from the west property line. However, the total side yard setback is approximately 26.6 feet.
3. The subject property was originally platted as a part of the Sunset Hills Country Club Subdivision in 1925, predating the city’s first land development code. The property is only 62.5 feet in width, which is 12.5 feet narrower than what is currently required in the R-100 district, therefore, the property is nonconforming.
4. The applicant has previously enclosed an identical deck on the east side of the home. The proposed project mimics what has already been done on the opposite side of the home.
5. According to the Pinellas County Property Appraiser, the home was built in 1971, which predates the current land development code. At the time the property was built, the effective land development code permitted balconies to project into a side yard up to 3.5 feet.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff’s provisional findings of fact are provided below:

- 1. The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: The need for the variance is due to the lot being 12.5 feet narrower than required under current zoning regulations. The proposed project is enclosing an existing second-story deck that was built prior to the current land development code going into effect. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 2. The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

Provisional Findings: The special circumstances of the property have not been self-created nor result from any action by the applicant. The property was platted and developed prior to the current land development code went into effect and the proposed request is in direct response to the nonconforming lot width. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*



- 3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

Provisional Findings: The lot size is nonconforming to current regulations, and the proposed project involves enclosing an existing building projection that currently is non-compliant with the side setback. The reduced side yard is directly in response to the nonconforming situation. The proposed enclosure will not increase the nonconformity. The variance request is the minimum necessary in order to allow the existing deck to be enclosed. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: Granting the variance will not confer special privileges to the applicant that are not commonly enjoyed by other owners with similar circumstances. The zoning district setback standards are based on a lot meeting the minimum dimensions established for that district. Considering the nonconforming lot width and existing setback of the deck the reduced side yard allows for reasonable use of the property. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

Provisional Findings: The proposed enclosure will not increase the nonconformity and will be the same footprint of the existing deck that is under roof. Therefore, it is not expected to substantially diminish property values or alter the character of the surrounding area. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the [Tampa Bay Times](#); and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Variance Addendum
3. Applicant Narrative
4. Plan Set
5. Photo of East Side Deck Enclosure

YOVICH #26-20

Board of Adjustment – May 27, 2026



LOCATION & CONTEXT



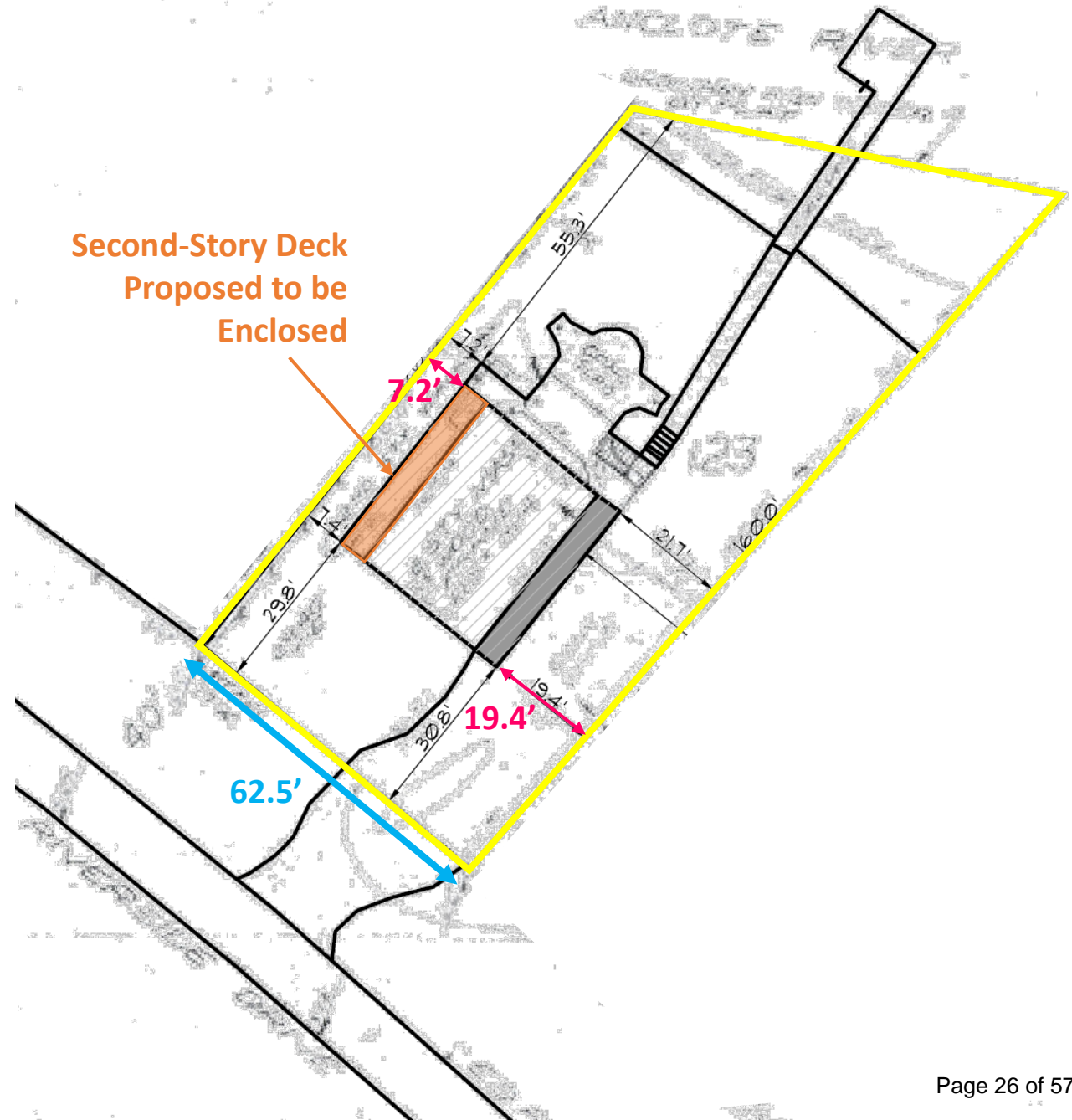
REQUEST

- **#26-20 – Side Yard Setback**
 - Required= Min. 10 feet, Total 25 feet
 - Proposed = 7.2 feet, Total 26.6 feet
- **Applicant/Owner:** Kenneth & Vickie Yovich
- *Variance request to reduce the required side yard setback to enclose an existing second-story deck.*



SITE PLAN

- **LDC Section 25.02 – Min. Side Yard Setback**
 - Required = 10 feet (Total 25 feet)
 - Proposed = **7.2 feet (Total 26.6 feet)**
- **Existing Home**
 - Platted in 1925 (Sunset Hills Country Club Subdivision)
 - Home Constructed in 1971
 - Previous LDC allowed balconies to encroach up to 3.5 feet into a side yard.



ELEVATIONS



Existing Front Elevation



Previously Enclosed Deck



Proposed Front Elevation

REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

Variance Application Form

- 1.
- 2.
3. 
- 4.

5. **INSTRUCTIONS**

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition to the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

- 6.
- 7.
8. **Project Name***

1514 Riverside drive porch enclosure

9. **Project Location***

1514 Riverside Drive Tarpon Springs Fl.34689

- 10.
11. **Variance Requested***

AE

Provide the [Land Development Code \(LDC\)](#) Section(s) reference that the variance is being requested from.

12. **Summary of Request***

We want to enclose the porch area to the west side of our house. This enclosure will enhance the appearance and usage of our house. We want to duplicate what has been approved and being completed to the east side of the house porch area. We want to put in 4 approved windows, insulation and siding so that the two sides will match. This variance is necessary because we would be encroaching the neighbors to the west by approximately 1.5 ft. We were told that 10 ft. spacing is necessary between the neighbors and we are about 8.5 ft. from the property line. If it matters, our home was built in the 1970'

Please describe the project and how it varies from the LDC.

(e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing an addition onto an existing home)

- 13.
- 14.
15. **Board of Adjustment (BOA) Review Standards**

Per LDC [Section 215.02\(B\)](#), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence.

Please review each standard (numbered 1 through 5) on the following pages and provide a justification on how your request meets each standard.

