



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, JULY 22, 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. #26-50 - Comhaire - Variance To Reduce The Driveway Side Setback Requirement - 1256 Pinecrest Circle
- 5. BOARD AND STAFF COMMENTS**
- 6. 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
[JULY 22, 2026]

STAFF REPORT

Application No. / Project Title: #26-50 (Comhaire)
Staff: Allie Keen, AICP, Interim Planning Director
Applicant / Owner: Stefan Comhaire & Nadine Geysen
Property Size: +/- 12,885 sqft.
Current Zoning: R-100 (Single Family Residential)
Current Land Use: RL (Residential Low)
Location / Parcel ID: 1256 Pinecrest Circle / 03-27-15-92520-000-0380

BACKGROUND SUMMARY:

The applicant is requesting variance approval to reduce the required side setback to 0 feet, 3 feet less than required, for the purpose of widening the existing driveway and replacing it with pavers.

PRELIMINARY STAFF RECOMMENDATION:

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

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 129.00(H)(1), the minimum side setback for a driveway is 3 feet.

CURRENT PROPERTY INFORMATION:

Use of Property:	Single family residential
Site Features:	Single family home, driveway, fence, pool, trees, and landscaping
Vehicle Access:	This property is accessed from Pinecrest Circle.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	R-100 (Single Family Residential)	RU (Residential Urban)
South:	R-100 (Single Family Residential)	RU (Residential Urban)
East:	R-100 (Single Family Residential)	RU (Residential Urban)
West:	R-100 (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 widen the existing driveway and replace it with pavers.
2. Per LDC Section 129.00(H)(1), the minimum side setback for a driveway is 3 feet. The applicant is requesting variance approval to allow a 0 foot setback on the west side in order to widen the driveway all the way to the existing fence along the property line. The driveway will maintain a 10 foot setback from the east side to accommodate existing utilities.
3. Per LDC Section 129.00(C)(1), the maximum driveway width shall not exceed the lesser of 33% of the lot width or 28 feet. The width of the driveway is measured along the right-of-way/front property line. The subject property is located on a cul-de-sac and is pie-shaped, resulting in a lot frontage along the street of only 38 feet. The land development code allows the lot width to be measured in a variety of ways, one of which is calculating the average lot width rather than the frontage at the street. The average lot width of the subject site due to the lot shape is 87 feet, which would allow a maximum driveway width of up to 28 feet. According to the provided site plan, the existing driveway is approximately 18 feet wide, and the applicants are proposing to widen the driveway to 27.4 feet (measured along the front property line).
4. The existing home is elevated with the garages on the first story. There are two single car garage doors, one on each side of the staircase leading to the front door. The applicant has indicated that the wider driveway will allow better access to the garages.
5. Currently, on either side of the existing concrete driveway there is gravel. The gravel areas correspond with where the applicant is proposing to widen the driveway.
6. The adjacent property to the west is setback approximately 46 feet from shared property line. There is an existing privacy fence separating the two properties and will screen the proposed driveway from the side/rear yard of the adjacent property.

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 shape of the lot, narrow frontage along the street, and existing utilities on the east side of the home that shifts the driveway to the west, create physical limitations and result in the variance request. Although the driveway will not meet the side setback from the west side, it will still comply with the maximum allowable width along the street. *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 property is on a cul-de-sac creating a narrow frontage. There are utilities located on the east side of the property that prevent the driveway from being widened further on that side. These conditions were not self-created by the applicant. The proposed driveway will still comply with the allowable width while also allowing access into the garages. *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 maximum driveway width is determined by lot width. The Land Development Code allows lot width to be measured based on the average width of a property for situations similar to the subject property where there is a narrow frontage. Based on the average lot width the subject property is entitled to a driveway up to 28 feet wide. Due to the existing utilities on the east side of the property, the driveway is shifted towards the west side resulting in the 0 foot side setback. Although the driveway will not meet the west side setback, it will comply with the allowable driveway width. The requested variance is the minimum necessary to accommodate the 27.4 foot wide driveway, which is less than the maximum allowed. *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: Properties located on cul-de-sacs typically have narrow frontages and the driveways for these properties usually comprise a majority of that narrow frontage. The presence of utilities on the east side of the home creates a unique situation for the subject site. Approval of the requested variance will allow a driveway width that is comparable to those on properties with similar situations and within in the 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 area proposed to widen the driveway is currently gravel. Replacing the gravel with pavers would likely not significantly alter the character of the neighborhood due to the existing conditions. Additionally, the existing privacy fence will screen the adjacent property to the west to the proposed driveway. Approval of this variance is not expected to substantially diminish property values. *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

