



I. APPLICATION DATA

- A. **Case Number:** VAR-0426-00022
- B. **Location:** 6339 80<sup>th</sup> Avenue North
- C. **Request:** Variance to reduce the side yard setback from 6 feet to 1.7 feet for a detached garage on a parcel in the Single-Family Residential (R-1) zoning district.
- D. **Applicant:** Jimmie Richardson Jr. & Bonnie Richardson
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Jimmie Richardson Jr. & Bonnie Richardson
- G. **Legal Ad Text:** Variance to reduce the side yard setback from 6 feet to 1.7 feet for a detached garage on a parcel in the Single-Family Residential (R-1) zoning district.
- H. **PARC Meeting:** April 28, 2026
- I. **Public Hearings:**  
  
**Board of Adjustment Meeting Date:** June 4, 2026  
**Advertising Date:** May 20, 2026

II. BACKGROUND INFORMATION

- A. **Case Summary:**  
The applicant is requesting a reduction in the minimum side yard setback requirement from 6 feet to 1.7 feet along the west side of the property in order to develop a 675 square foot detached garage. The detached garage will be approximately 4 feet from the primary structure and is proposed to meet building code.  
  
The property is currently ADA compliant and the applicant would like preserve the sidewalk, between the primary structure and proposed detached garage, that leads to the rear of the house. Additionally, the gutters will be installed along the sides of garage to direct water away from the neighboring property.
- B. **Site Area:** 10,006 square feet / 0.22 acres.
- C. **Property History:**  
According to Pinellas County Property Appraiser, the lot was originally platted in 1925 as Lot 40 of the Avon Dale Subdivision, recorded in plat book 12, page 93. The property now includes a portion of Lot 41 and the northern half a vacated 80<sup>th</sup> Avenue right-of-way.  
  
The property was developed in 1990 with a 2,296 square foot single-family dwelling and has prior permits on record for a fence, porch, additional renovations and a roof replacement.
- D. **Existing Use:** Single-Family Residential
- E. **Proposed Use:** Single-Family Residential (No change)

- F. **Current Land Use:** Residential Urban (RU)
- G. **Current Zoning District:** Single-Family Residential (R-1)
- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-Family Detached
South	R-1	RU	Single-Family Detached
East	R-1	RU	Single-Family Detached
West	R-1	RU	Single-Family Detached

**III. APPLICABLE CRITERIA / CONSIDERATIONS**

**A. Land Use Designation / Comprehensive Plan Policies:**

**1. Land Use Purpose / Intent:**

*It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in an urban low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.*

**2. Key Standards:**

**Use Characteristics** – *Those uses appropriate to and consistent with this category include:*

*Primary Uses - Residential*

*Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space*

**Location Characteristics** - *This category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.*

**3. Relevant Policies:**

*POLICY LU 1.3.1*

*The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.*

*POLICY LU 1.13.6*

*Encourage infill residential development that is consistent and compatible with surrounding land uses.*

*POLICY LU.1.13.1*

*The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.*

**4. Staff Analysis:**

The proposal is compatible with the guiding policies of the Land Development Code and would allow the applicant to maximize usage of their property. Staff finds the proposed request to be appropriate and consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

**B. Zoning District / Land Development Code Standards:**

**1. Zoning District Purpose / Intent:**

The "R-1" Single-family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are presently platted or developed for urban low density and low medium density, single-family residential use. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment, on an individual lot(s) typically platted for such use. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Urban (RU), Residential Low Medium (RLM) or Community Redevelopment District (CRD).