- 16.
- 17.
18. **Standard:**

The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. *(What are the physical hardships on the property that prevent you from meeting the requirements of the code?)*

- a. Preservation of a protected or native tree(s), but not an invasive(s), as defined in Sections [133](#) and [134](#) of the LDC, may be considered as a relevant environmental condition. *(If there are protected trees or native trees on the property, they could be considered a physical hardship if their preservation results in the need for the variance.)*
- b. Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within the Historic District before any variance may be granted. *(If the need for the variance is in response to the property being in the Historic District, it could be considered a physical hardship.)*

- 19.
20. **Justification:***

We want to enclose the porch area to the west side of our house. This enclosure will enhance the appearance and usage of our house. We want to duplicate what has been approved and being completed to the east side of the house porch area. We want to put in 4 approved windows, insulation and siding so that the two sides will match. This variance is necessary because we would be encroaching the neighbors to the west by approximately 1.5 ft. We were told that 10 ft. spacing is necessary between the neighbors and we are about 8.5 ft. from the property line. If it matters, our home was built in the 1970'

- 21.
- 22.
23. **Standard:**

The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Is the variance in response to an action or situation in which you created? e.g. You installed a pool at the minimum setbacks, which prevents you from constructing a screen enclosure.)*

24.

25. **Justification:***

not self created

26.

27.

28. **Standard:**

Literal enforcement of the requirements of the Code will have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Does the variance result in reasonable use of the property and its structures?)*

29.

30. **Justification:***

yes

We want to enclose the porch area to the west side of our house. This enclosure will enhance the appearance and usage of our house. We want to duplicate what has been approved and being completed to the east side of the house porch area. We want to put in 4 approved windows, insulation and siding so that the two sides will match. This variance is necessary because we would be encroaching the neighbors to the west by approximately 1.5 ft. We were told that 10 ft. spacing is necessary between the neighbors and we are about 8.5 ft. from the property line. If it matters, our home was built in the 1970'

31.

32.

33. **Standard:**

Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance request result in special privilege that is not commonly enjoyed by other properties within the same district?)*

34.

35. **Justification:***

no

36.

37.

38. **Standard:**

Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by the approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

39.

40. **Justification:***

no

41.

42.

Electronic Signature Agreement*

43. By checking the "I Agree" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

1. I Agree

44.

45. **Electronic Signature***

Vickie L. Yovich

46. **Date***

Date 3/12/2026

47.

48.

49. **Steps to Download Form**

1. Click the 'Print Only' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).

8079: PNZ - Yovich (#: 26.20)

1514 Riverside Dr

DETAILS

Project Number: 26.20
Project Name: PNZ - Yovich
Project Type: For Design Review - VARIANCE

Scope of Work:

When looking at the house at 1514 Riverside Drive, you will see that the East side of the house has been enclosed. The approved plans used for the East side of the house are the plans we want to use for the West side of the house as well. The current plans made available to you show what has been completed to the East side of the house. We want to duplicate this same process for the West side of our house using these same plans. We want to put in 4 approved windows, insulation and siding according to the plans so that the two sides will match. The variance is necessary because we were told that 10 ft. spacing is necessary between the neighbors and we are about 7.2 ft. away from the property line. If it matters, our home was built in the 1970's. This enclosure will also enhance the appearance and usage of our house.

Notes:

PROPERTY LOCATION

Parcel #: 032715878580001230
Street #: 1514
Direction:
Street Name: Riverside
Street Type: Drive
Unit/Suite:
City/Municipality:
County/Political District:
State/Province:
Zip/Postal Code:
Country: United States
Address Notes:

