



**CITY OF ST. PETERSBURG, FLORIDA**  
**PLANNING & DEVELOPMENT SERVICES DEPT.**  
**DEVELOPMENT REVIEW SERVICES DIVISION**

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**STAFF REPORT**  
**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST**  
**PUBLIC HEARING**

According to Planning & Development Services Department records, Commission member Darren Stowe or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Wednesday, June 7<sup>th</sup>, 2023 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 23-54000028 PLAT SHEET: E-8

REQUEST: Approval of a variance to the required front yard setback from 25-feet to 12.5-feet to allow an addition to a residence.

OWNER: Charles Cooley  
1100 89<sup>th</sup> Ave N  
St. Petersburg, FL 33702

ADDRESS: 1100 89<sup>th</sup> Ave N

PARCEL ID NO.: 24-30-16-02703-007-0160

LEGAL DESCRIPTION: BARCLEY ESTATES 4TH ADD BLK 7, LOT 16

ZONING: Neighborhood Suburban, Single-Family (NS-1)

Structure	Required	Requested	Variance	Magnitude
Front	25-feet	12.5-feet	12.5-feet	50%

**BACKGROUND:** The subject property consists of one platted lot of record located within the boundaries of the Barclay Estates Homeowners Association. The property has a front yard on 11<sup>th</sup> St N and a street side yard along 89<sup>th</sup> Ave N. The property has a lot width of 90.6-feet and a

lot depth of 110-feet with approximately 9,966 square feet of lot area which meets the minimum lot width and area requirements for the NS-1 zoning district.

The property has an existing single-family residence constructed in 1972, with the front of the house facing the street side along 89<sup>th</sup> Ave N. The applicant is proposing to construct an addition to the east of the existing structure that will encroach into the required front yard setback.

**REQUEST:** The applicant is requesting a variance to the Neighborhood Suburban front yard setback to construct an addition on the east side of the house. The existing house is setback 33.5-feet from the front property line. The proposed addition is setback 12.5- feet from the front property line where 25-feet is required. The proposed addition is approximately 779 square feet and includes relocating the existing master bathroom and closet to the addition and providing additional living space which includes an additional bedroom, bathroom, living room, and kitchenette.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site contains an existing single-family residence, attached garage, and pool. The addition is proposed on the east side of the house.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The subject property meets the minimum lot size for properties zoned NS-1; Neighborhood Suburban – Single Family. The NS-1 zoning district requires a minimum lot width of 75-feet and a minimum lot area of 5,800 square feet. The subject property is 90.6-feet wide and 110-feet deep containing approximately 9,966 square feet.

c. *Preservation district. If the site contains a designated preservation district.*

The site does not contain a designated preservation district.

d. *Historic Resources. If the site contains historical significance.*

The site does not contain historical significance.

e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

There is a mature laurel oak tree in the front yard of the property. This is a protected tree and would require a tree permit if it is to be trimmed or removed prior to construction.

- f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The request does not promote any established historic or traditional development pattern within the block face.

- g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criterion is not applicable.

- 2. The special conditions existing are not the result of the actions of the applicant;*

The special conditions existing are not a result of the actions of the applicant, who purchased the home in 2018. The house was existing at the time of purchase.

- 3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

A literal enforcement of the Code would not result in an unnecessary hardship to the applicant. The applicant has the ability to reduce the size or reconfigure the layout of the proposed addition to meet the required setbacks. The existing house is setback 33.5-feet from the front property line and 21.26-feet from the street side property line. The applicant has the ability to construct an addition utilizing the additional 8-feet in the front yard and additional 9-feet in the street side yard.

- 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

Strict application of the Code would not deprive the applicant of reasonable use of the land. Other options are available to construct an addition on the property while meeting the required setbacks.

- 5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The applicant has the ability to make reasonable use of the land in conformance with Code requirements that does not require a variance. The house sits at a greater setback than is required by code and gives room to construct an addition that meets the setbacks.

- 6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The variance requested is not in harmony with the general purpose and intent of the City Code. City Code Section 16.10.010.4 states, "The purpose of setbacks is to ensure that an effective separation is provided between properties, structures and uses to foster

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compatibility, identity, privacy, light, air and ventilation”. There is an additional 8-feet in the front yard and 9-feet in the street side yard to construct an addition and meet the required setbacks.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to public welfare. However, it could set precedence for other properties to propose additions that would encroach into the required setbacks.