**2. Key Standards:**

**SECTION 18-1509. "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT**

**Sec. 18-1509.4. - DIMENSIONAL AND AREA REGULATIONS.**

**(A) MINIMUM LOT REQUIREMENTS.**

1. For lots platted prior to May 20, 1987, the following dimensional regulations shall apply:
  - (a) Lot Area: Six thousand (6,000) square feet.
  - (b) Lot Width: Sixty (60) feet, except on a corner eighty (80) feet is required.
  - (c) Lot Depth: Ninety (90) feet.
2. For lots platted on or after May 20, 1987, the following shall apply:
  - (a) Lot Area: Seventy-five hundred (7,500) square feet.
  - (b) Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.
  - (c) Lot Depth: Ninety (90) feet.
3. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

**(B) MINIMUM YARD SETBACK REQUIREMENTS.**

1. For lots platted prior to May 20, 1987, the following shall apply:
  - (a) Front Yard Setback: Twenty (20) feet.
  - (b) Secondary Front Yard Setback: Twenty (20) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary yard may be reduced to a minimum of twelve (12) feet.
  - (c) Side Yard Setback: Minimum of ten (10) feet on one side and six (6) feet on the other side. Side yards on corner lots shall be eight (8) feet on each side. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of five (5) feet.
  - (d) Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.
2. For lots platted on or after May 20, 1987, the following shall apply:
  - (a) Front Yard Setback: Twenty-five (25) feet.
  - (b) Secondary Front Yard Setback: Twenty-five (25) feet.
  - (c) Side Yard Setback: Ten (10) feet.
  - (d) Rear Yard Setback: Fifteen (15) feet.
3. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
4. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
5. Refer to Section 18-1504.3(G)(2.) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

**(C) MINIMUM LIVEABLE FLOOR AREA.**

1. For lots platted prior to May 20, 1987: Eight hundred (800) square feet.
2. For lots platted on or after May 20, 1987: Nine hundred (900) square feet.

**(D) MAXIMUM BUILDING HEIGHT.** Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

**(E) MAXIMUM LOT COVERAGE.** Nonresidential Uses: Fifty-five (55) percent in RU; sixty-five (65) percent in RLM; seventy-five (75) percent in CRD.

**(F) FLOOR AREA RATIO.**

1. Nonresidential Uses:
  - (a) Thirty-hundredths (0.30) in RU;
  - (b) Forty-hundredths (0.40) in RLM;

- (c) *Thirty-five - hundredths (0.35) in CRD.*  
(G) *MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.*

**SECTION 18-1537. – VARIANCES.**

**Sec. 18-1537.1. - BOARD OF ADJUSTMENT**

- (A) *The Board of Adjustment is authorized to grant variances as provided herein.*  
(B) *The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.*  
(C) *For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."*  
(D) *The City may grant variances from the following provisions of this Article:*
1. *Height.*
  2. *Area requirements, including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.*
  3. *Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.*
  4. *Required (including minimum or maximum) dimensions, separations and locations.*

**Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.**

- (A) *A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:*
1. *That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*
  2. *That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and*
  3. *That the special conditions and circumstances do not result from the actions of the applicant; and*
  4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
  5. *That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
  6. *That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

**3. Staff Analysis:**

The proposal allows the applicant to maximize the usage of their land while matching the character of the neighborhood. Per Section 18-1537.1(D)4, the Board of Adjustment may approve variances to reductions in required dimensions and separations. Staff finds that the variance requested meets the review criteria set forth in Section 18-1537.2. of the Land Development Code.

**C. Project Application Review Committee (PARC) Comments:**

The application was discussed at the April 28, 2026 PARC meeting by all relevant departments/divisions. Concerns were raised by the Building Department regarding the setback from the neighboring property. The applicant was informed the garage must have a fire rated wall because of the reduced setback and distance between structures. The adjacent property, to the west, is currently used as a Community Residential Home and is sprinkled.

**IV. SUMMARY**

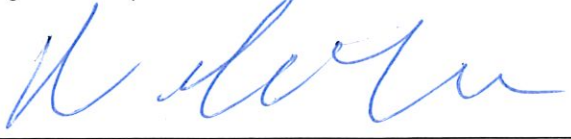
**A. Findings:**

Based on the information and analysis contained in this report, staff finds as follows:

1. *The proposed variance will allow the applicants to utilize their property; and*
2. *The requested variance meets the criteria, per Section 18-1537.2 of the Land Development Code.*
3. *The proposed request is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan, and the Land Development Code.*

  
\_\_\_\_\_  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

5/14/26  
Date

  
\_\_\_\_\_  
Nick A. Colonna, AICP, Community Development Administrator  
or Aaron Petersen, Asst. Community Development Administrator

5/14/26  
Date

**V. ACTION**

**BOARD OF ADJUSTMENTS – MOVE TO:**

- A. APPROVE
- B. APPROVE WITH THE FOLLOWING CONDITION(S):
- C. DENY

...a variance to reduce the side yard setback from 6 feet to 1.7 feet for a detached garage on a parcel in the Single-Family Residential (R-1) zoning district.