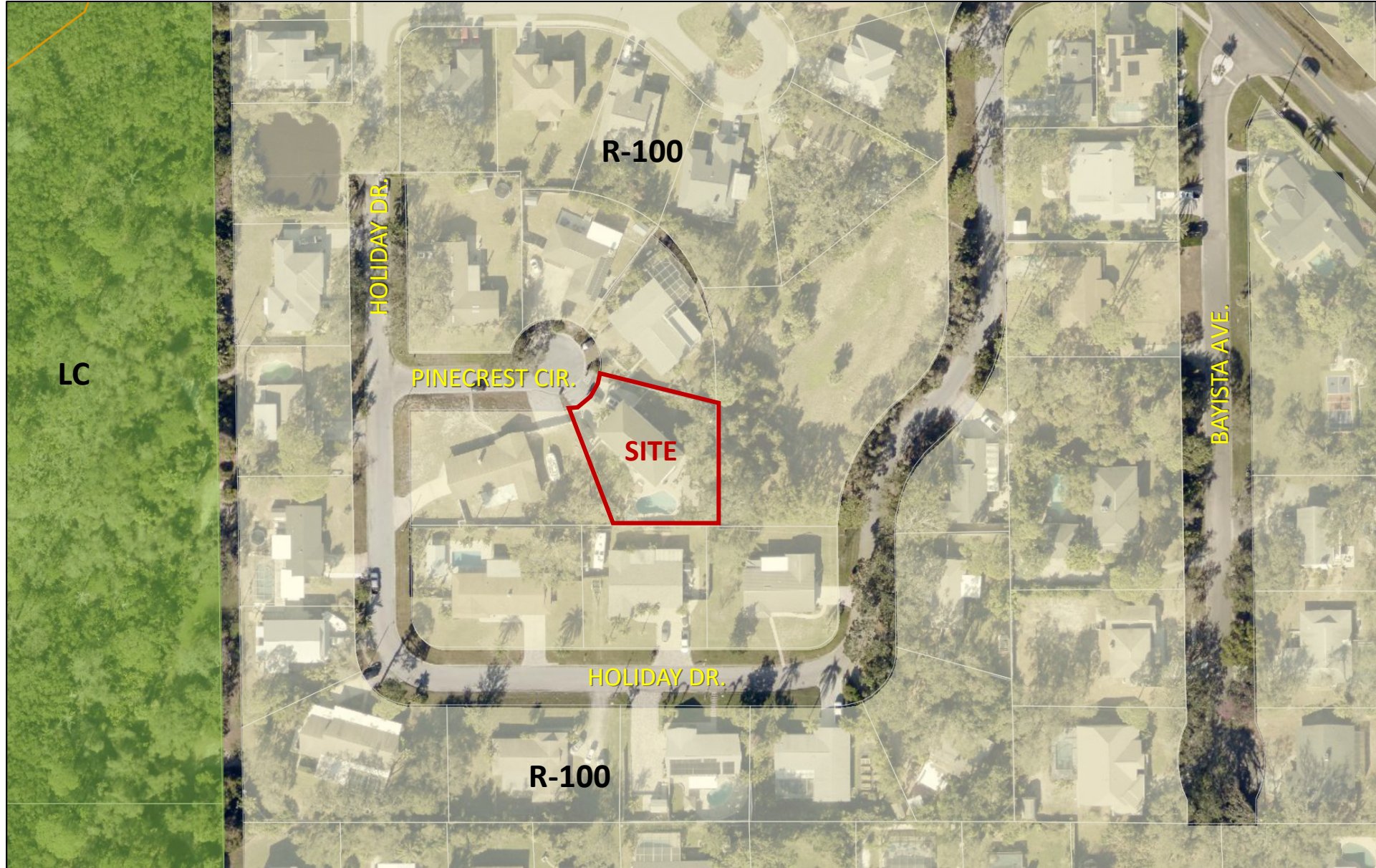
COMHAIRE #26-50

Board of Adjustment – July 22, 2026



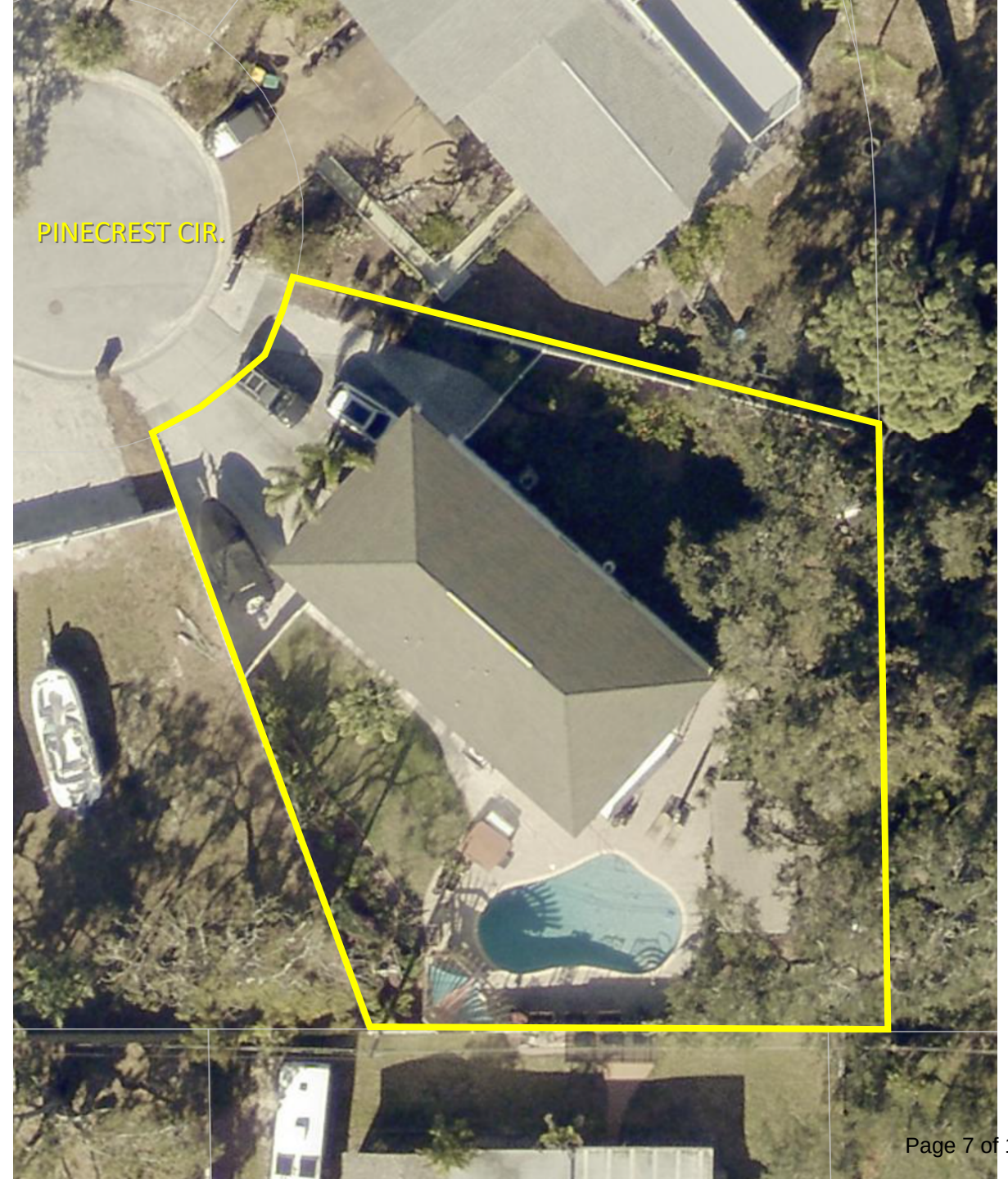


LOCATION & CONTEXT