8. *The reasons set forth in the application justify the granting of a variance;*

Staff finds that the reasons set forth in the application do not justify the granting of the variance as the applicant has the ability construct an addition that meets the required setbacks.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None were considered.

**PUBLIC COMMENTS:** The applicant submitted signatures of support from six nearby property owners including the neighbor most directly affected. As of the date of this report, staff has received no additional comments.

**STAFF RECOMMENDATION:** Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

**CONDITIONS OF APPROVAL:** If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommend that the approval shall be subject to the following:

1. The applicant must relocate ancillary equipment that is located on the front of the addition so that it is not to be visible from the street.
2. The applicant must obtain a tree permit if the laurel oak is to be trimmed or removed prior to construction.
3. The plans submitted for permitting should substantially resemble the plans submitted with this application.
4. This variance approval shall be valid through June 7, 2026. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: A. Location Map, B. Survey, C. Site Plan & Elevations, D. Application Packet

Report Prepared By:

/s/ Jordan Elmore

05/24/23

Jordan Elmore, AICP, Planner I  
Development Review Services Division  
Planning & Development Services Department

Date

Report Approved By:

/s/ Corey Malyszka

05/24/2023

Corey Malyszka, AICP, Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

# ATTACHMENT A

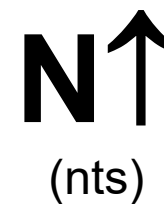


## PROJECT LOCATION MAP

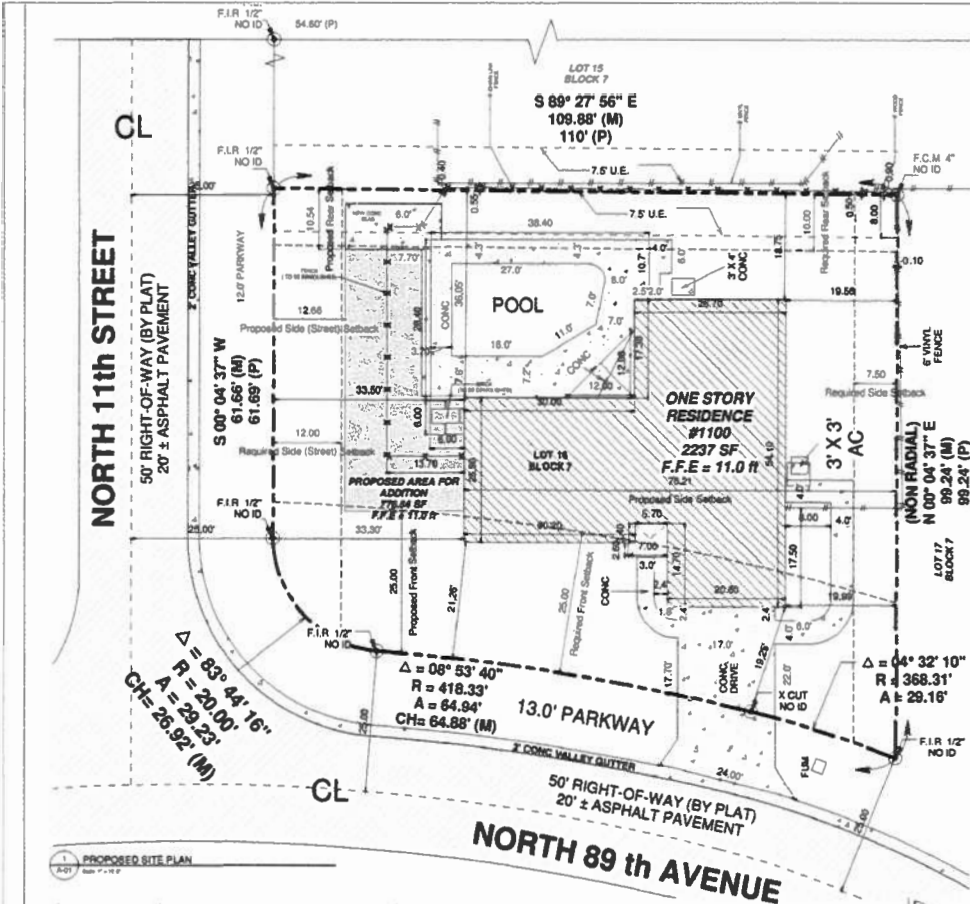
Case No.: 23-5400028

Address: 1100 89<sup>th</sup> Avenue North

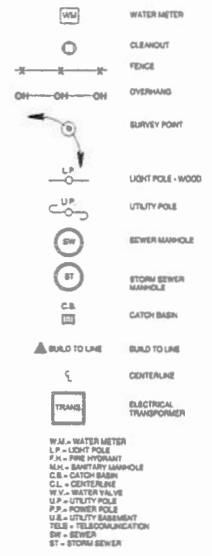
City of St. Petersburg, Florida  
Planning & Development Services Department