**VI. ATTACHMENTS**

- Exhibit A:** Application
- Exhibit B:** Affidavit of Ownership & Legal Description
- Exhibit C:** Survey
- Exhibit D:** Site Plans
- Exhibit E:** Aerial Map
- Exhibit F:** Land Use Map
- Exhibit G:** Zoning Map
- Exhibit H:** Flood Insurance Rate Map
- Exhibit I:** Site Photos

## Exhibit A: Applicaiton

Plan Number: VAR-0426-00022

Plan Type: Variance

Work Class: Board Approval

Assigned To: Michael Ciarleglio

Apply Date: 4/15/2026

Expire Date: 10/12/2026

Parcel Number	Address Line1	Address Line2	Address Line3
293016019080220400	6339 80TH AVE N	PINELLAS PARK, FL 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant		RICHARDSON	JIMMIE & BONNIE		(727) 709-5065	JRRICHARDSON@TAMPABAY.RR.CO M

**Specific Request:**

We are requesting to install a 15 foot by 45 foot detached garage on the west side of the house that will encroach into the required side setback. The required setback is 5 feet and we are requesting a reduction in that setback to be 1 foot 3 inches. This variance will allow for the reasonable use of our property.

**General Location of Property:**

**Property Size:**

**Square Feet:    Acres:**

**Current Use (Number and Type of Buildings):**

1-Home

**The Applicant believes that the Board of Adjustment should grant this request because:**

We believe that the Board of Adjustment should grant this request because there is no other feasible alternative to be able to fully utilize our property.

**1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District:**

The specific conditions and circumstances associated with our property are the result of the lot's existing dimensions and the placement of the primary structure both of which were established prior to our ownership.

**2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?**

A literal interpretation of the zoning code would deprive us of rights commonly enjoyed by other properties in the same zoning district by preventing the construction of an accessory structure, such as a detached garage.

Most properties within the zoning district have sufficient buildable area to accommodate such structures while meeting setback requirements. However, due to the limited dimensions of the lot and the existing placement of the home, strict enforcement of the setback requirements would make it impractical or impossible to construct a garage.

As a result, we would be denied a reasonable and customary use of the property that is otherwise permitted and commonly exercised by other property owners in the same zoning district. The requested variance is necessary to provide us with rights comparable to those enjoyed by similarly zoned properties.

**3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.**

The special conditions and circumstances associated with this property are not the result of any actions taken by use. The limitations are due to the pre-existing dimensions of the lot and the established placement of the home, both of which existed prior to our ownership.

**4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures or buildings in the same Zoning District?**

Granting this variance will not confer any special privilege that is denied to other properties. The request is based on the unique physical characteristics of this lot. This variance simply allows us to enjoy the same reasonable and customary use of the property as others that we have seen in our neighborhood of Pinellas Park and does not provide us any special or exclusive benefit.

**5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?**

The placement has been carefully considered to minimize any visual impact and the requested variance is the minimum necessary to allow for the reasonable construction of a 15 foot by 45 foot garage. Due to the limited buildable area and existing placement of the residence, there is no feasible alternative location that would fully comply with setback requirements while still allowing for a functional structure.

**6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?**

The proposed garage will not adversely affect neighboring properties. The structure will be consistent with other accessory buildings in the area and will be designed to complement the existing residence. Our neighbor hasn't expressed any objections to the proposed improvement.

