



City of Tarpon Springs, Florida

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

4. APPLICATION(S)

a. #24-82 - Gialousis

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

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

5. CONSENT AGENDA

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

6. BOARD AND STAFF COMMENTS

7. ADJOURNMENT

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



CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[MARCH 26, 2025]

STAFF REPORT

Application No. / Project Title: #24-82 (Gialousis)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Pantelis Mastrovasilis / Manuel Gialousis
Property Size: +/- 7,057 square feet
Current Zoning: R-70A (Single Family Residential)
Current Land Use: RU (Residential Urban)
Location / Parcel ID: West side of N. Disston Avenue, approximately 58 feet north of the E. Center Street Intersection / 12-27-15-47628-000-0040

BACKGROUND SUMMARY:

The applicant is requesting variance approval to allow for the construction of a single-family home on a nonconforming lot of record. The property is 58 feet wide, 2 feet less than required in the R-70A zoning district. The property meets the minimum lot area and lot depth.

This application was originally processed as a di minimis (administrative) variance under the provisions of Land Development Code (LDC) Section 215.02(N) because the deviation was less than 5% of the normal zoning requirements. Public notice was provided to adjacent property owners and staff received one letter of objection which ultimately forwarded this request to the Board of Adjustment for review.

PRELIMINARY STAFF RECOMMENDATION:

Based on the evidence available at the time this report was prepared, staff recommends **approval** of the nonconforming lot of record.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single family 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 24.02(B), if at any time the owner of a nonconforming lot of record owns unimproved land, the lots shall be combined to meet the minimum requirements.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Trees and fence
Vehicle Access:	The property gains access from N. Disston Avenue.



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 requesting the Board of Adjustment to recognize the subject property as a buildable legal nonconforming lot of record for the purpose of constructing a new single-family home on the property.
2. For deviations of 5% or less of normal zoning requirements, LDC Section 215.02(N) allows for the processing of a de minimis (administrative) variance. If no letters of objection are received from adjacent property owners, the City Manager or designee (Planning Department) can approve the variance without review by the Board of Adjustment. This application met the requirements for an administrative variance, therefore staff provided due notification to adjacent property owners. Initially, there were no letters of objection received within the 15-day notice period and the variance was approved. A few weeks later, the Planning Department received a letter of objection. Although the letter was received outside the notice period it was dated and postmarked within that time period, it was just delayed in the mail. The adjacent property owner was informed that they had 60 days from the approval date to appeal the administrative variance approval to the Board of Adjustment, which is why the current application is before the Board.
3. The following history is of relevance to the proposed variance request:
 - a. The subject property was originally platted in 1907 as a part of the original map of Tarpon Springs, specifically Lot 4 of Block 26, predating the City's first land development code. Upon adoption of the first land development code in 1944, the subject property was in the R-1 zoning district, which required a minimum lot area of 5,000 square feet and lot width of 50 feet. At that time, the subject property was conforming with the minimum requirements.
 - b. In 1956, a new land development code went into effect and the subject site was in the R-1-8 district, which required a minimum lot area of 5,500 square feet and minimum lot width of 50 feet. The site was still in conformance with these standards.
 - c. In 1976, a new land development code went into effect and the subject site was in the R-70 zoning district, which required a minimum lot area of 7,000 square feet and lot width of 60 feet. The subject property became nonconforming at that time because it did not meet the minimum lot width.
 - d. In 1990, the current Land Development Code went into effect and the property is currently zoned R-70A, which requires a minimum lot area of 6,500 square feet, minimum lot width of 60 feet, and lot depth of 80 feet. The property meets the minimum lot area and depth but is 2 feet narrower than the 60-foot required lot width.
4. Per LDC Section 24.02(B), if at any time the owner of a nonconforming lot of record owns adjoining unimproved land, the lots shall be combined to meet the minimum requirements. Although the subject property and the adjacent property to the north were previously under common ownership, the existing home built in 1935 on the adjacent property meets the required R-70A side setback from the shared property line. Therefore, the construction of the home did not rely on the subject site in order to develop and was constructed prior to the first land development code going into effect.



REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02.5 of the Land Development Code provides that the requirements of 24.02, the Board of Adjustment may grant a variance to allow a nonconforming lot of record to be built upon if the following standards are met and proven by competent substantial evidence:

1. The lot consists of at least one entire lot of record on the effective date of this Code.

Provisional Findings: The subject site was originally platted in 1907 as a part of the original map of Tarpon Springs prior to the establishment of any zoning regulations for the city and the effective date of the Land Development Code. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

2. The lot was not created in violation of a previous zoning ordinance.

Provisional Findings: The lot was in existence prior to the City's first land development code that went into effect in 1944, therefore the property was not created in violation of a previous ordinance. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

3. The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks.

Provisional Findings: The subject site, which is currently undeveloped, was previously under common ownership with the adjacent property to the north. According to the provided survey, the existing home, which was built in 1935, on the adjacent property meets the minimum side setback for the R-70A zoning district from the shared property line. Therefore, the construction of the home did not rely on the subject site in order to develop and was constructed prior to the first 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.*

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 one response in opposition to this request.*

ATTACHMENTS:

1. Staff Presentation
2. Application & Nonconforming Lot Addendum
3. Survey
4. Administrative Variance Public Notice Letter
5. Administrative Variance Approval Letter (Dec. 30, 2024)
6. Objection Letter (Jan. 15, 2025)
7. Objection Letter (Feb. 28, 2025) (*Request to Appeal to BOA*)