**LEGEND AND ABBREVIATIONS:**



**NEW ADDITION TO HOUSE OF APPROX 700 SQFT**

**CLASSIFICATION OF WORK**  
 CLASS. OF WORK: (2) - Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

**APPLICABLE CODES**  
 Applicable Codes include, but are not limited to:  
 BUILDING: FBC 2008  
 ACCESSIBILITY CODE: FAC 2020  
 ELECTRICAL CODE: NEC 2017  
 FIRE CODE: FPC 2020  
 MECHANICAL CODE: FMC 2020  
 PLUMBING CODE: FPC 2020  
 REVISIONAL CODE: FRC 2020

**FLOOD MAP**

**ZONING CODE:**

County: Pinellas County  
 City: City of St. Petersburg  
 Zoning District: RS-1  
 Neighboring Suburban Single Family

**LOT COVERAGE**

	ALLOW	PROVIDED
Max. Lot Coverage:	31.84%	31.84%
Lot Area:	470.03 SF	470.03 SF
Building Area:	6.00 SF	2,014.54 SF

**BUILDING HEIGHT**

	ALLOW	PROVIDED
Building Height / Stories:	20.00 ft / 0 Stories	13.75 ft / 1 Stories

**SETBACK REQUIREMENTS**

	ALLOW	PROVIDED
Front Yard:	35.00 ft or M	35.00 ft
Rear Yard:	35.00 ft or M	40.00 ft
Side Yard:	7.00 ft or M	79.21 ft
Street:	12.00 ft or M	12.00 ft

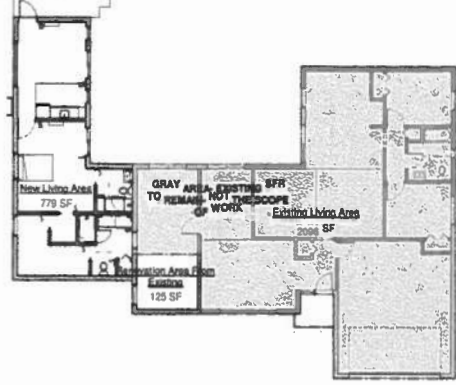
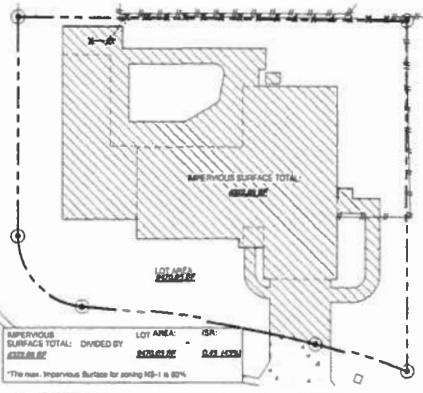
**UNDER SEPARATED PERMIT:**

- SIGNAGE
- SCENES
- PUBLIC WORKS
- POWER
- OUTPOSTING

16.20.020.7.1 - Additions within a lawful rear yard.

**GROSS BUILDING AREA (GBA)**

Level	Number	Name	Permitted GBA (Conditioned)	Proposed GBA (Disturbance)	Total GBA
P.T.E. (Pilot floor)	01	New Living Area	779 SF		779 SF
P.T.E. (Pilot floor)	02	Removal Area From Porch Building	125 SF		125 SF
P.T.E. (Pilot floor)	03	Existing Living Area	2008 SF		2008 SF
Grand total			3000 SF	0 SF	3000 SF



**funk architects**

1100 89th Ave  
 St. Petersburg, FL 33702  
 727.301.9626

**1100 89TH AVE**  
**St. Petersburg, Florida**  
 1-STOREY SINGLE FAMILY RESIDENCE  
 ADDITION AND RENOVATION

**OWNER:**  
 Chip Cooley  
 1100 89th Ave N  
 St. Petersburg, FL 33702  
 chip@chipcooley.com  
 727.301.9626

I HEREBY CERTIFY THAT THESE DIMENSIONS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CODES AND ORDINANCES OF THE CITY OF ST. PETERSBURG, FLORIDA.