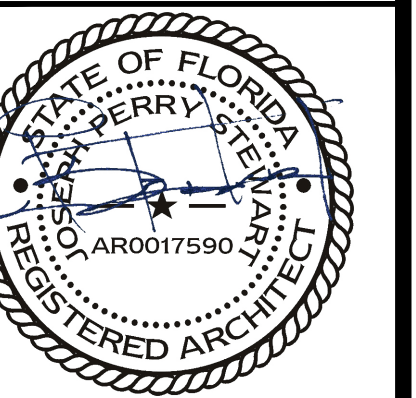
ADDITIONAL INFORMATION

| | |
|-----------|--|
| BY | |
| REVISIONS | |

PROPOSED ENCLOSED BALCONY FOR:
KENNETH & VICKIE YOVICH
1514 RIVERSIDE DR.
TARPON SPRINGS, FL 34689

36314 US Highway 19 North
Palm Harbor, FL 34684
Phone 727-240-0810
You've Got to Have a Plan!

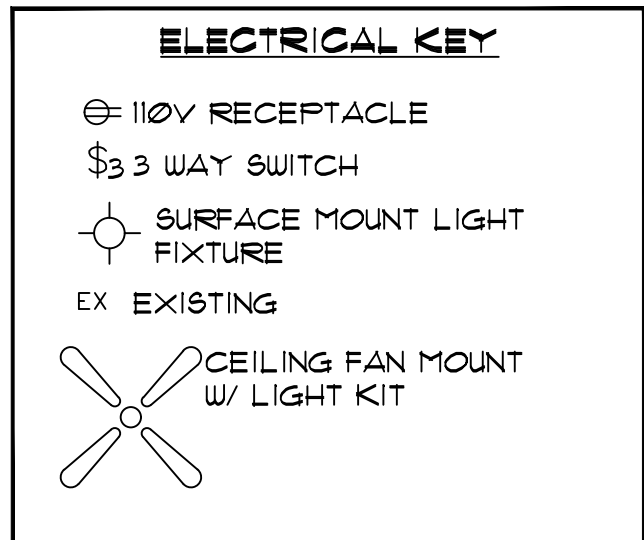
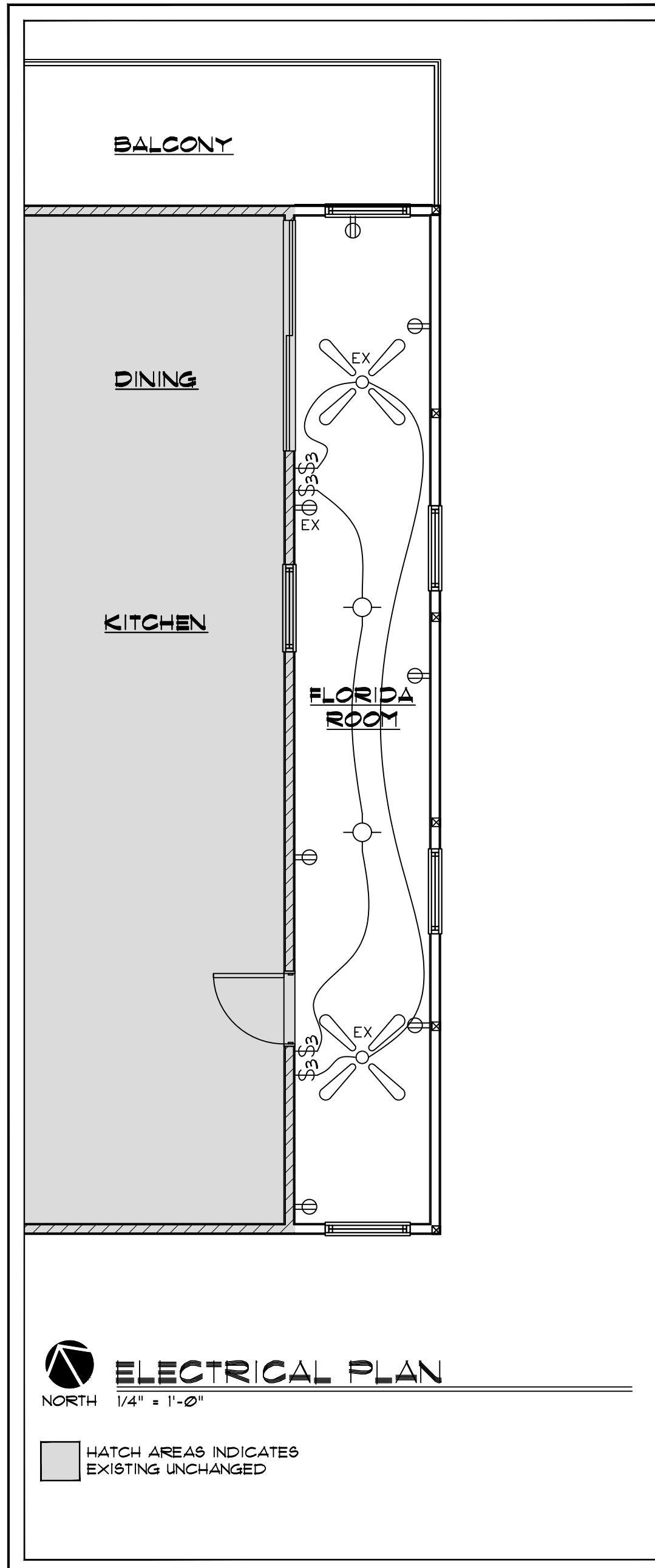
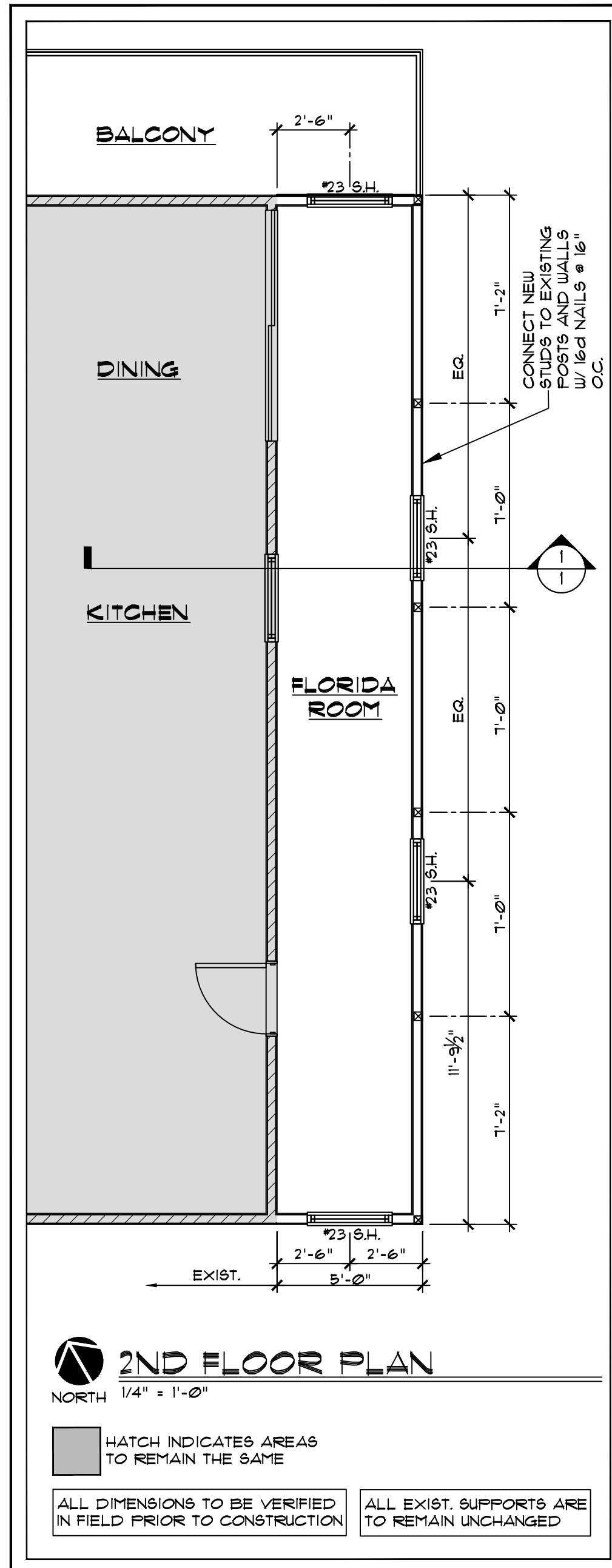
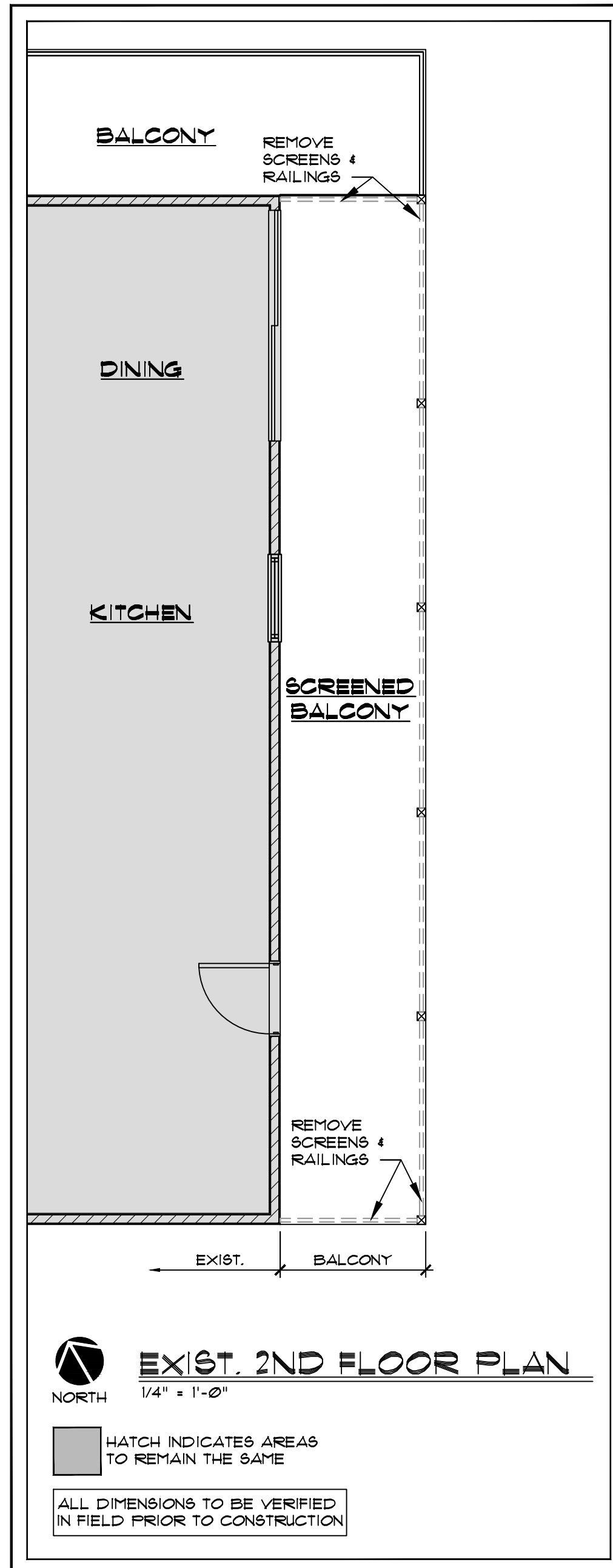
TAMPA BAY
DESIGN GROUP, LLC
FORMERLY CURTIS HOME DESIGN, LLC