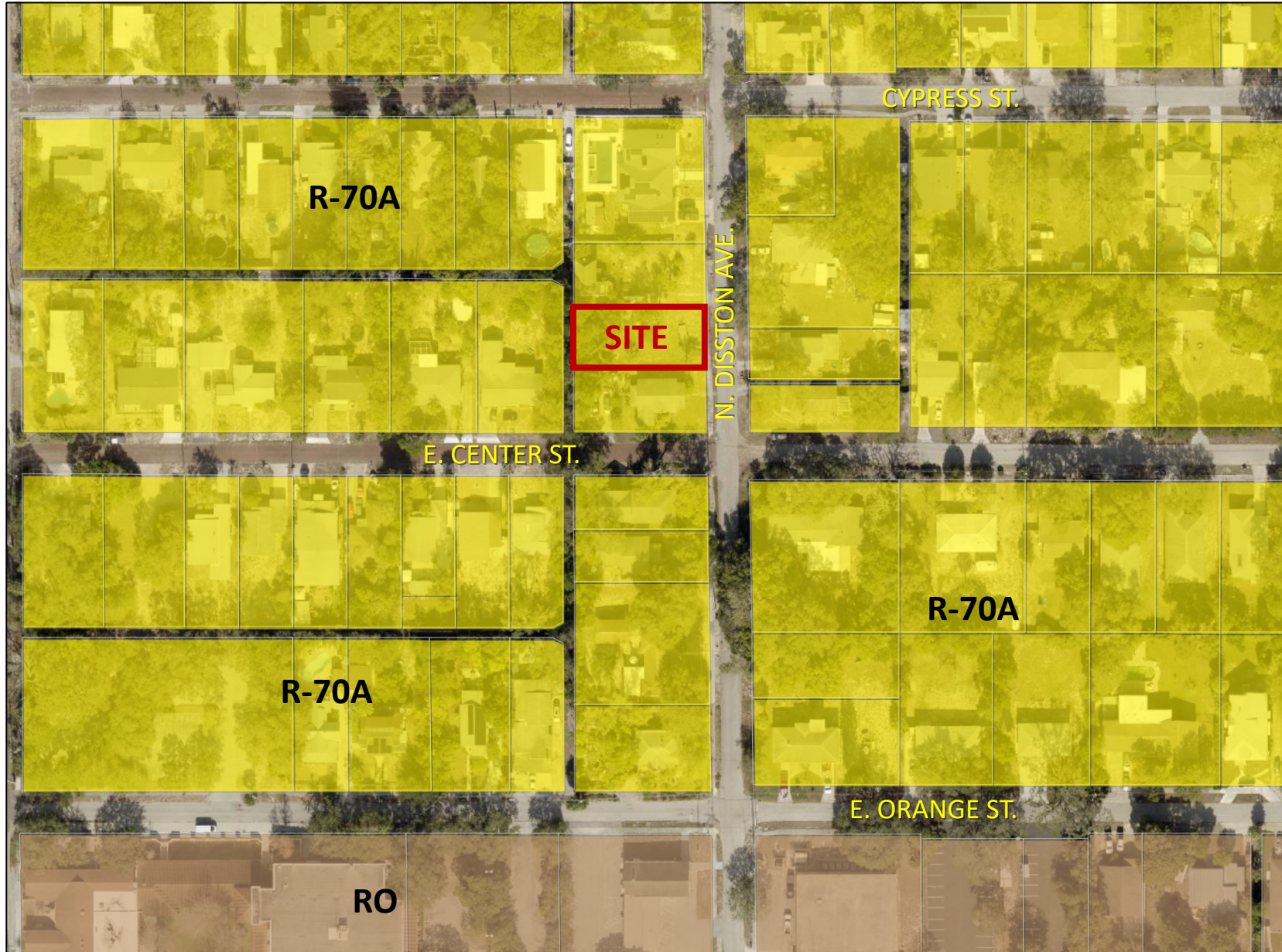
GIALOUSIS #24-82

Board of Adjustment – March 26,2025





LOCATION & CONTEXT



REQUEST

- **Nonconforming Lot of Record**
 - LDC Section 24.02(B) – If at any time the owner of a nonconforming lot of record owns adjoining land, the lots shall be combined to meet the minimum lot requirements.
 - **R-70A District**
 - Min. Lot Area = 6,500 sqft
 - Min. Lot Depth = 80 feet
 - Min. Lot Width = 60 feet
 - **Subject Property**
 - Lot Area = +/- 7,057 sqft
 - Lot Depth = 122 feet
 - Lot Width = **58 feet**
- **Owner:** Manuel Gialousis
- **Applicant:** Pantelis Mastrovasilis
- *Requesting variance approval to allow a nonconforming lot of record (Lot 4) that was under common ownership with an adjacent property (Lot 3) to be separate buildable lot.*