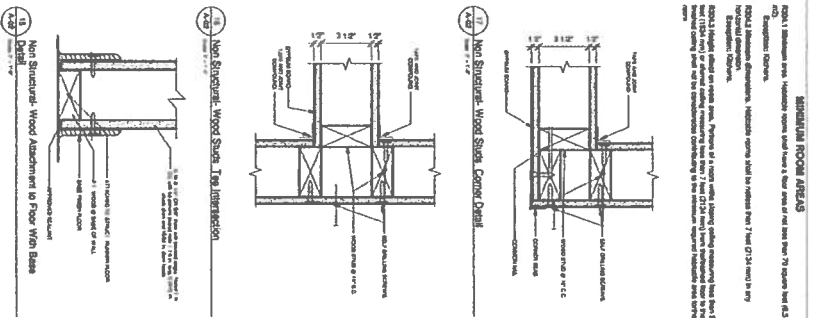
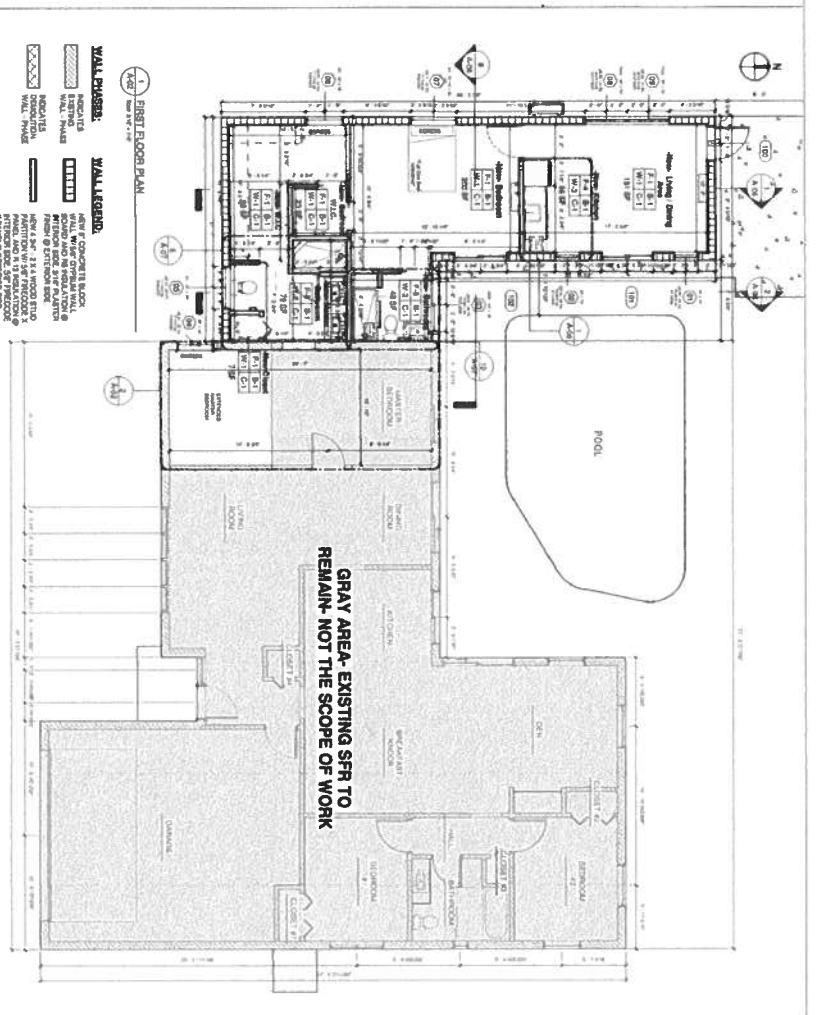
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AR-98874  
 EXPIRES 2.28.2023