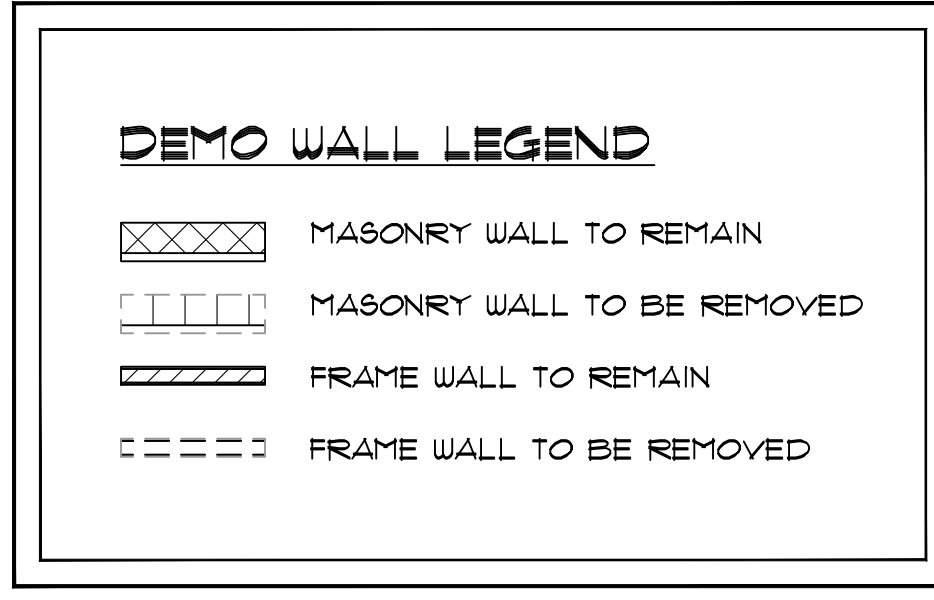
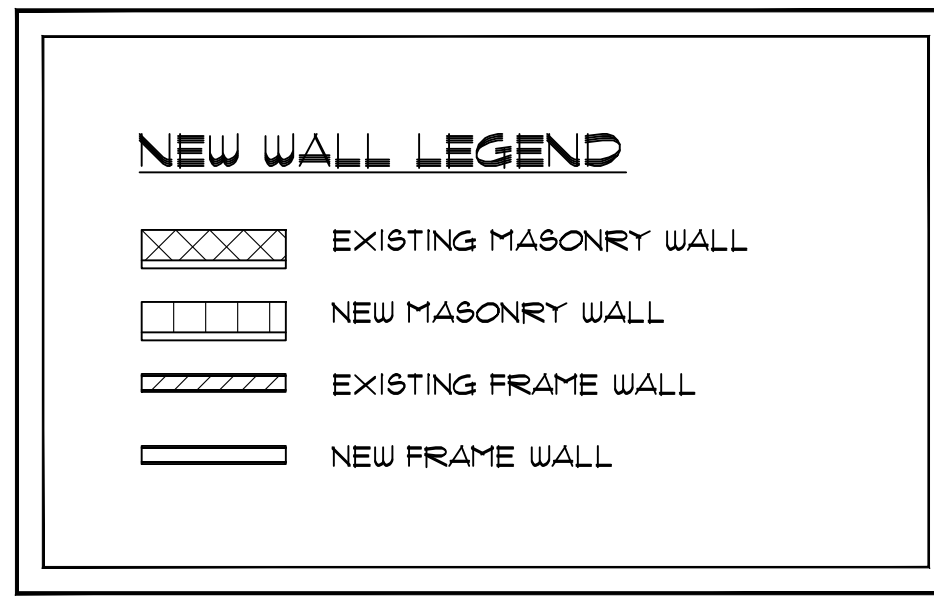
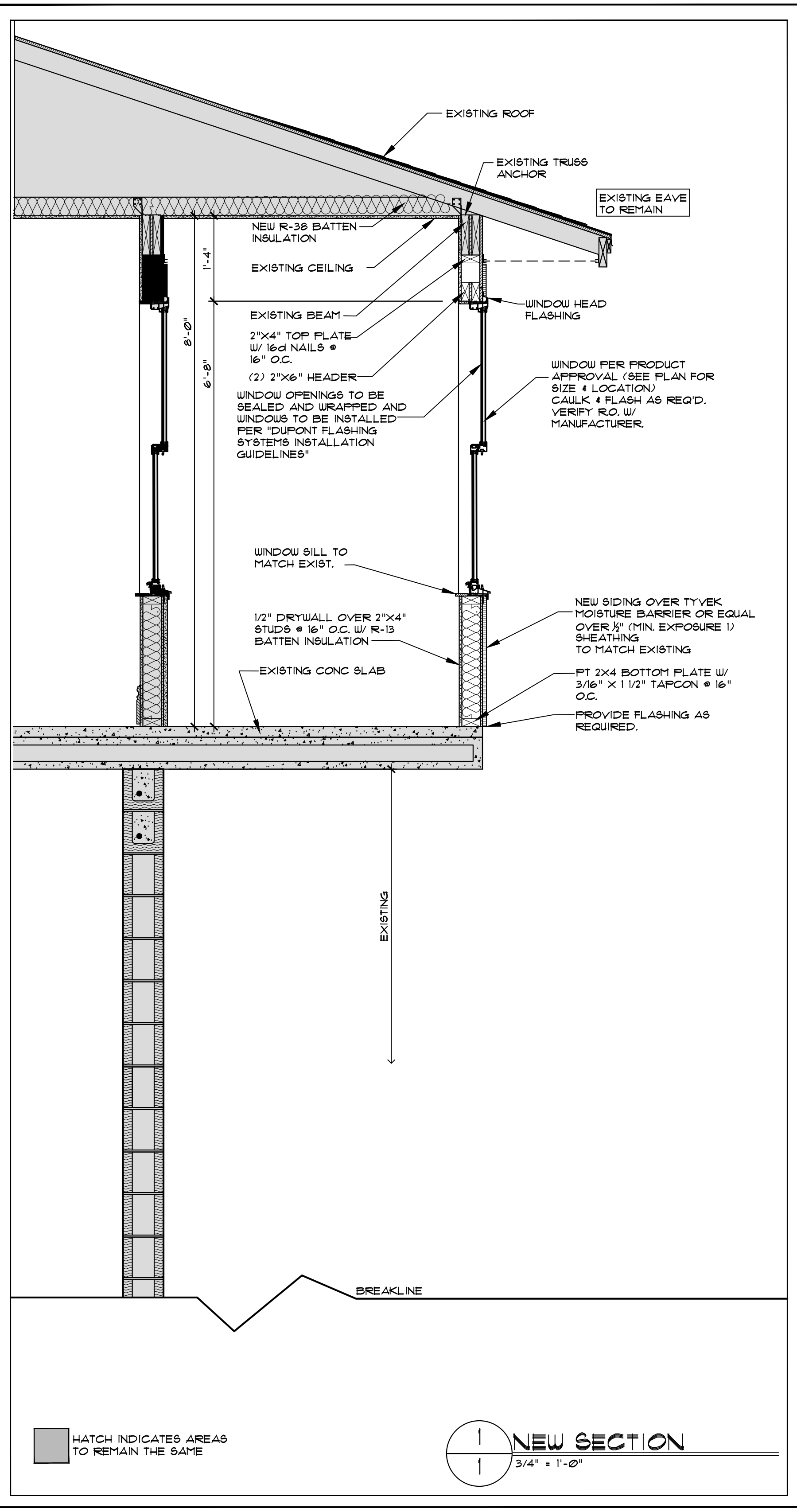
EXISTING DEMOLITION PLAN, NEW FLOOR PLAN, ELECTRICAL PLAN, SECTIONS, DATA, & NOTES

SCALE: AS NOTED
DRAWN BY: C.D.R.
DATE: 01/22/26
CHECKED BY: L.S.C.
DATE: 01/22/26
SHEET

1



- ELECTRICAL NOTES:**
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTOR TO BE INSTALLED IN EXISTING LIVING AREAS PER R-314 R-315 OF THE FLORIDA RESIDENTIAL BUILDING CODE (2020) 1TH ADDITION.
 - ALL NEW OUTLETS TO BE ARC FAULT CIRCUITS
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3
 - ELECTRICAL WORK PER NEC 2020
- ELECTRICAL DEMOLITION NOTES:**
- ALL ELECTRICAL DEVICES IN WALL, ETC. TO BE REMOVED SHALL HAVE WIRING REMOVED AND SAFELY CLEARED AT THE FIRST ELECTRICAL BOX UPSTREAM.
 - ALL LIGHTING FIXTURES REMOVED IN AREA WHERE CEILINGS ARE TO BE REMOVED SHALL HAVE WIRING REMOVED ONLY AS REQUIRED.
 - RETAIN ALL LIGHTING FIXTURES TO BE REMOVED, IF REQUESTED BY THE OWNER.







CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENT
[MAY 27, 2026]

STAFF REPORT

Application No. / Project Title: #26-21 (Leppla)
Staff: Allie Keen, AICP, Interim Planning Director
Applicant / Owner: Tom Norman / Frances & Norman Leppla
Property Size: +/- 6,673 square feet
Current Zoning: R-100 (Single Family Residential)
Current Land Use: RL (Residential Low)
Location / Parcel ID: 739 Chesapeake Dr. / 11-27-15-15048-003-0110

BACKGROUND SUMMARY:

The applicant is proposing to build a new single family home and requesting variance approval of the following:

1. Reduce the side yard setback to 8 feet, 2 feet less than required, for both sides.
2. Reduce the total side yard setback to 16 feet, 9 feet less than required.

PRELIMINARY STAFF RECOMMENDATION:

Based on the information available at the time this report was prepared, staff recommends **approval** of the request.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

Development Standards: Per LDC Section 25.02(D)(b), the minimum side yard setback is 10 feet, with a total of 25 feet for both sides, in the R-100 zoning district.

CURRENT PROPERTY INFORMATION:

| | |
|-------------------------|---|
| Use of Property: | Single Family Residential |
| Site Features: | Single Family Home, Driveway, Deck, Seawall, Dock, Mature Trees, and Landscaping. |
| Vehicle Access: | This property is accessed from Chesapeake Drive. |



SURROUNDING ZONING & LAND USE:

| | Zoning: | Land Use: |
|---------------|-----------------------------------|----------------------|
| North: | R-100 (Single Family Residential) | RL (Residential Low) |
| South: | R-100 (Single Family Residential) | RL (Residential Low) |
| East: | R-100 (Single Family Residential) | RL (Residential Low) |
| West: | N/A (Kreamer Bayou) | N/A (Kreamer Bayou) |

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is demolishing the existing home and proposing to rebuild a new single-family home on the property.
2. Per LDC Section 25.02(D)(6)(b), the R-100 zoning district requires a minimum side setback of 10 feet, with a total setback of 25 feet for both sides. The applicant is requesting to reduce both side setbacks to 8 feet which results in a total side yard of 16 feet.
3. The subject property is an irregularly shaped lot, that was originally created in 1925 as a part of the Chesapeake Pointe Subdivision (Lot 11), predating the city’s first land development code which went into effect in 1944. The R-100 district requires a minimum lot width of 75 feet and a minimum lot area of 10,000 square feet. The subject property is legally nonconforming because it is only approximately 6,700 square feet in area and has an average lot width of 52 feet. The lot is wider along Chesapeake Drive and tapers inward towards the Bayou.
4. The existing home, which was built in 1981, has nonconforming front and side setbacks. According to the survey, the home has a front setback of 7.2 feet (at its closest point) and a south side setback of 6 feet and north side setback of 9.2 feet, with a total side yard setback of 15.2 feet. Although the applicant is requesting to reduce the required side yard setback, the new home will meet the minimum 25 foot front setback and lessen the nonconforming side setbacks.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff’s provisional findings of fact are provided below:

1. **The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: The need for the variance is due to the property, which was created prior to the city’s zoning regulations, being smaller in lot area and width than what would be required under the current requirements of the R-100 zoning district. Further, the subject property’s irregular shape results in unique development challenges. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

2. **The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**



Provisional Findings: The legal nonconforming property was originally platted in 1925, prior to current zoning regulations being in place and prior to the applicant obtaining ownership of the property. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

Provisional Findings: The nonconforming, irregularly shaped lot is approximately 3,300 square feet smaller and 23 feet narrower than required under current regulations. The reduced setback requests are directly in response to the nonconforming lot standards and the shape of the property and are the minimum necessary to develop the property with a single family home that is comparable to homes elsewhere in the district. Further, the requested setbacks lessen the existing nonconformity and will eliminate the nonconforming front setback. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: The property is located in a single family residential area. Granting approval of the requested variance will allow for the construction of a single family home that is comparable to others in the immediate area on a nonconforming lot with development constraints. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

Provisional Findings: The reduced side setback allows for the construction of a single family home on a nonconforming lot of record in a predominately residential area. The proposed layout of the new home lessens the existing nonconforming side setbacks and will comply with the required minimum front setback. Approval of the variance requests is not expected to substantially diminish property values nor alter the residential character of the neighborhood. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Variance Addendum
3. Site Plan
4. Survey
5. Applicant Narrative