APPLICATION HISTORY

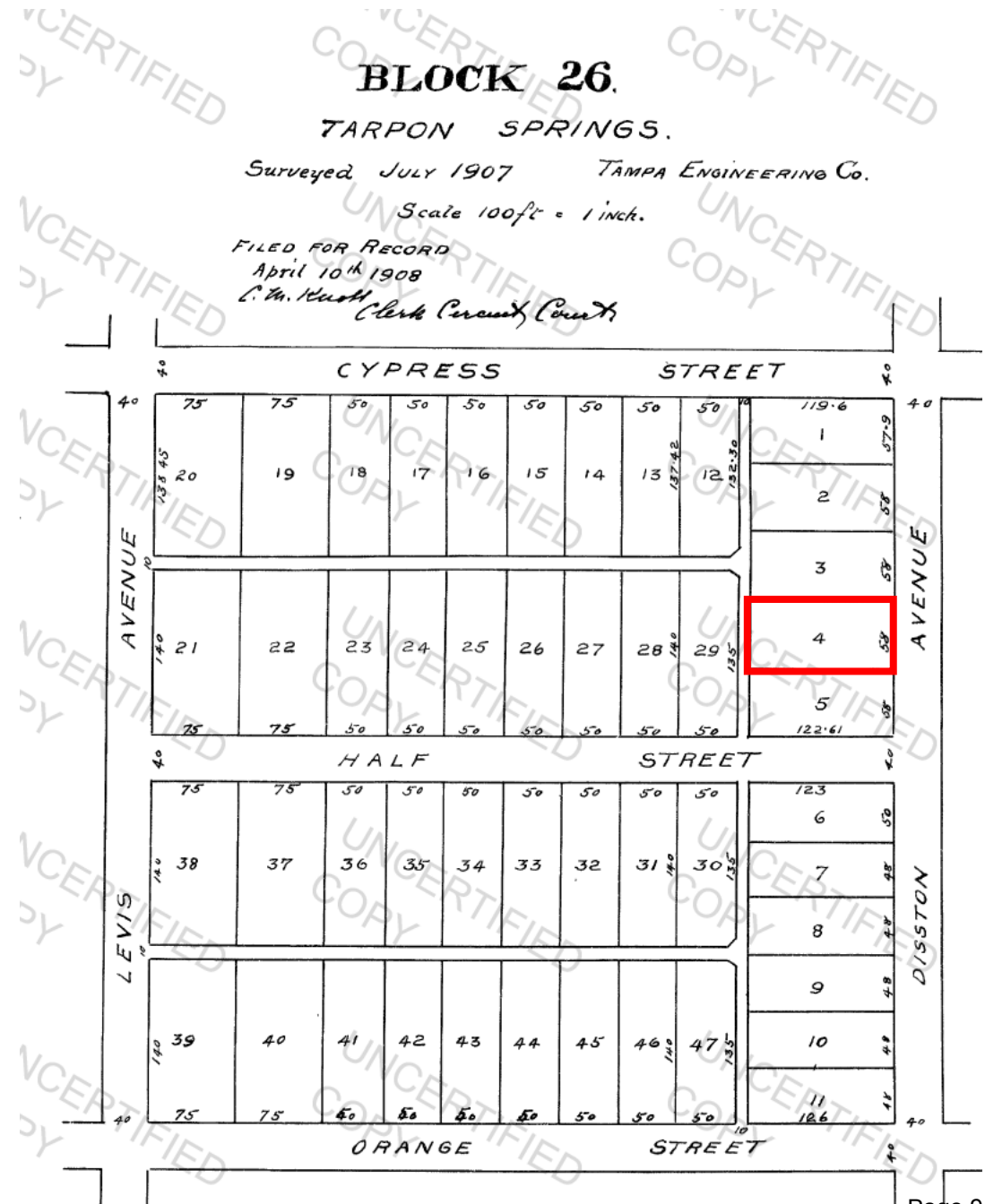
- **Di Minimis (Administrative) Variance**
 - LDC Section 215.02(N) – Deviations of 5% or less of normal zoning requirements.
 - If no letters of objections are received, the City Manager or designee can approve the variance without review by the BOA.
- **Dec. 9, 2024** - Notice sent to all adjacent property owners
- **Dec. 24, 2024** - 15-day notice period ends, no objections received.
- **Dec. 30, 2024** – Administrative Variance Approved
- **Jan. 15, 2025** – Objection Letter Received
 - Dated and Postmarked within 15-day notice period (*Dec. 15, 2024*)
 - Informed of 60-day Appeal Period (*Feb. 28, 2025*)
- **Feb. 28, 2025** – 2nd Objection Letter Received
 - Application forwarded to BOA



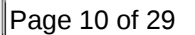


SITE HISTORY

- **1907** – Originally platted as a part of the original plat of Tarpon Springs (Lot 4 of Block 26)
- **1944** – First LDC went into effect, placing the property into the R-1 district and property conformed to standards.
- **1956** – New LDC went into effect, placing property into the R-1-8 district and property was still in conformance.
- **1976** – New LDC went into effect, placing the property into the R-70 district, which required a min. lot area of 7,000 sqft. and lot width of 60 ft. Lot became nonconforming in lot width.
- **1990** – Current LDC, property within the R-70A district, which requires min. lot area of 6,500 sqft., lot depth of 80 ft., and lot width of 60 ft. Lot still nonconforming in lot width.
- **Common Ownership** – Lots 4 & 3 (north) were previously in common ownership. As of January, the lots are no longer under common ownership.



- Min. Front Setback = 25 feet
- Min. Side Setback= 7.5 feet
- Min. Rear Setback = 20 feet





REVIEW STANDARDS – NONCONFORMING LOT OF RECORD

- 1) The lot consists of at least one entire lot of record on the effective date of this Code.
- 2) The lot was not created in violation of a previous zoning ordinance.
- 3) The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks.