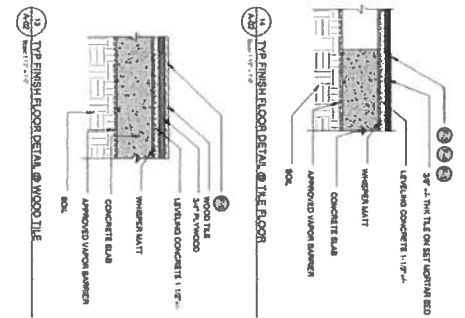
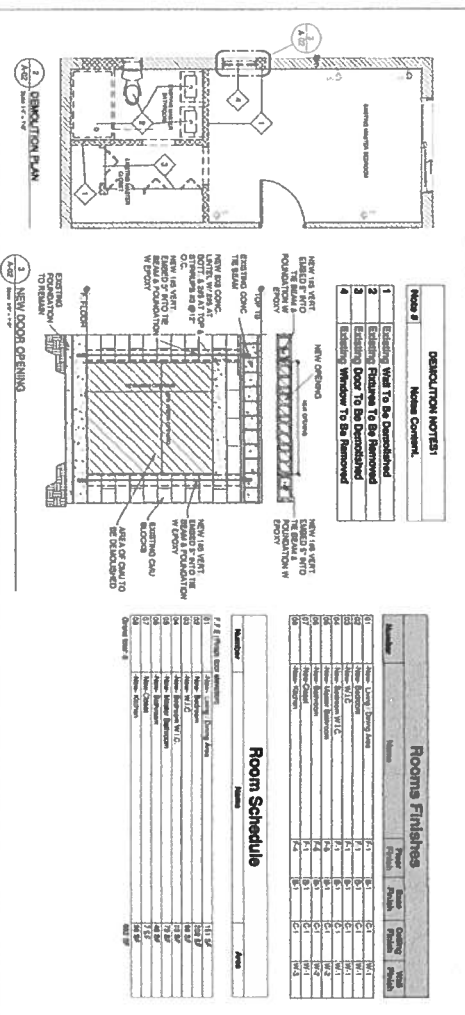
**Site Plan & Zoning Info.**

**A01**





NO.	DESCRIPTION
1	12" x 12" Veneer Composite (1 1/2" - 2 1/2" JOIST) - For temporary cover to be installed by contractor.
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**IMPORTANT NOTE FOR CONTRACTOR:**

1. The contractor shall verify the location and depth of all existing foundations, footings, and structural members before commencing any excavation or foundation work. If any discrepancies are found, the contractor shall immediately notify the architect and engineer in writing.

2. The contractor shall maintain the existing structure in good condition throughout the project. Any damage to the existing structure shall be repaired to match the original condition.

3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall also be responsible for paying all associated fees.

4. The contractor shall be responsible for the safety of the construction site. The contractor shall implement and maintain a comprehensive safety program throughout the project.

5. The contractor shall be responsible for the quality of the workmanship. The contractor shall use only the materials and methods specified in the contract documents.

6. The contractor shall be responsible for the completion of the project within the specified time frame. The contractor shall provide a detailed schedule of work and update it regularly.

7. The contractor shall be responsible for the cleanup of the construction site. The contractor shall remove all debris and materials from the site and restore the site to its original condition.

8. The contractor shall be responsible for the protection of the existing structure. The contractor shall take all necessary measures to prevent any damage to the existing structure during the construction process.

9. The contractor shall be responsible for the coordination of all trades. The contractor shall ensure that all trades are working in a coordinated and efficient manner.

10. The contractor shall be responsible for the communication with the architect and engineer. The contractor shall provide regular updates and reports on the progress of the project.