**Submittal Requirements:**

- Notarized Affidavit of Ownership
- Survey
- Legal Description
- Site Plan

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# City of Pinellas Park Affidavit of Ownership

State of Florida - County of Pinellas:

Property owner information

**Names of all property owners:**

Richardson, Jimmie jr/Richardson Bonnie

Being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

**Address or general location:**

6339 80th ave n Pinellas Park FI 33781

**Legal description of property:** (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

AVON DALE BLK 22, LOT 40 LESS N 7.5 FT & E 1/2 OF LOT 41 LESS N 7.5FT ALLEY & N 30FT OF VAC 80TH AVE N LYING S OF LOT 40 PER OR 13898/2528

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for **(nature of request):**

Nature of request

Detached Garage on concrete pad

3. That the undersigned (has / have) appointed and (does / do) appoint Name of appointed agent Self as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to

make inspections as are necessary to visualize site conditions and/or determine compatibility.

Signatures of property owners

Signed (property owner 1)

Jimmie Richardson Jr

*Jimmie Richardson Jr*

Signed (property owner 2)

Bonnie Richardson

*Bonnie Richardson*

Notary acknowledgment

State of Florida

County of

Pinellas

The foregoing instrument was acknowledged before me by means of

- Physical presence
- Online notarization

Date of acknowledgment Date of acknowledgment: Day 14 Month April, 20 Year (last two digits) 20

By Jimmie Richardson owner  
(Name of person acknowledging and title of position)

personally known to me or who has produced Type of identification

Personally known  
(Type of identification)

as identification and who

- Did take an oath
- Did not take an oath



*K. Gericke*

Notary public, commission no.

HH 724210  
(Commission number)