PLANNING & ZONING APPLICATION

INSTRUCTIONS

Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME <i>John P Crafran</i>	EMAIL <i>JohnCrafran54@gmail.com</i>	
ADDRESS <i>219 N Disston Ave</i>		
CITY <i>Tarpon Springs</i>	STATE <i>FL</i>	ZIP <i>34689</i>
PHONE <i>727-485-4684</i>		

2. APPLICANT(S) (if different than owner)

NAME <i>MANUEL GIACUSIS</i>	EMAIL <i>MANUELGIACUSIS82@AOL.COM</i>	
ADDRESS <i>1331 SUNSET COURT</i>		
CITY <i>TARPON SPRINGS</i>	STATE <i>FL</i>	ZIP <i>34689</i>
PHONE <i>727-631-1555</i>		

3. AGENT/REPRESENTATIVE (if applicable)

NAME <i>Pantelis MASTROVASILIS</i>	EMAIL <i>MASTRO51973@gmail.com</i>	
ADDRESS <i>321 E. TARPON AVE.</i>		
CITY <i>TARPON SPRINGS</i>	STATE <i>FL</i>	ZIP <i>34689</i>
PHONE <i>727-798-3993</i>		



4. APPLICATION TYPE* (Please select all that apply)

General Applications

- | | | |
|--|---|---|
| ☐ Annexation | ☐ Rezoning | ☐ Minor Plat |
| ☐ Conditional Use | ☐ Site Plan/Subdivision | ☐ Planned Development: |
| ☐ Discussion Item | ☐ Right-of-Way Vacation | ☐ Concept |
| ☐ Development Agreement | ☐ Temporary Use (Dates: _____) | ☐ Preliminary |
| ☐ Future Land Use Amendment | ☐ Final Plat | ☐ Final |
| ☐ Sidewalk Cafe | | |

Board of Adjustment Applications (BOA)

- ☐ Variance
☒ Nonconforming Lot of Record Variance
☐ FAR/ISR Adjustment
☐ Sidewalk Waiver
☐ After-the-Fact Variance
☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
☐ Designation of Historic Property Form
☐ Economic Hardship Exemption Form
☐ Petition for Removal Form

* See Page 4 for required Application Addendums.

5. GENERAL INFORMATION

PROJECT NAME DISSTON AVE RESIDENCE
ADDRESS/LOCATION 0 N. DISSTON AVE TARPON SPRINGS FL 34689
TAX PARCEL NUMBER(S) 12-27-15-47628-000-0040
LEGAL DESCRIPTION LAKE BUTLER VILLA CO'S SUB LOT 4
SITE ACREAGE Upland 0.16 Wetland _____ Submerged _____ Total 0.16
FLOOD (check all that apply) ☒ Zone X ☐ Zone X Shaded ☐ Zone AE ☐ Zone VE ☐ Not in a Flood Zone Base Flood Elevation(s) (BFE): _____
COASTAL HIGH HAZARD AREA (CHHA) ☐ Yes, this property is located within the CHHA ☒ No, this property is not located within the CHHA

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS (if applicable)	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY

7. SUMMARY/PURPOSE OF REQUEST

TO Build A single family home.



8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:

The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.

[Signature]
 (Applicant's Signature)

11-9-24
 (Date)

★ OWNER'S SIGNATURE*:

I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.

[Signature]
 (Owner's Signature)

11-7-24
 (Date)

*Not required for discussion item applications

AGENT AUTHORIZATION:

The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

Pantelis Mastrocousin
 (Agent Name, Printed)

11-6-21
 (Date)

[Signature]
 (Agent's Signature)

(Date)

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

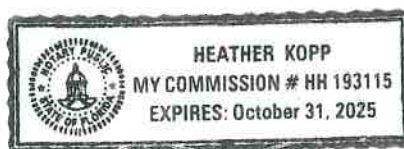
The foregoing instrument was acknowledged before me by means of () physical presence or () Online notarization, this 7TH day of NOVEMBER, A.D., 2021 by JOHN PATRICK CRAFTON, who is personally known to me or who has produced FLN C61345752690 as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: HEATHER KOPP

Signature: Heather Kopp

Stamp:





APPLICATION ADDENDUM
NONCONFORMING LOT APPLICATION FORM

INSTRUCTIONS

Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan).

1. GENERAL INFORMATION

PROJECT NAME	0 N. DISSTON AVE RESIDENCE
ADDRESS/LOCATION	0 Disston Ave. TS 34689
TAX PARCEL NUMBER(S)	12-27-15-47628-000-0040

2. LOT DIMENSION STANDARDS*

This property is located in the R-70 A zoning district.

Required Lot Dimensions:		Current Lot Dimensions:	
Minimum Lot Area:	6500 sqft	Lot Area:	7,057 sf
Minimum Lot Width:	60'	Lot Width:	58
Minimum Lot Depth:	80'	Lot Depth:	122

*Refer to [LDC Section 25.00](#) for zoning district lot standards.

3. BOARD OF ADJUSTMENT REVIEW STANDARDS

Per [LDC Section 215.02.2](#), the Board of Adjustment may only grant a variance to allow a nonconforming lot or record to be built upon if the following standards are met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards.**

- (1) The lot consists of at least one entire lot or record on the effective date of this Code. (Explain when the lot was created and provide a copy of the plat, if possible, from the Pinellas County Property Appraiser.)

YES

- (2) The lot was not created in violation of a previous zoning ordinance. (Explain when the lot was separated, platted or subdivided.)

NO



- (3) The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks. (If the neighboring property is developed, does the structure meet the minimum setbacks if the properties were split?)

no

3. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):

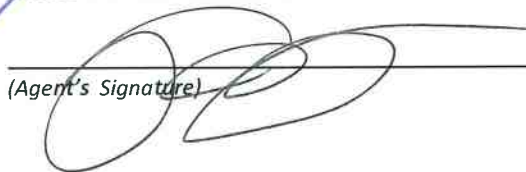
The information included in and with this application is completely true and correct to the best of my knowledge. Further, I understand that a detailed property management plan may be requested as a part of this application.