**OWNER:**  
Chip Cooley  
1100 89TH Ave  
St. Petersburg, FL 33706  
813.422.1111

**ARCHITECT:**  
funke architects  
550 Central Ave  
St. Petersburg, FL 33706  
813.422.1111

**PERMIT:**  
AR-08674  
EXPIRES 2.28.2023

**DATE:**  
11/15/22

**SCALE:**  
AS SHOWN

**PROJECT:**  
SFR FLOOR PLAN

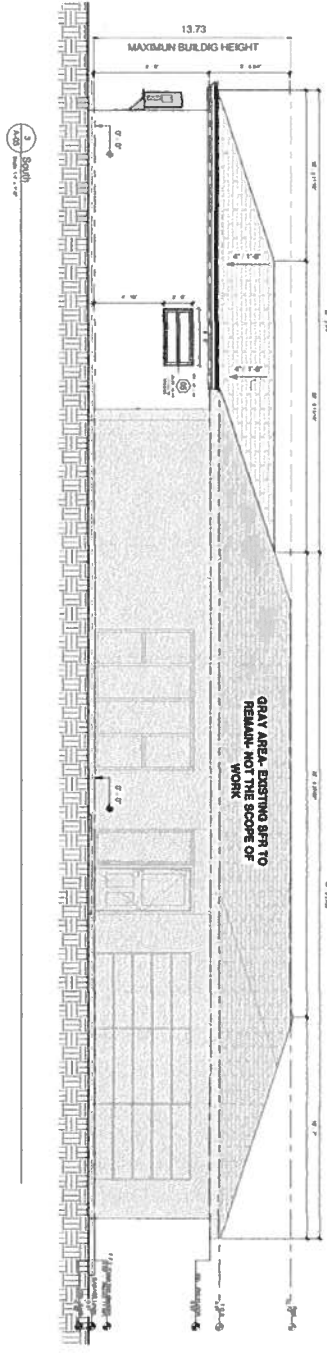
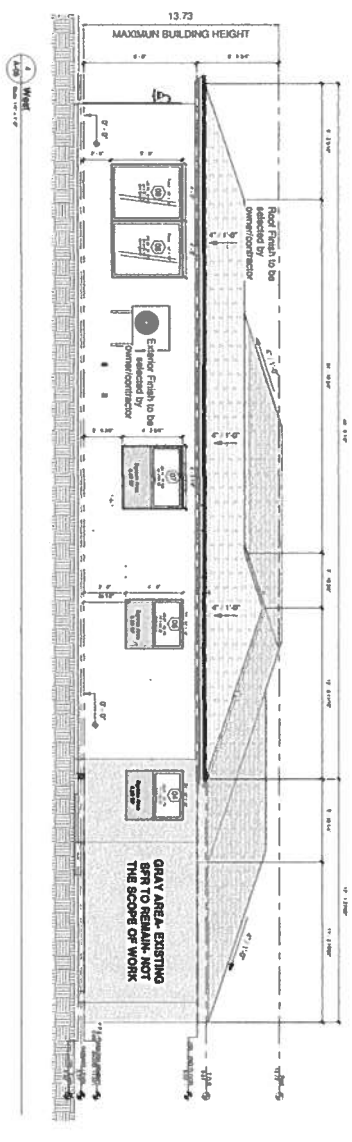
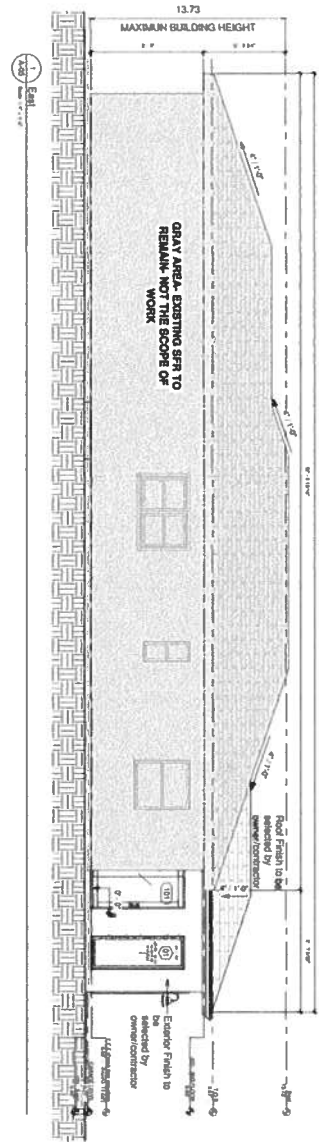
**NO. 102**