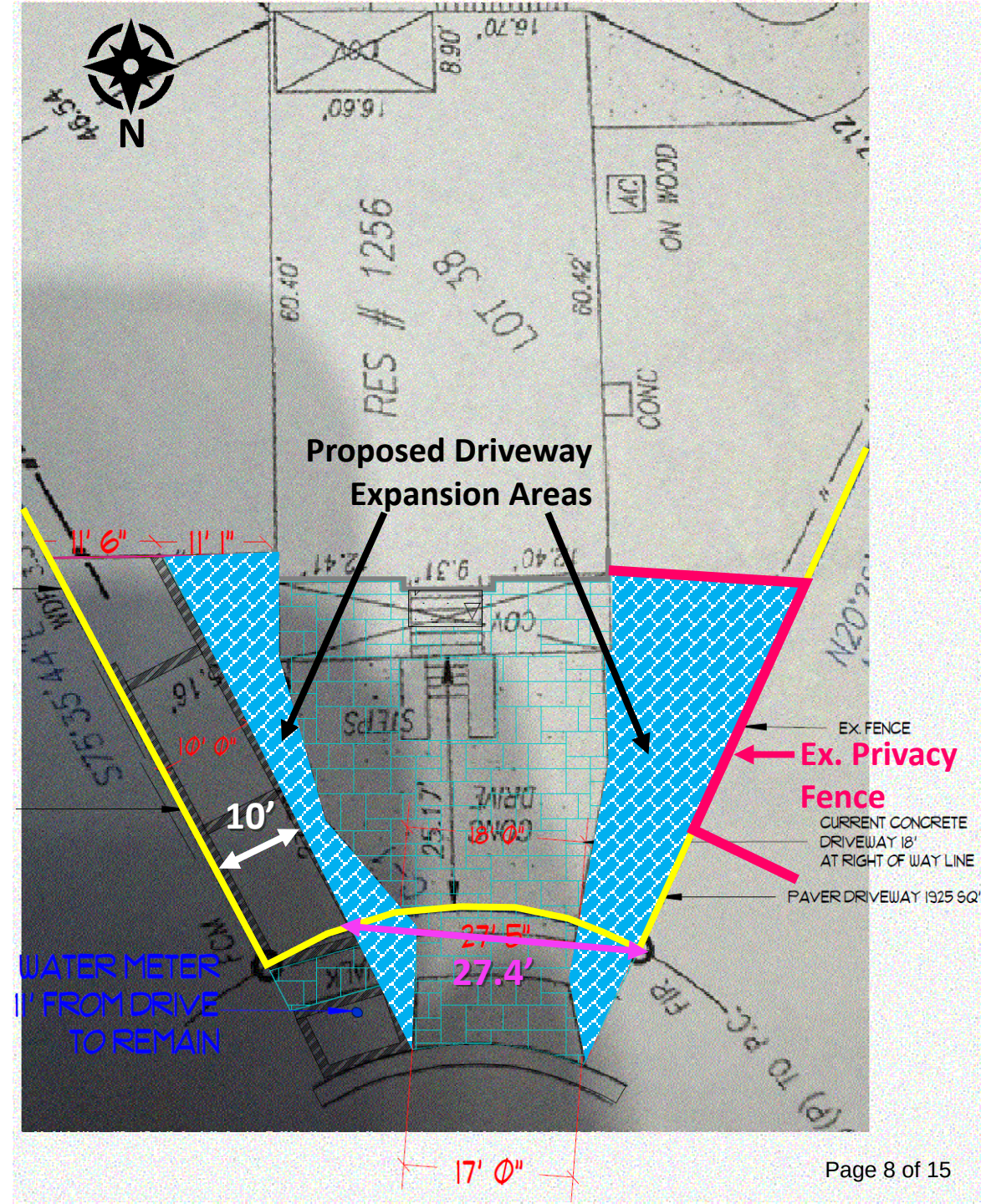
REQUEST

- **#26-50 – Driveway Setback**
 - Required= 3 feet
 - Proposed = 0 feet (west side)
- **Owner:** Stefan Comhaire & Nadine Geysen
- *Variance request to reduce the required side setback for the purpose of widening the existing driveway and replacing it with pavers.*