(Applicant's Signature)


(Date)


(Property Owner's Signature)


(Date)

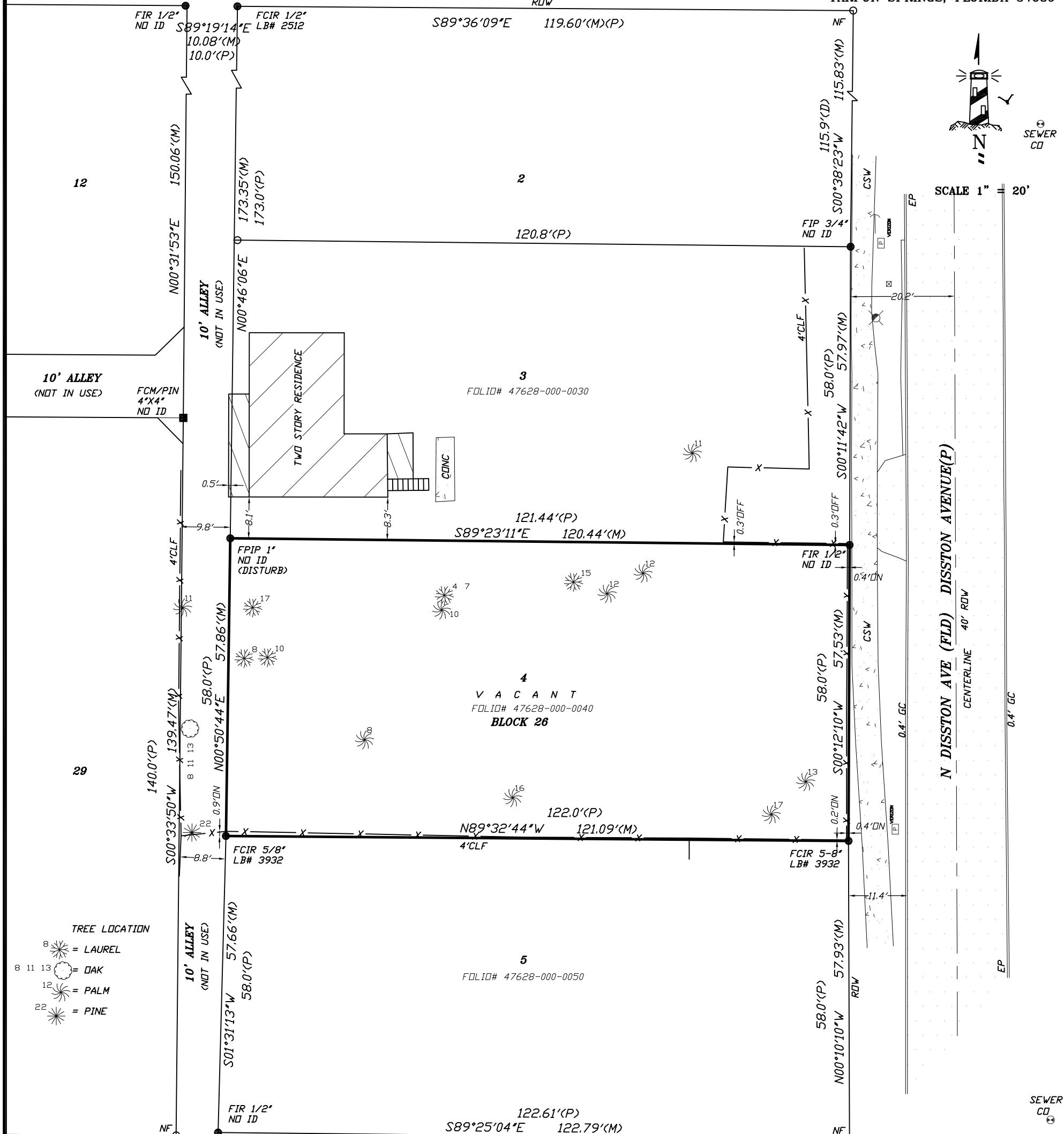

(Agent's Signature)


(Date)

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

CYPRESS STREET

STREET ADDRESS:
NORTH DISSTON AVENUE
TARPON SPRINGS, FLORIDA 34689



LEGAL DESCRIPTION:

LOT 5, LAKE BUTLER VILLA RESUBDIVISION OF BLOCK 26, TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOM 5, PAGE 8, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