**1100 89TH Ave**  
**St. Petersburg, Florida**  
**1-STORY SINGLE FAMILY RESIDENCE**  
**ADDITION AND RENOVATION**

**funke architects**  
550 Central Ave  
St. Petersburg, FL 33706  
813.422.1111







*[Handwritten signature]*



**1100 89TH Ave**  
**St. Petersburg, Florida**  
 1-STORY SINGLE FAMILY RESIDENCE  
 ADDITION AND RENOVATION

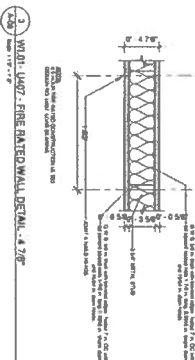
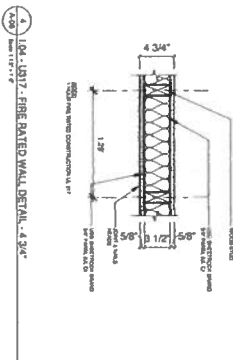
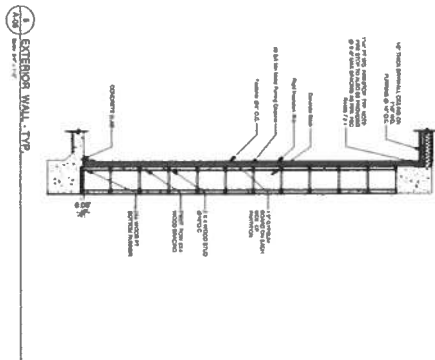
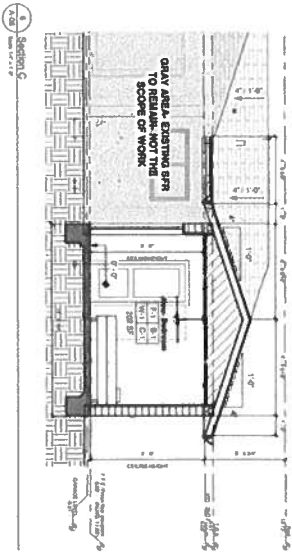
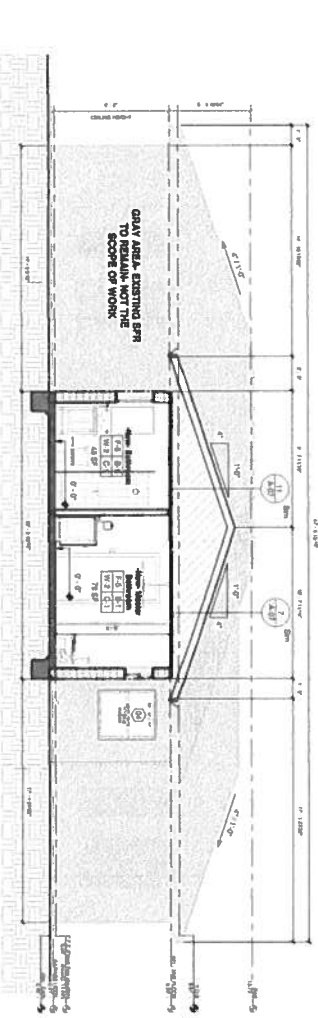
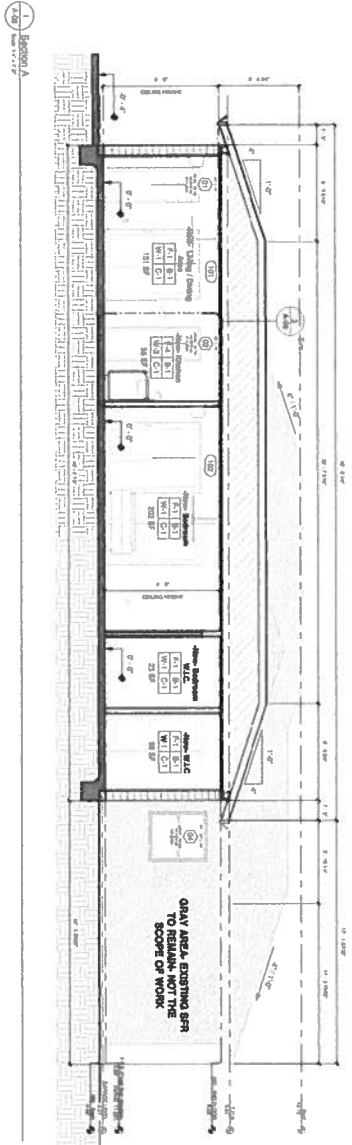
**OWNER:**  
 Chip Cooley  
 1100 89TH AVE  
 St. Petersburg, FL 33702  
 727.381.1823