Name of notary - typed, printed or stamped

(Seal above) Kristen Gericke

Exhibit C: Survey

**LAND SURVEYORS**  
 5750 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710

PH. (727) 347-8740

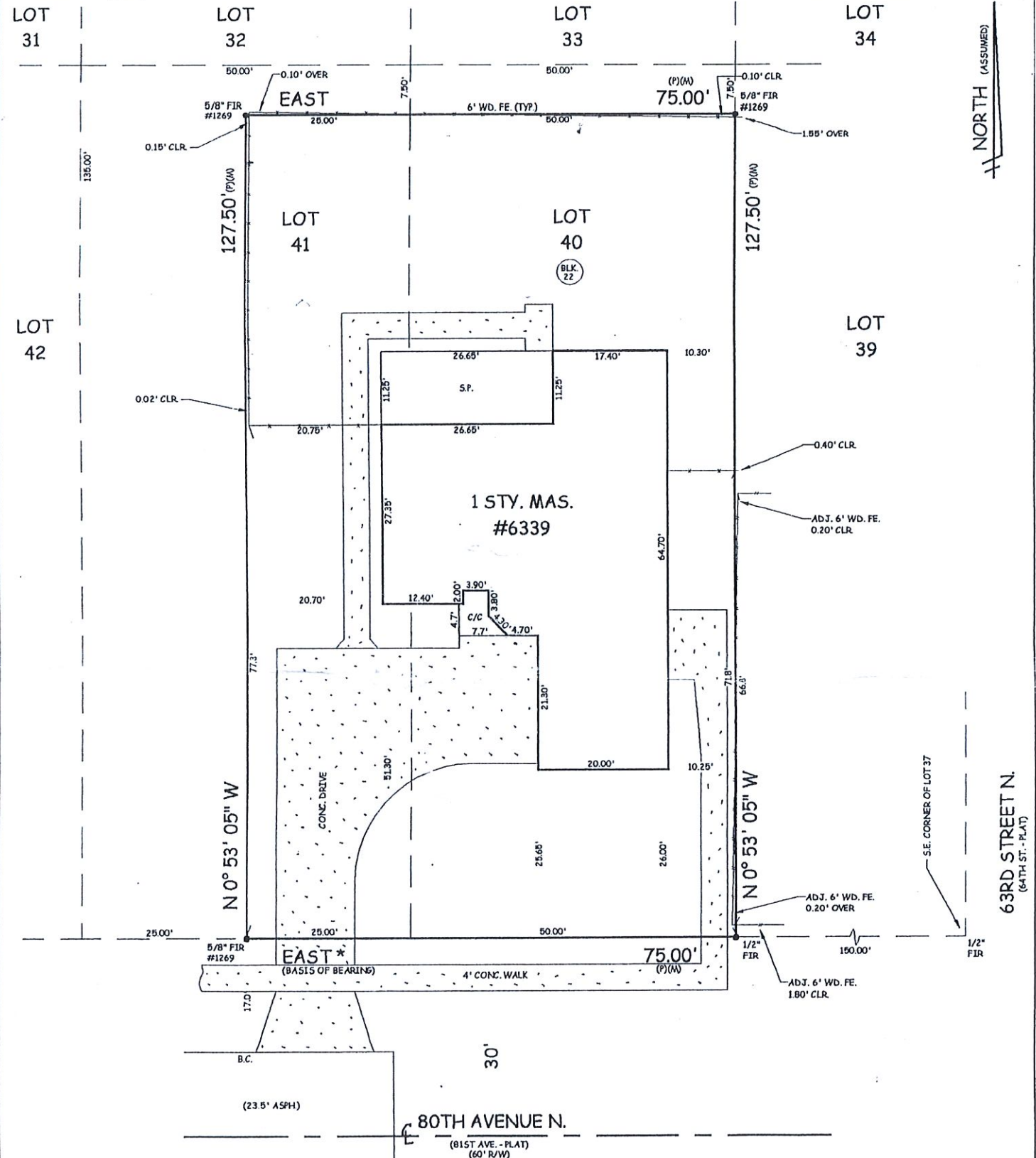
FAX (727) 344-4640

DRAWN BY: MRB  