E CENTER STREET (FLD) HALF STEET (P)
40' ROW

CERTIFIED TO:
MANUEL GIALOUSIS

⊙ = RECLAIM WATER VALVE AL = ALUMINUM ASPH = ASPHALT BM = BENCH MARK BRWF = BRICK WALL FENCE BWF = BARB WIRE FENCE (C) = CALCULATE CA = COVERED AREA CATV = CABLE TV BOX CB = CATCH BASIN CC = CONC CURB CCR = CERTIFIED CORNER RECORD CE = COVERED ENTRANCE CG = CURB AND GUTTER	CI = CURB INLET CLF = CHAIN LINK FENCE COL = COLUMN CONC = CONCRETE COR. = CORNER CP = CONCRETE POLE CS = CONC STEPS CSW = CONCRETE SIDE WALK CW = CONCRETE WALL (D) = DEED DE = DRAINAGE EASEMENT DISC = DISK ENCL = ENCLOSURE EOW = EDGE OF WALK	EP = EDGE OF PAVEMENT FCIP = FOUND CAPPED IRON PIPE FCIR = FOUND CAPPED IRON ROD FCM = FOUND CONCRETE MONUMENT FDH = FOUND DRILL HOLE FIR = FOUND IRON ROD FIP = FOUND IRON PIPE (FLD) = FIELD FN = FOUND NAIL FND = FOUND FN/D = FOUND NAIL & DISC FPC = FLORIDA POWER CORP. PAD FPKN = FOUND PK NAIL FPKND = FOUND PKNAIL & DISC	FPIP = FOUND PINCH IRON PIPE FRRS = FOUND RAIL ROAD SPIKE F(X) = FOUND "X" CUT GC = GRANITE CURB ID = IDENTIFICATION LP = LIGHT POLE (M) = MEASURED MTL = METAL NF = NOT FOUND O/A = OVERALL OH = OVER HANG OHP = OVER HEAD POWER OR. BK. = OFFICIAL RECORD BOOK (P) = PLAT	PB = PLAT BOOK PC = POINT OF CURVATURE PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT PCP = PERMANENT CONTROL POINT PG = PAGE PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POL = POINT ON LINE PP = POWER POLE PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MARKER PT = POINT OF TANGENT	PVR = PAVERS REF = REFERENCED ROW = RIGHT-OF-WAY SA = SANITARY SEC. TWP. RNG = SECTION TOWNSHIP RANGE SCIR 5/8" = SET CAP IRON ROD LB #7101 SCR = SCREENED SH = SHED SPKND = SET PK NAIL AND DISC LB. #7101 ST = STORM STDP = STRADDLE POINTS TOB = TOP OF BANK TOE = BOTTOM OF SLOPE UE = UTILITY EASEMENT	W = WOOD WC = WITNESS CORNER WD = WOOD DECK WF = WOOD FENCE WM = WATER METER WS = WOOD STEPS WW = WING WALL UGP = UNDERGROUND POWER V = VINYL VF = VINYL FENCE VG = VALLEY GUTTER ⊙ = TRAFFIC SIGN ⊙ = GAS METER ⊙ = UTILITY BOX
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SURVEYORS NOTES:
SEE LEGEND FOR SYMBOLS AND ABBREVIATIONS USED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENT OR RIGHT-OF-WAY HAVE BEEN SHOWN HEREON. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. BASIS OF BEARING AS REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE WEST, NAD 83. VERTICAL INFORMATION AS REFERENCED TO NG'S "SLIP N" EL: 22.51, NAVD88. EXISTING GRADE =

CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY MAP WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN HEREON AND ACCORDING TO THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS DESCRIBED IN CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. BY: <u>Errol A. Ayuso</u> DATE SIGN: <u>11-20-2024</u> ERROL A. AYUSO, P.S.M #5955			FLOOD ZONE: "X" COMMUNITY PANEL No. 120259-0038H DATED: 08-24-2021 INFORMATION SHOWN HEREON BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.		AYUSO SURVEYING, LLC PROFESSIONAL SURVEYORS & MAPPERS PSM #5955 10170 11TH STREET NORTH UNIT# 105 ST. PETERSBURG, FLORIDA 33716 727-528-2399 OR 528-1839, FAX 727-528-2038 E-MAIL AYUSOSURVEYING@YAHOO.COM	
REVISIONS DATE:						
FILE NO. 24061P11	SURVEY FIELD DATE: 11-20-2024	CHECK BY: EAA	DRAWN BY: EAA	FIELD CREW: EACMFA		



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
727-942-5611

December 9, 2024

RE: APP #24-82 – Gialousis (Parcel# 12-27-15-47628-000-0040) – Administrative Variance Request

Dear Current Property Owner,

The above application has been submitted to the City of Tarpon Springs Planning and Zoning Department for administrative variance approval to allow a legal nonconforming lot to be buildable for the purpose of constructing a new single-family home. The existing platted lot is only 58 feet wide, 2 feet less than the 60-foot minimum, per Land Development Code Section 25.02(F)(3). The subject property is located on the west side of N. Disston Avenue, approximately 58 feet north of the E. Center Street intersection.

Being of 5% of less than the minimum zoning requirement, this application qualifies for administrative approval per Land Development Code Section 215.02(N) if no letters of objection are received from adjacent property owners and the following standards are determined to be met:

- 1) A structure or use at issue was constructed or commenced lawfully and with the proper permits; and
- 2) Such a variance would not be contrary to the public interest or give a special benefit to the property owner requesting such a variance; and
- 3) The variance if granted would not be in violation of the City's Comprehensive Plan.

An adjacent property owner wishing to object to this request must submit a written letter of objection within 15 days of the date of this letter (December 24, 2024) to the City of Tarpon Springs Planning and Zoning Department. If letters are received, the applicant will have the opportunity to forward their request to the Board of Adjustment for review and approval, which will be re-noticed. If no letters are received, this request will be approved.

A location map of the subject property is provided with this letter for reference. Letters may be emailed to akeen@ctsfl.us or mailed to the address provided at the top of this letter.

Please contact the Planning and Zoning Department with any questions.