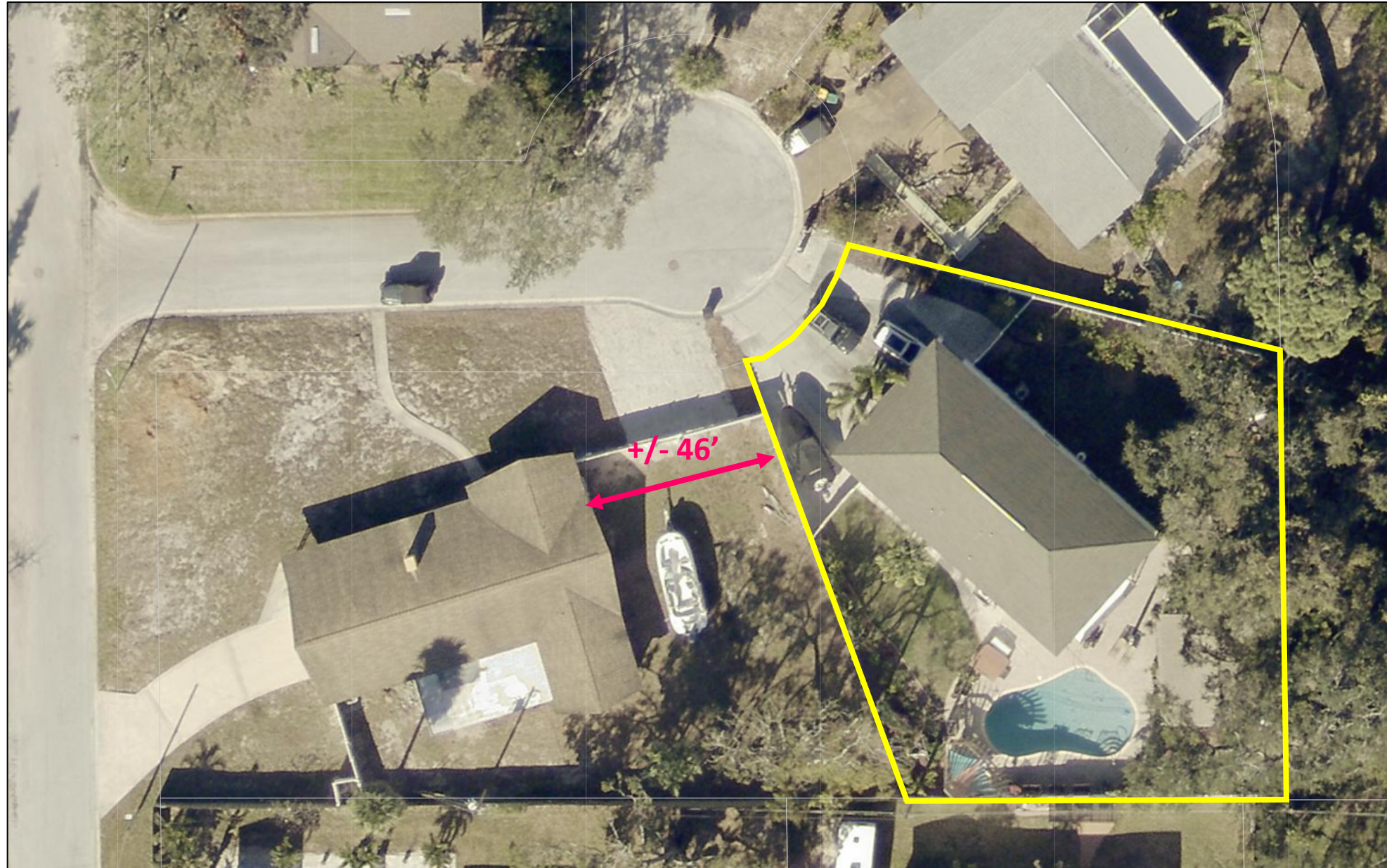
SITE PLAN

- **Driveway Side Setback**
 - Required = 3 feet
 - Proposed = 0 feet (west side)
- **Driveway Max. Width**
 - Determined by Lot Width & measured along front property line.
 - LDC allows lot width to be based on lot average.
 - Lot Frontage = 38 ft.
 - Avg. Lot Width = 87 ft.
 - Permitted Driveway Width = 28 ft. (33% of lot width)
 - Proposed Driveway Width = 27.4 ft.
 - Ex. Driveway Width = 18 ft.





PLANNING CONSIDERATIONS



STREET VIEW





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*

Comhaire driveway	1256 Pinecrest circle, Tarpon Springs, FL,34689
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Variance Requested*

Summary of Request*

article IX paragraph 129.00 H1	Variance request to reduce the required 3 ft setback and have driveway up to the property line (at right side of the property) as per the attached schematic
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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 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:*

Based on the average lot width of the property (87 ft), a driveway width of 28 ft would be allowed. Given the narrow width of the lot at the right of way (due to location in cul-de-sac) extending the driveway width to allowable width, and as such allowing for 2-way traffic, will require the driveway to be extended up to the property line at the right side of the driveway. Widening the driveway on the left is restricted due to the utilities, allowing extension only towards the right of the driveway

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:*

Narrow lot at the right of way and overall frontyard given location in cul-de-sac, limiting the 33% rule to provide efficient driveway / parking locations. Current driveway does not allow for 2-way traffic, which per the code allows for up to 28 ft width of driveway at the right of way. Widening of the driveway to accommodate 2-way traffic can only be achieved by extending the driveway to the property line at the right side of the driveway.

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 driveway currently width does not allow for efficient use of given there is a 2-car garage. Widening of the driveway, to increase use is only possible on the right side of the property given position of utilities on the left.

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:*

Approval of the variance request will not result in special privileges that is not commonly enjoyed by other properties.

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:*

Approval of this request will not have an adverse effect on surrounding properties. Updating the driveway as intended will increase overall property value of the properties in the neighborhood.

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***

Stefan Comhaire

6/7/2026

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).