 CHECKED BY: EDM  
 DATE OF FIELD WORK:  
 12/17/04

CERTIFIED TO: Jimmie Richardson, Jr. and Bonnie Richardson  
 Bay Lending Corporation  
 Pinellas Park Title Company  
 Old Republic National Title Insurance Company

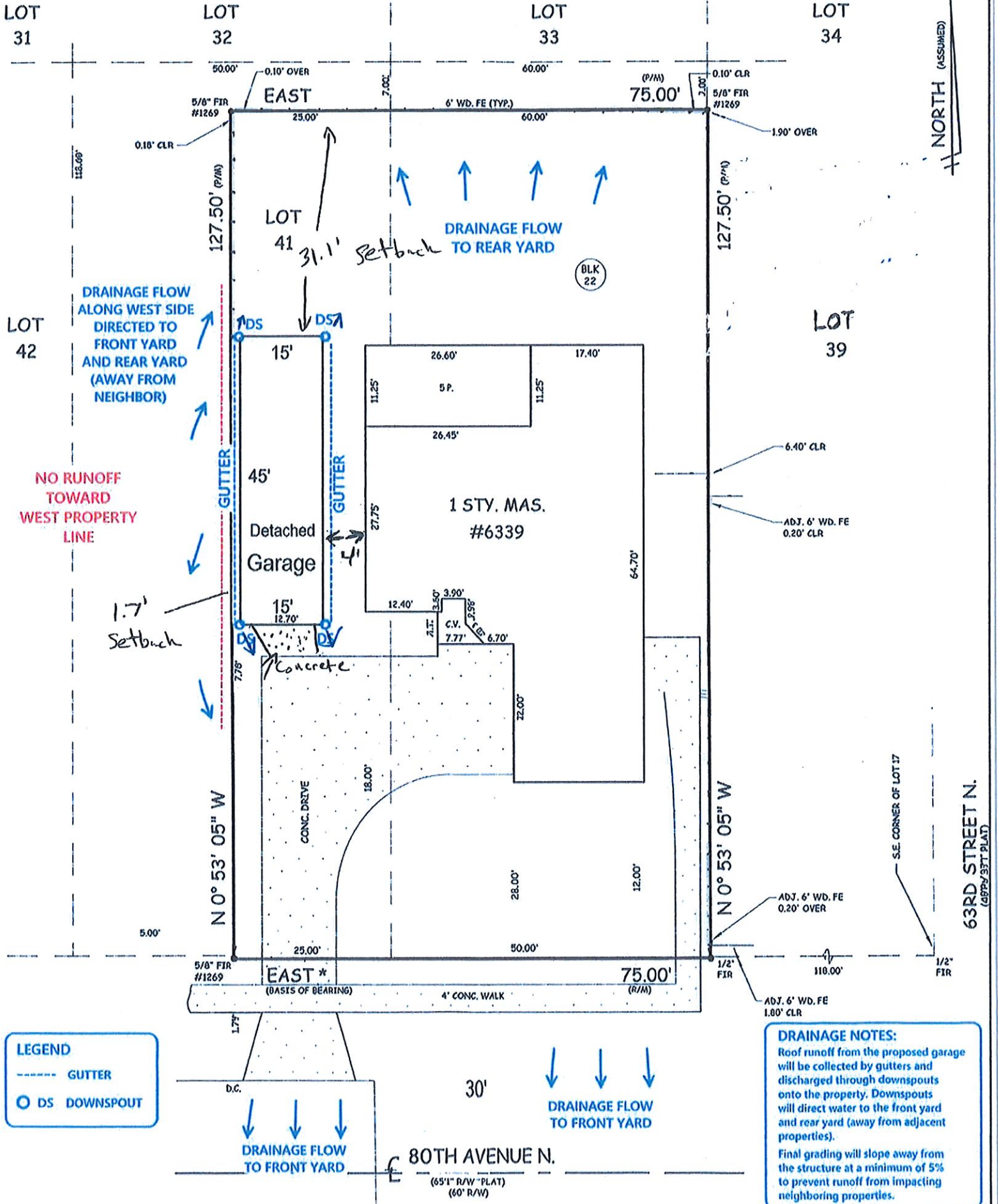
SCALE: 1" = 20'