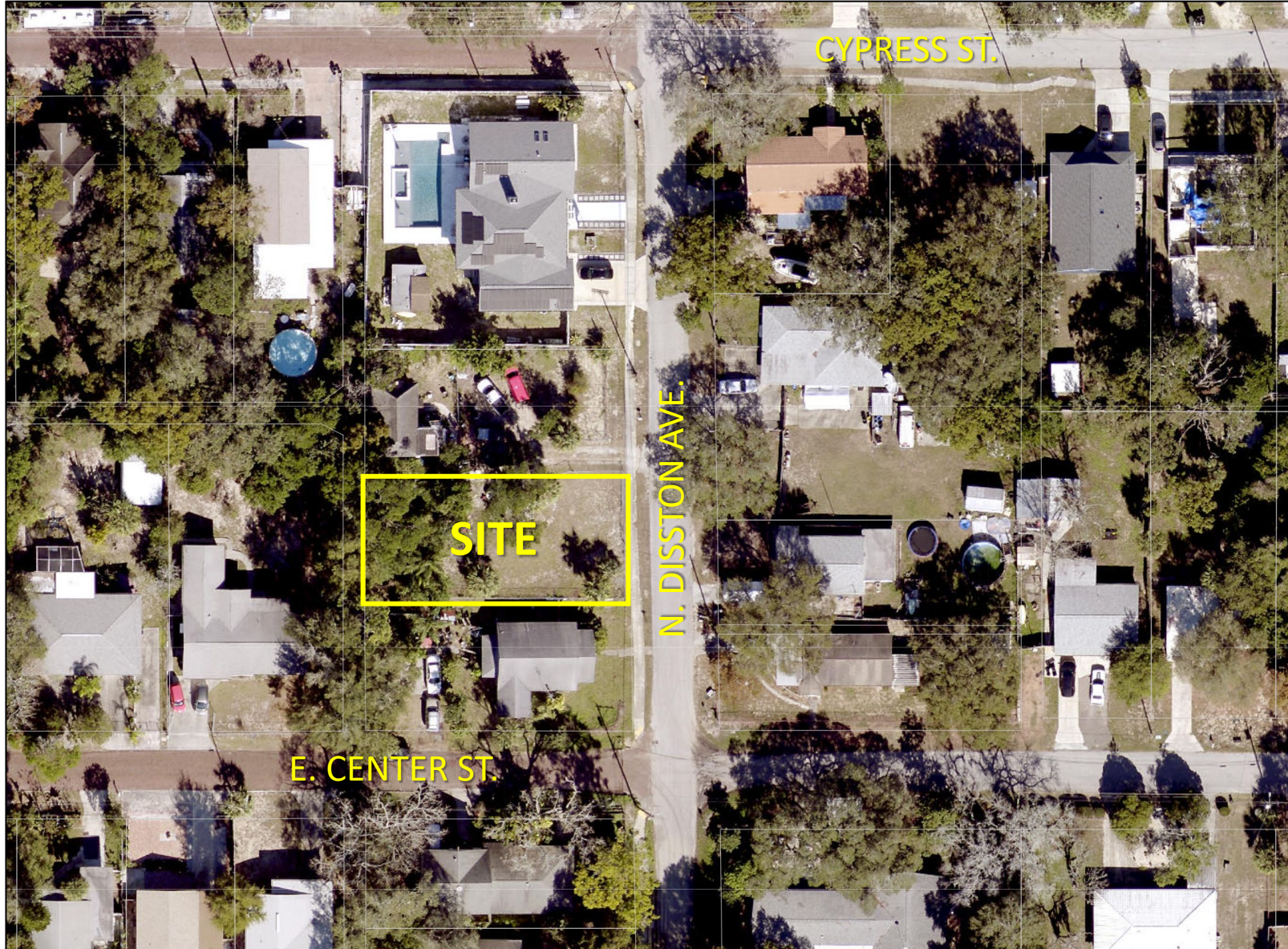
Respectfully,

A handwritten signature in cursive script that reads "Allie Keen".

Allie Keen, AICP
Principal Planner

Attachment: Location Map

#24-82 - GIALOUSIS



A request to allow a nonconforming lot to be buildable for the purpose of constructing a single-family home.

R-70A Lot Standards:
Existing Lot Width = 58 feet
Required Lot Width = 60 feet



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
727-942-5611

December 30, 2024

Pantelis (Pete) Mastrovasilis
321 E. Tarpon Avenue
Tarpon Springs, FL 34689
Mastro51973@gmail.com

RE: APP #24-82 – Gialousis (Parcel# 12-27-15-47628-000-0040) – De Minimis Variance Request

Dear Mr. Mastrovasilis,

The City of Tarpon Springs Planning and Zoning Department has reviewed the above noted application for a de minimis variance request to allow a legal nonconforming lot to be buildable for the purpose of constructing a new single-family home. The existing platted lot is only 58 feet wide, 2 feet less than the 60-foot minimum, per Land Development Code (LDC) Section 25.02(F)(3). The property is located on the west side of N. Disston Avenue, approximately 58 feet north of the E. Center Street intersection.

Staff has determined that this request meets the criteria for a de minimis variance established in LDC Section 215.02(N) as outlined below:

- 1) A structure or use at issue was constructed or commenced lawfully and with the proper permits.

The subject property is undeveloped. Future development of the property must comply with current zoning regulations and the applicant will be required to obtain all necessary permits.

- 2) Such a variance would not be contrary to the public interest or give a special benefit to the property owner requesting such a variance.

The property was platted in 1908 as a part of the original Tarpon Springs Map, prior to the City's first land development code going into effect in 1944. The subject property is consistent in lot width as the surrounding, developed properties along Disston Avenue. The site would permit the construction of a single-family home which is also consistent with the neighborhood, therefore approval of this request will not be contrary to the public interest or give special benefit to the property owner.

- 3) The variance if granted would not be in violation of the City's Comprehensive Plan.

The property is located within an established residential area and the future land use identifies this property as residential, specifically in the RU (Residential Urban) future land use category. Further, Policy H.1.1.2 of the Housing Element supports the recognition of legal nonconforming lots of record as a means to provide additional infill housing opportunities within the City.



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

This application was properly noticed, and staff has received no responses, therefore, this application has been approved. The variance approval is valid for 2 (two) years from the date of this letter unless a building permit for construction is issued or active.

Respectfully,

A handwritten signature in cursive script that reads "Allie Keen".