LEPPLA #26-21

Board of Adjustment – May 27, 2026

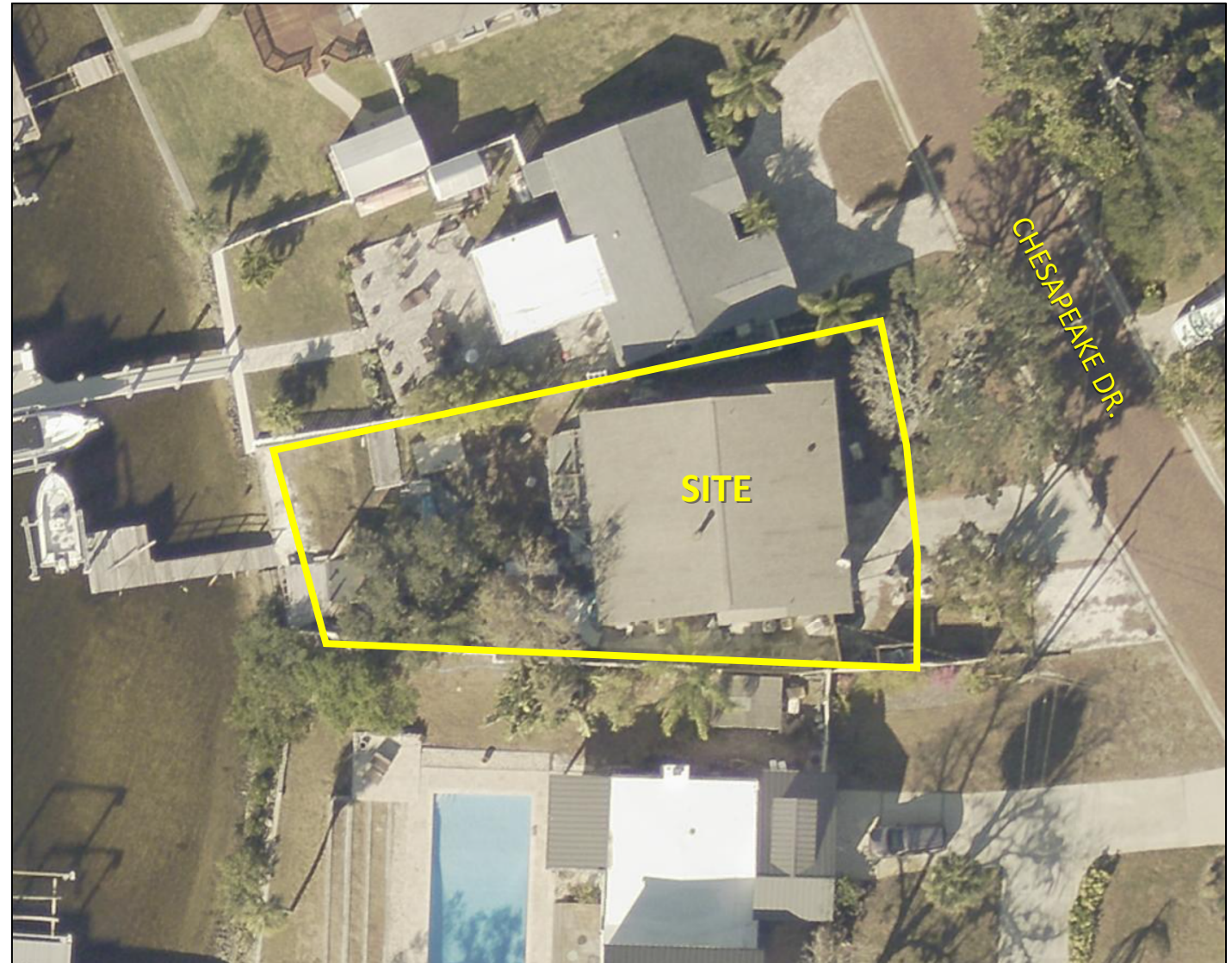


LOCATION & CONTEXT



REQUEST

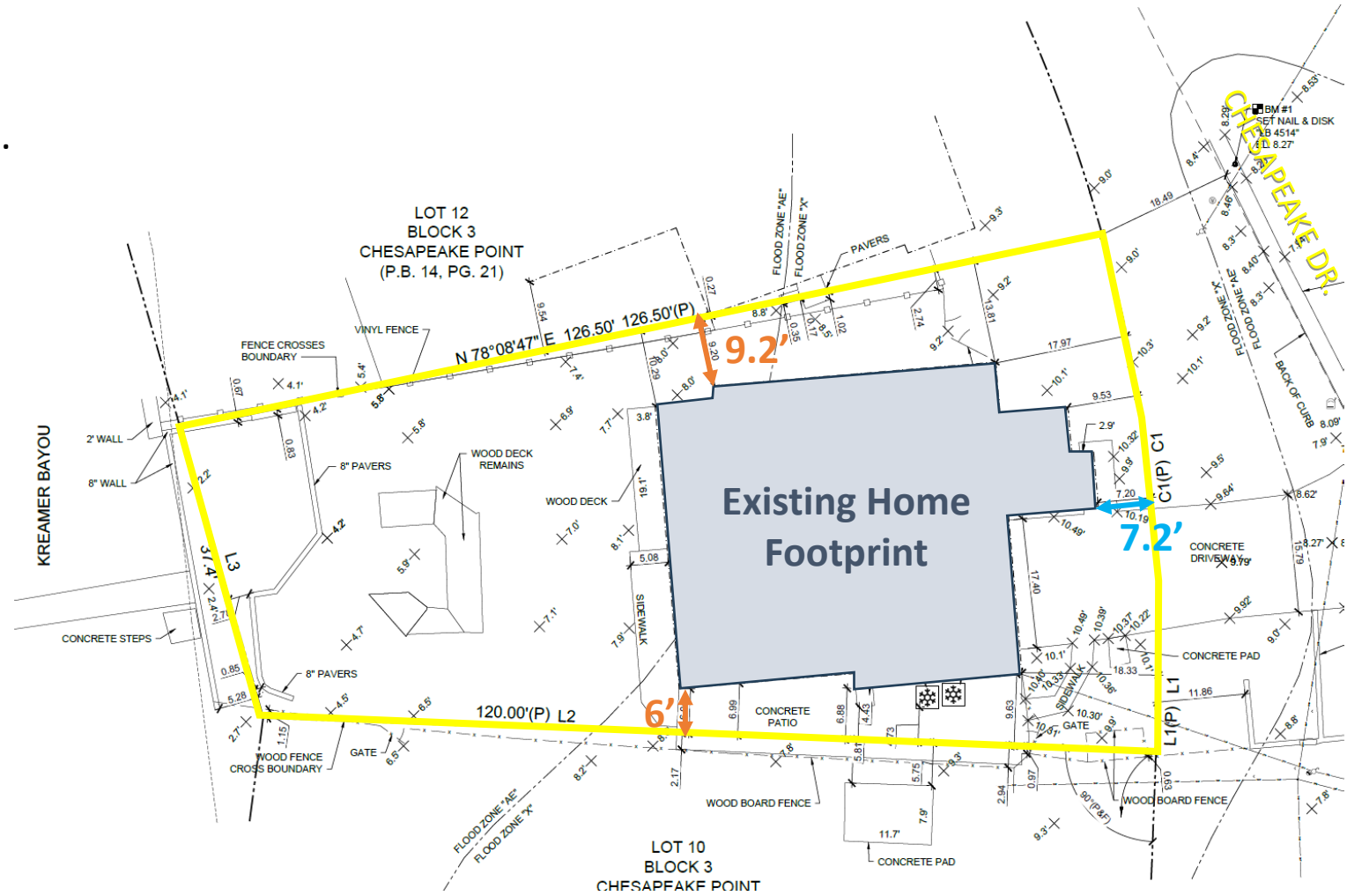
- **Reduced Side Setback (Both Sides)**
 - Proposed = 8 feet, Total 16 feet
 - Required = Min. 10 feet, Total 25 feet
- **Agent:** Tom Norman
- **Owner:** Frances & Norman Leppla
- *Variance request to reduce the side and total side yard setbacks for the purpose of constructing a new single-family home.*



NONCONFORMITIES

R-100 Lot Standards:

- Platted in 1925, Chesapeake Point Sub.
- Min. Lot Area:
 - Required = 10,000sqft.
 - Site = +/- 6,700 sqft.
- Min. Lot Width:
 - Required = 75 ft
 - Site = Avg. 52'
- Existing Home Setbacks
 - Front = 7.2'
 - Side = 6' (south) / 9.2' (north)
 - Total Side Yard = 15.2'





REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

Variance Application Form



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
 324 E. Pine Street, Tarpon Springs, FL 34689
 (727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition to the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

| Project Name* | Project Location* |
|------------------|----------------------|
| Leppla Residence | 739 Chesapeake Drive |

| Variance Requested* | Summary of Request* |
|---------------------|--|
| 215.02, 25.02 | Request is for allowing 8' side setbacks due to a hardship associated with a legally non-conforming lot. The existing home has 8' setbacks on each side. |

Provide the [Land Development Code \(LDC\)](#) Section(s) reference that the variance is being requested from.

Please describe the project and how it varies from the LDC.
(e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing an addition onto an existing home)

Board of Adjustment (BOA) Review Standards

Per [LDC Section 215.02\(B\)](#), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence.

Please review each standard (numbered 1 through 5) on the following pages and provide a justification on how your request meets each standard.

Standard:

The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. *(What are the physical hardships on the property that prevent you from meeting the requirements of the code?)*

- a. Preservation of a protected or native tree(s), but not an invasive(s), as defined in Sections [133](#) and [134](#) of the LDC, may be considered as a relevant environmental condition. *(If there are protected trees or native trees on the property, they should be considered a relevant hardship if their preservation results in the need for the variance.)*

could be considered a physical hardship if their preservation results in the need for the variance.)

- b. Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within the Historic District before any variance may be granted. *(If the need for the variance is in response to the property being in the Historic District, it could be considered a physical hardship.)*

Justification:*

The lot (with existing home) is legally non-conforming, meeting neither the minimum required width nor the minimum required square footage. The front of the lot spans only 69' wide and narrows in the back (water front) to only 40.3' and the entire square footage of the lot is only 6482 ft sq.

Standard:

The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Is the variance in response to an action or situation in which you created? e.g. You installed a pool at the minimum setbacks, which prevents you from constructing a screen enclosure.)*

Justification:*

The special circumstances are not self-created. We purchased a home with the intention of tearing it down and rebuilding. The home that sits on the lot currently has 8 foot (home width) setbacks, and we would simply like to match the setback width conditions of the existing property.

Standard:

Literal enforcement of the requirements of the Code will have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Does the variance result in reasonable use of the property and its structures?)*

Justification:*

Yes. Literal enforcement of the current code causes the lot to be unbuildable due to the width of the required setbacks.

Standard:

Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance request result in special privilege that is not commonly enjoyed by other properties within the same district?)*

Justification:*

No, the approval of our request would not give us any special privileges. We are asking only that we are able to tear down and rebuild with the matching 8 foot setbacks of the existing home.

Standard:

Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by the approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

Justification:*

No adverse effects as it would mirror the width of the current structure.