SEC. 29 TWP. 30 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 40 and the East 1/2 of Lot 41 less the North 7.50 feet as described in Deed Book 1630, Page 224, Block 22, AVONDALE, as recorded in Plat Book 42, Page 23 of the Public Records of Pinellas County, Florida.

SCALE: 1" = 20'

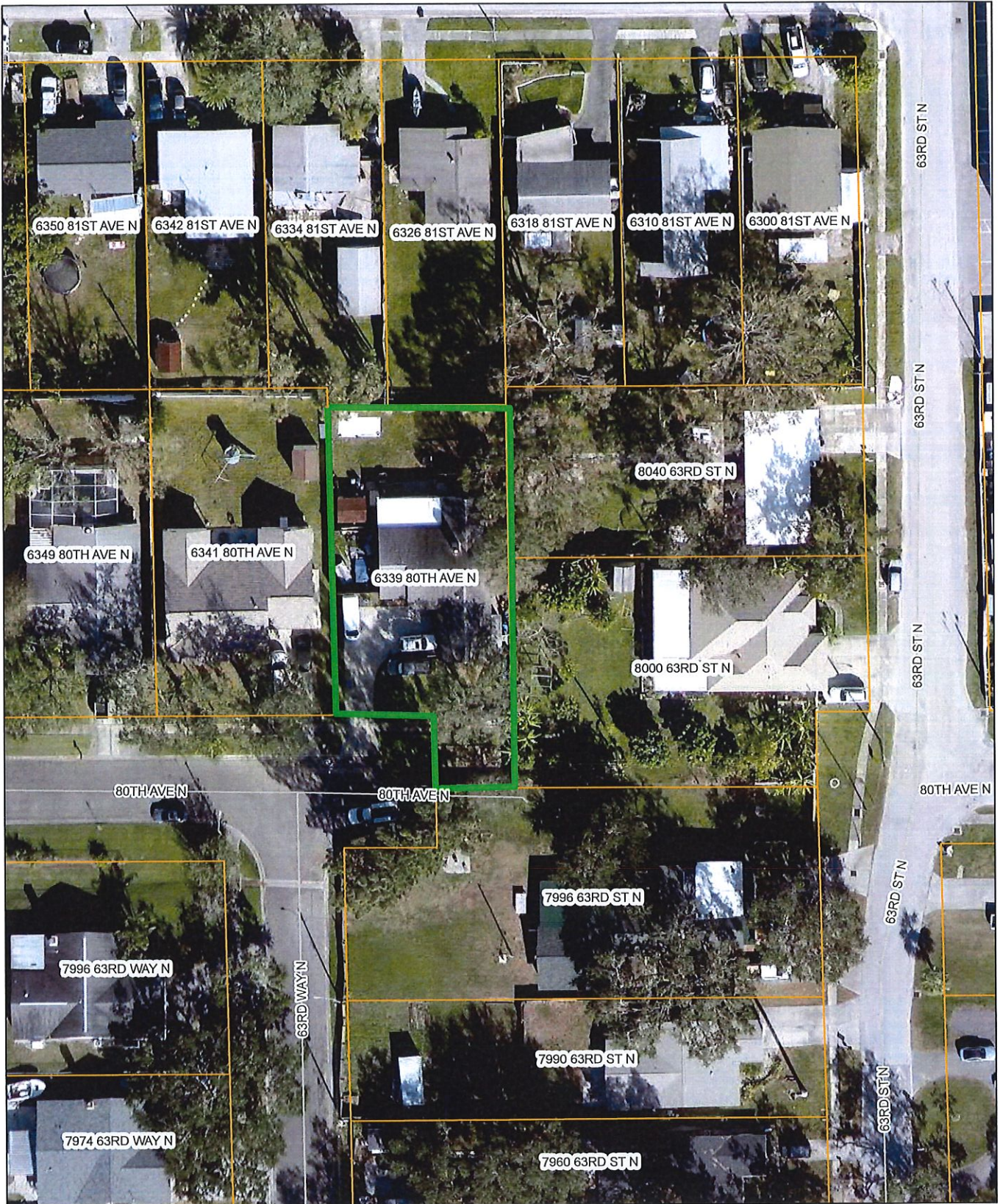


**LEGEND**

- GUTTER
- DS DOWNSPOUT

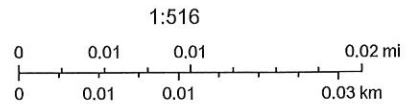
**DRAINAGE NOTES:**  
 Roof runoff from the proposed garage will be collected by gutters and discharged through downspouts onto the property. Downspouts will direct water to the front yard and rear yard (away from adjacent properties).  
 Final grading will slope away from the structure at a minimum of 5% to prevent runoff from impacting neighboring properties.

# Exhibit E: Aerial Map



4/21/2026, 1:53:14 PM

- Parcel (Polygon)
- PP City Boundary
- Green: Band\_2
- Road Centerlines
- Aerials2025
- Blue: Band\_3
- Public
- Red: Band\_1
- World\_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastatyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

# Exhibit F: Land Use Map

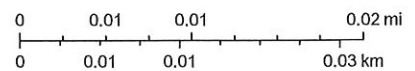


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Land Use (Pinellas Park)

-  INDUSTRIAL LIMITED
-  RESIDENTIAL URBAN
-  Parcel (Polygon)
- World\_Hillshade

1:516





Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

# Exhibit G: Zoning Map

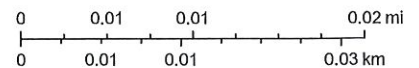


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Zoning (Pinellas Park)

-  LIGHT INDUSTRIAL M-1
-  SINGLE FAMILY RESIDENTIAL R-1
-  Parcel (Polygon)
-  World\_Hillshade

1:516





Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslytelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

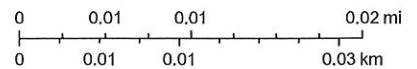
# Exhibit H: Flood Insurance Rate Map



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-  Flood Insurance Rate Map (FIRM) Panel
-  Parcel (Polygon)
- World\_Hillshade

1:516



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrselen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit I