Allie Keen, AICP
Principal Planner

Attachment: Location Map

#24-82 - GIALOUSIS



RECEIVED

JAN 15 2025

Planning
Department

AUGSBACH, CHARLES W JR
1441 WEGMANN DR
TARPON SPRINGS, FL
34689-5628

December 16, 2024

RE: APP # 24-82 – Gialousis (Parcel# 12-27-15-47628-000-0040) –
Administrative Variance Request

RECEIVED

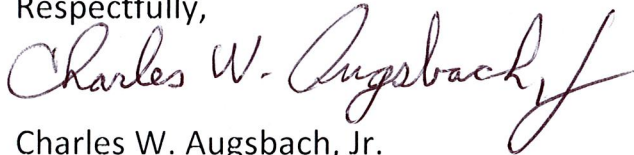
Dear Allie Keen, AICP
Principal Planner

JAN 15 2025

Planning & Zoning
Department

This letter of objection from adjacent property owner. I object due to the fact that I bought my property knowing that no one could build next to me.

Respectfully,

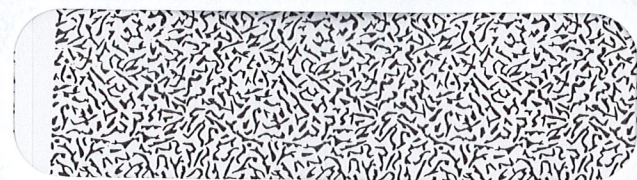


Charles W. Augsbach, Jr.

TAMPA FL 336
SAINT PETERSBURG FL
17 DEC 2024 PM 10L



MR. CHARLES AUGSBACH
1441 Wegmann Dr.
Tarpon Spgs, FL 34689



City of Tarpon Springs
Planning & Zoning Department
ATTN: Allie Keen, AICP
Principal Planner
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34689

34689-400424

AUGSBACH, CHARLES W JR
1441 WEGMANN DRIVE
TARPON SPRINGS, FL
34689-5628

28 February 2025

RE: Appeal request – APP #24-82 – Glalouis (Parcell 12-27-15-47628-000-0040) –
Administrative Variance Request.

Dear Allie Keen, AICP
Principal Planner

This letter of objection from adjacent property owner. Letter dated 16 December 2024 and
Post marked December 17, 2024. Forward appeal to the Board of Adjustment for review and
Approval. This process will be re-noticed and involves a public hearing. Hand delivered this
Date to City Hall – Planning and Zoning Department.

Rick H. Jones had used this property for approval per Land Development Code Section
Section 215.02(N) Administrative Variance Request for property at 219 N. Disston Ave.
Before 20 December 1996.

The property was to remain vacant.

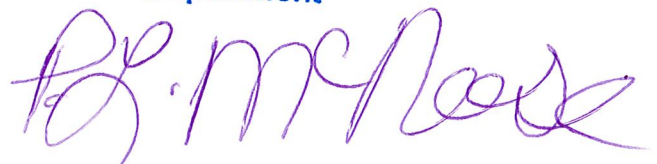
Respectfully,


Charles W. Augsbach, Jr.

RECEIVED

FEB 28 2025

Planning & Zoning
Department





MINUTES
Board of Adjustment
CITY OF TARPON SPRINGS, FLORIDA
February 26, 2025

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

Chairperson Jacqui Turner
Timothy Grossman
Alternate 1 Robert Wood
Alternate 2 Karl Fuchs

ABSENT/EXCUSED: Chairperson Joanne Reich

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Andrew Salzman, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

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

2. ROLL CALL

Board Secretary Creighton called the roll.

3. ELECTION OF OFFICERS

a. Election of Chair and Vice-Chairperson

MOTION: Member Grossman

to approve Ms. Turner as Chairperson (motion died for a lack of a second)

MOTION: Chairperson Turner

SECOND: Alternate 2 Fuchs

to approve Ms. Reich for Chairperson

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

Yes: Alternate 2 Fuchs
Alternate 1 Wood
Member Grossman
Chairperson Turner

No: None

Ms. Turner passed the gavel to Mr. Wood.

MOTION: Chairperson Turner

SECOND: Member Fuchs

to approve Mr. Grossman for Vice-chairperson

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

Yes: Alternate 2 Fuchs
Alternate 1 Wood
Member Grossman
Chairperson Turner
No: None

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Lewis 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.

5. APPLICATION(S)

a. **#24-90 - Andriotis**

Variance to reduce the required shoreline buffer/rear yard setback for the purpose of constructing a pool on a waterfront lot.

Location: 1656 Sea Breeze Drive

Staff:

Mrs. Keen provided background information and indicated that, based on the information and materials available at the time this report was prepared, staff recommended denial of this request. Although there were some limitations on this property, it was of the staff's opinion that the proposed pool could be reoriented to be parallel to the home in order to meet the required shoreline buffer/rear yard setback, while still constructing the desired pool size.

Applicant:

George Andriotis, 1656 Seabreeze Drive, noted that their survey was inaccurate and that they needed to orient the pool perpendicular to the home, because they were going to expand the home, where the perpendicular pool left a void to the east of the pool.

MOTION: Alternate 2 Fuchs

SECOND: Vice-Chairperson Grossman

to approve application as requested.

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

Yes: Alternate 2 Fuchs
Alternate 1 Wood
Member Grossman
Chairperson Turner
No: None

6. APPROVAL OF MINUTES

a. July 24, 2024

See item 6c.

b. November 20, 2024

See item 6c.

c. December 18, 2024

MOTION: Member Grossman

SECOND: Alternate 1 Wood

to approve minutes from July 24, November 20, and December 18, 2024, as presented.

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

Yes: Alternate 2 Fuchs
Alternate 1 Wood
Chairperson Turner
Member Grossman

No: None

7. BOARD AND STAFF COMMENTS

There were no board or staff comments.

8. ADJOURNMENT

Chairperson Turner adjourned the meeting at 07:16 PM.

Chairperson

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