Electronic Signature Agreement*

By checking the "**I Agree**" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Date*

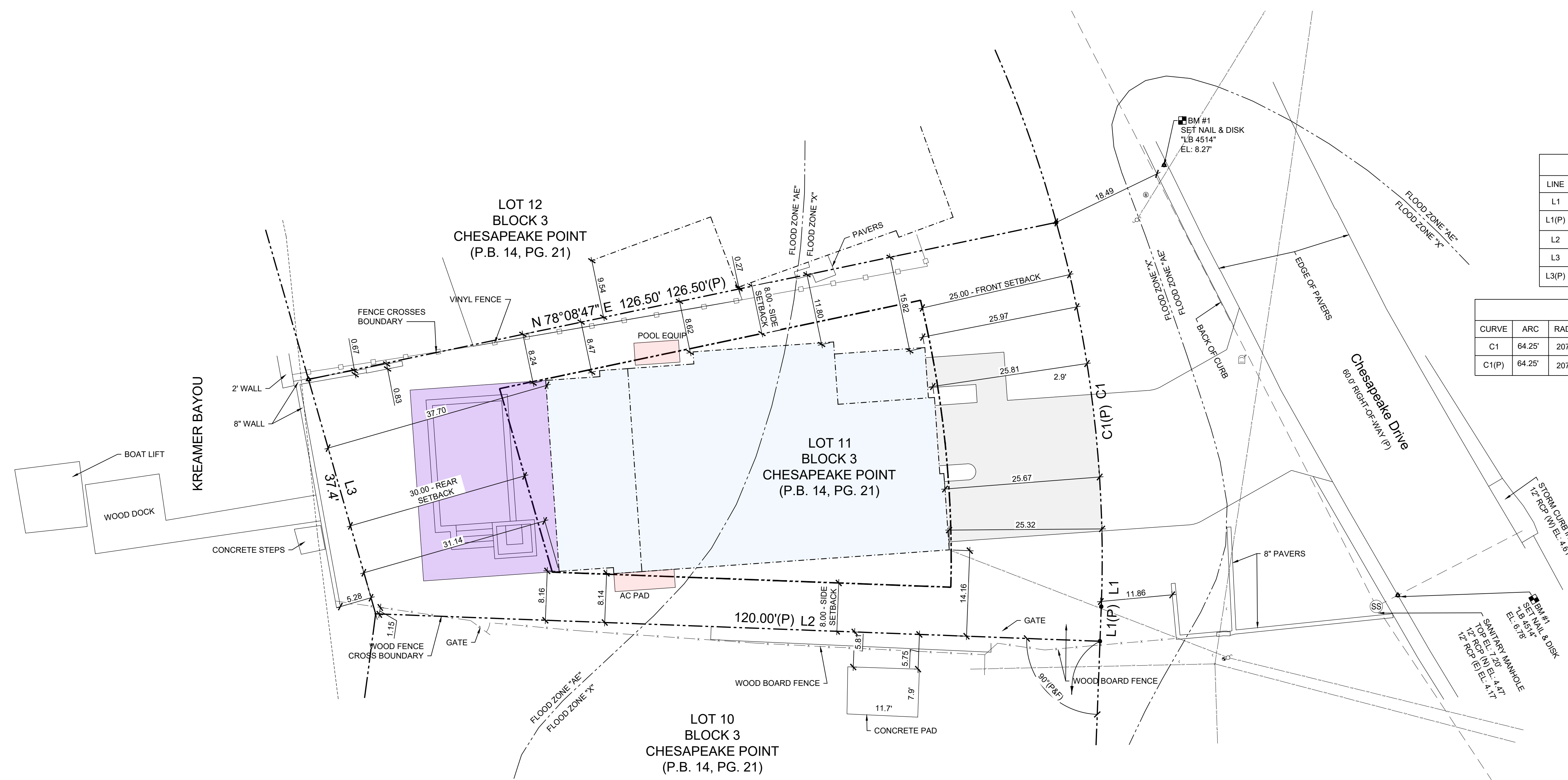
Frances M Leppla

3/6/2026

Steps to Download Form

1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

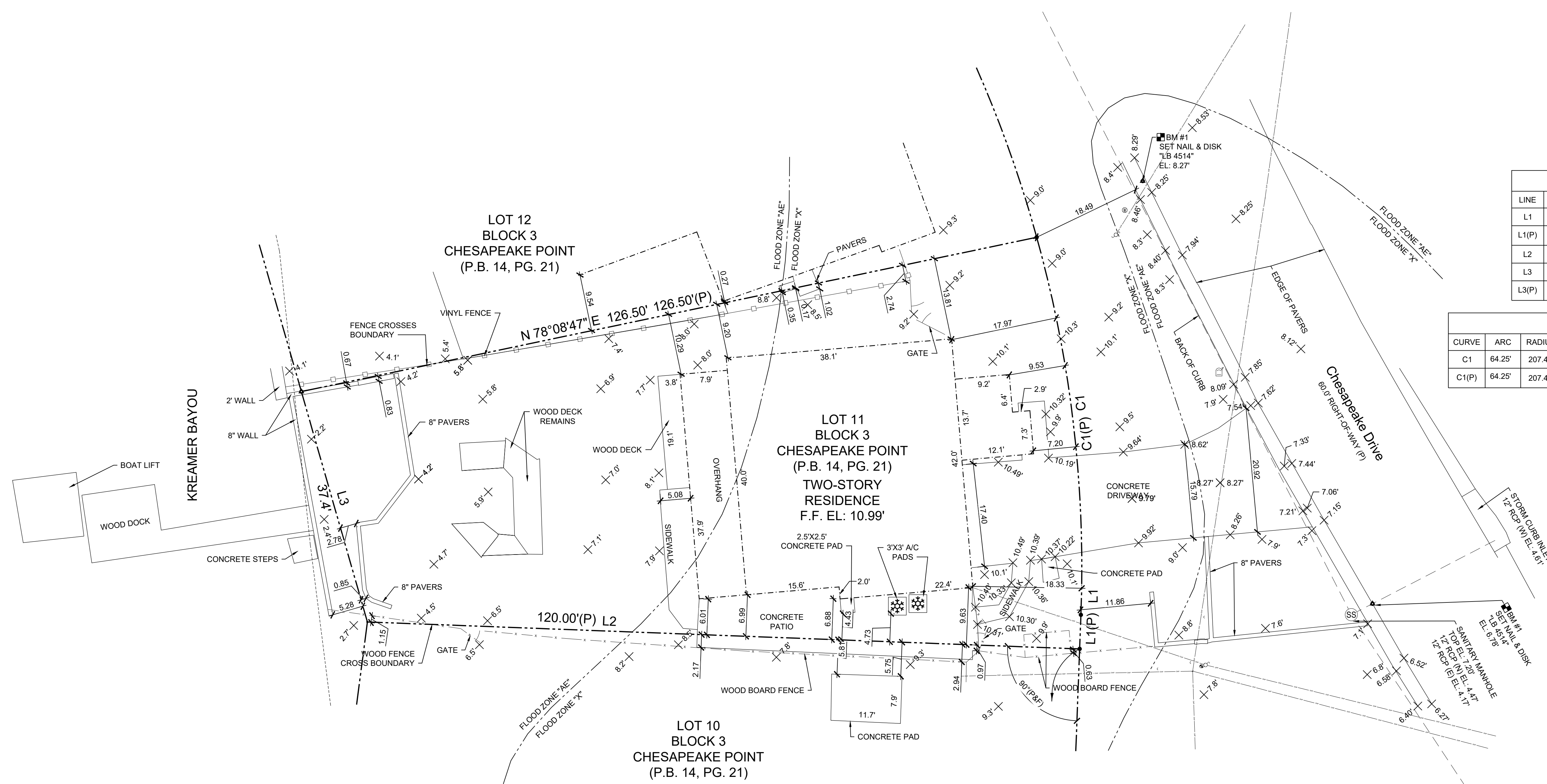
Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).



| LINE | BEARING | DISTANCE |
|-------|---------------|----------|
| L1 | S 02°10'04" W | 5.75' |
| L1(P) | | 5.75' |
| L2 | N 87°49'56" W | 120.00' |
| L3 | N 15°59'54" W | 40.35' |
| L3(P) | | 40.35' |

| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | DISTANCE |
|-------|--------|---------|-----------|---------------|----------|
| C1 | 64.25' | 207.44' | 17°44'53" | S 06°41'05" E | 64.00' |
| C1(P) | | 207.44' | | | |

PROPOSED SITE LAYOUT SCALE: 1:10 2



| LINE | BEARING | DISTANCE |
|-------|---------------|----------|
| L1 | S 02°10'04" W | 5.75' |
| L1(P) | | 5.75' |
| L2 | N 87°49'56" W | 120.00' |
| L3 | N 15°59'54" W | 40.35' |
| L3(P) | | 40.35' |

| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | DISTANCE |
|-------|--------|---------|-----------|---------------|----------|
| C1 | 64.25' | 207.44' | 17°44'53" | S 06°41'05" E | 64.00' |
| C1(P) | | 207.44' | | | |

EXISTING SITE LAYOUT SCALE: 1:10 1

| | | |
|--------------------|--|-------|
| REVISIONS | DATE | |
| PROJECT NAME | LEPLA CUSTOM RESIDENCE | |
| PROJECT ADDRESS | 739 CHESAPEAKE DRIVE, TARPON SPRINGS, FL | |
| PLAN REMARKS | NOT FOR CONSTRUCTION AND PERMITTING | |
| DRAWN BY | MRT | |
| CHECKED BY | TENU | |
| GARAGE SIDE | | RIGHT |
| PROJECT ISSUE DATE | 04/16/2026 | |
| SHEET NAME | SITE LAYOUT | |
| PAGE NUMBER | | SITE1 |

April 8, 2026

LEPPLA - NARRATIVE REQUEST FOR MAY 27, 2026 BOARD OF ADJUSTMENT HEARING

Our plan to demolish the existing home and rebuild is for a variety of reasons:

- Current home has an undesirable floor plan
- Current home has outdated and dangerous electrical and plumbing issues (example is a Challenger electrical box)
- Current home has unprofessional renovations/additions appearing to have been done after some type of leak
- We are building our forever home which will be, not only beautiful, but constructed well above the currently required building codes to assure hurricane preparedness and protection
- We plan to retire in this home and will need an elevator which is something that cannot be added into the current floorplan

We promise to build a home that is valued at 3-4 times the current property which will make the entire neighborhood more attractive and desirable.

Thank you!



**MINUTES
BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
NOVEMBER 19, 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, November 19, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

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

ABSENT/EXCUSED: Member Karl Fuchs

ALSO PRESENT: Patricia McNeese, AICP, Principal Planner
Andrew Salzman, Board Attorney
Chloe Siegfried, Board Secretary

1 . CALL TO ORDER

The Chairperson called the meeting to order at 06:30 PM.

2 . ROLL CALL

The Board Secretary called the roll. Attorney addressed the applicant that there was not a full quorum, so a minimum of 3 votes would be needed to go forward. The applicant has the ability to defer to the next meeting with a full quorum if they choose to. They chose to move forward as is.

3 . QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney 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. #25-78 - Slater

Variance to reduce the required side yard setback to accommodate an existing detached garage.
Location: East side of Pennsylvania Avenue approximately 170 feet north of Anclote Road.

Staff:

Mrs. McNeese gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the reduced side yard setbacks, with the following condition:

1. An after-the-fact building permit shall be submitted and obtained for the garage structure.

Findings-of-Fact:

1. The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
2. The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
3. Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
4. Granting the variance will not confer any special privilege that is not allowed for other lands, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.
5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

Applicant:

Fred and Edith Slater, 1267 North Pinellas Avenue, noted that Pennsylvania Ave is a limestone road similar to an alley. Behind lots 4 and 5, there is another residence that previously owned the garage. The property is all in the jurisdiction of the county. They purchased the property knowing there was a violation and lack of permit pulled. Applicant is unsure how the garage got incorrectly placed. DOT could not find the markers for the property while they were out recently. Property is now considered homesteaded.

MOTION: Member Turner

SECOND: Vice Chair Grossman to approve Application 25-78 to

include staff recommended conditions.

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

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

Chairperson Reich

No: None

5. BOARD AND STAFF COMMENTS

Chairperson Reich thanked Vice Chair Grossman for filling in. Mr. Grossman is asking for clarification on our board process. Attorney will get clarification and get back to the board. Mr Wood also made comments about the judicial process. Chairperson wants to have clarification about how an opinion can sway.

6. ADJOURNMENT

Chairperson Reich adjourned the meeting at 07:18 PM.

Chairperson

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



**MINUTES BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
DECEMBER 17, 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, December 17, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

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

ABSENT/EXCUSED: Member Karl Fuchs

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Ethan Evans, Board Attorney
Chloe Siegfried, Board Secretary

1. CALL TO ORDER

The Chairperson called the meeting to order at 6:30PM.

2. ROLL CALL

The Board Secretary called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney addressed that there was a member missing. He let the applicants know they would be able to move their case to the following month with a full board. No applicants wanted to move their case. The Board Attorney 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. **#25-87 - Collins**

Variance to increase the maximum allowable driveway width for the purpose of adding a circular driveway.

Location: 1711 Sunset Drive

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend denial to increase the maximum allowable driveway width for the purpose of adding a circular driveway

Applicant:

Michael Collins, 1711 Sunset Drive, gave history about home and the decision to put in pavers.

MOTION: Mr. Wood

SECOND: Vice Chair Grossman

to approve Application 25-87.

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

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

No: Chairperson Reich

b. **#25-88 - Johnson**

Variance to reduce the required side yard setback for the purpose of constructing a carport.

Location: 1120 E. Boyer Street

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the variance to reduce the required side yard setback for the purpose of constructing a carport.

Applicant:

Robert Johnson, 1120 Boyer Street, did not have anything else to add but did answer questions for the board.

MOTION: Member Turner

SECOND: Vice Chair Grossman

to approve Application 25-88.

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

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

Chairperson Reich

No: None

c. **#25-28 - Hoffman (E Lemon St Apartments)**

Variance to reduce the required side yard setback for the purpose of constructing a 4-unit apartment building.

Location: Southside of E. Lemon Street, approximately 231 feet east of the US Highway 19 N. Intersection

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval to reduce the side yard setback for both sides to 4 feet, 16 feet less than required, for the purpose of constructing a new 4-unit apartment building.

Applicant:

Jordan Jones, 6541 River Rd, New Port Richey FL, noted that getting the approved setbacks would allow for bedrooms to be a more livable size. He also answered board member questions pertaining to his application.

MOTION: Vice Chair Grossman

SECOND: Member Turner

to approve Application 25-28.

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

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

Chairperson Reich

No: None

5. BOARD AND STAFF COMMENTS

City Attorney Salzman will be in attendance at the next meeting to go over procedures. Board members were also given future meeting dates.

6 . ADJOURNMENT

Chairperson Reich adjourned the meeting at 07:32 PM.

Chairperson _____

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

DRAFT



**MINUTES BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
MARCH 25, 2026**

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 25, 2026 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Member Karl Fuchs
Member Robert Wood
Member Jacqui Turner
Vice-Chairperson Timothy Grossman
Chairperson Joanne Reich

ABSENT/EXCUSED: None

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Andrew Salzman, Board Attorney
Chloe Siegfried, Board Secretary

1. CALL TO ORDER

The Chairperson called the meeting to order at 06:30 PM.

2. ROLL CALL

The Board Secretary called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney 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. ELECTION OF OFFICERS

- a. Election of Chair and Vice-Chairperson

A nomination was made by Board Member Turner to appoint Vice President Grossman as President. The nomination was seconded by Board Member Reich. There being no further nominations, a vote was taken.

Vote on President – Upon roll call vote, President election as follows:

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

Chairperson Reich

No: None

A nomination was then made by Board Member Turner to appoint President Reich as Vice President. The nomination was seconded by Board Member Wood. There being no further nominations, a vote was taken.

Vote on Vice President – Upon roll call vote, Vice President election as follows:

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

Chairperson Reich

No: None

5. APPLICATION(S)

- a. **#26-06 - Gunther**

Variance to allow a staircase to encroach further into the front setback for the purpose of accessing an elevated home. Location: 233 Grand Boulevard

Staff:

Mrs. Keen gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend variance approval to allow an unenclosed staircase to encroach 15.23 ft into the front setback.

Findings-of-Fact:

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

Applicant:

Property Owner, Nicholas Gunther, 233 Grand Boulevard, stated the variance was necessary to elevate the home. Home was flooded during past hurricanes and since the home has been elevated creating a need for the staircase.

MOTION: Vice-Chair Grossman

SECOND: Member Turner

to approve Application 26-06 as presented.

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

Yes: Member Wood

Member Turner

Vice-Chairperson Grossman

Chairperson Reich **No:**

None

6. BOARD AND STAFF COMMENTS

7. ADJOURNMENT

Chairperson Reich adjourned the meeting at 06:43 PM.

Chairperson

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