**DESIGNER:**  
 STATE OF FLORIDA  
 ARCHITECTURAL BOARD  
 LICENSE NO. 12573  
 REGISTERED PROFESSIONAL ARCHITECT  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 REGISTERED PROFESSIONAL INTERIOR DESIGNER  
 REGISTERED PROFESSIONAL PLANNING  
 REGISTERED PROFESSIONAL SURVEYOR  
 REGISTERED PROFESSIONAL CIVIL ENGINEER  
 REGISTERED PROFESSIONAL ELECTRICAL ENGINEER  
 REGISTERED PROFESSIONAL MECHANICAL ENGINEER  
 REGISTERED PROFESSIONAL CHEMICAL ENGINEER  
 REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER  
 REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER  
 REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER  
 REGISTERED PROFESSIONAL METALLURGICAL ENGINEER  
 REGISTERED PROFESSIONAL NUCLEAR ENGINEER  
 REGISTERED PROFESSIONAL PETROLEUM ENGINEER  
 REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER  
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 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL MATERIALS ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL MECHANICAL ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL METALLURGICAL ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL NUCLEAR ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL PETROLEUM ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL TRANSPORTATION ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL WATER RESOURCES ENGINEER  
 REGISTERED PROFESSIONAL BIOMEDICAL BIOMEDICAL WIND ENGINEER

AR-08874  
 EXP088 2.28.2022

**ELEVATION AND DETAILS**

**A05**



1100 89TH Ave  
St. Petersburg, Florida  
1-STORY SINGLE FAMILY RESIDENCE  
ADDITION AND RENOVATION

OWNER:  
Chip Galby  
1100 89TH AVE  
St. Petersburg, FL 33732  
727.391.8838

DESIGNER:  
AR-496874  
EXP-23A.0023



SECTION AND DETAILS  
A06



# VARIANCE

Application No. \_\_\_\_\_

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> <u>Chip Cooley</u>	
Street Address: <u>1100 89th Ave</u>	
City, State, Zip: <u>St. Pete, FL 33702</u>	
Telephone No: <u>770-560-1113</u>	Email Address: <u>chipcooley@gmail.com</u>
<b>NAME of AGENT or REPRESENTATIVE:</b>	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: <u>1100 89th Ave, St. Pete, FL 33702</u>	
Parcel ID#(s): <u>24-30-16-02703-007-0160</u>	
<b>DESCRIPTION OF REQUEST:</b>	
<b>PRE-APPLICATION DATE:</b> <u>3/8/23</u> <b>PLANNER:</b> <u>Shervon Chambiss</u>	

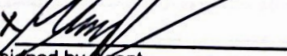
FEE SCHEDULE			
1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 <sup>st</sup> Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

## AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner / Agent\*: X  Date: X 3/27/23  
 \*Affidavit to Authorize Agent required, if signed by Agent.  
 Typed Name of Signatory: X Charles L. Cooley Jr.



**st.petersburg**  
www.stpete.org

# VARIANCE

**NARRATIVE (PAGE 1)**

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE	
<b>Street Address:</b> 1100 89th Ave	<b>Case No.:</b>
<b>Detailed Description of Project and Request:</b>	
Applicant relocating aging mother from skilled care located in Georgia, Skilled care is no longer an option for aging mother and applicant needs to construct a home addition large enough for mother and caregivers to be able to allow mother to age in place.	
<p><b>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</b></p> <p>The residence located at 1108 89th Ave is a corner lot with the front of the home facing north 11th st making the current zoning setbacks for the property impossible to complete the 700sq ft addition neccassry to care for the residents aging mother who is needing care. We have explored all other options on the property and there is no other location that a home addition can be constructed large enough to be able to care for agining mother and caregiver.</p>	
<p><b>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</b></p> <p>To our knowledge there are no other properties in the neighborhood who have applied for such a variance.</p>	
<p><b>3. How is the requested variance not the result of actions of the applicant?</b></p> <p>The applicant has explored all other options and is in despartate need to relocate mother from skilled care as she can no longer live alone and will be relocating with applicant.</p>	



# VARIANCE

**NARRATIVE (PAGE 2)**

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE
<b>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</b>
The applicant has ample space on the property to complete the home addition while keeping with the same architectural features of main home to ensure the home looks aesthetically pleasing while raising home values in the neighborhood
<b>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</b>
There is no other locations on the property that can be utilized to add enough living space for both aging mother and caregivers
<b>6. In what ways will granting the requested variance enhance the character of the neighborhood?</b>
The architectural design of the home addition compliments the main home along with other homes located in the neighborhood.





# Pre-Application Meeting Notes

PLANNING DEPARTMENT FOR  
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 03/08/2023 Zoning District: NS-1

Address/Location: 1100 89th Avenue North

Request: Approval of variances to the required 25-foot front yard setback to allow an addition to an existing residence.

Type of Application: Variance Staff Planner for Pre-App: SAC

Attendees: Amy Hamilton

**Neighborhood and Business Associations within 300 feet:**

Assoc.	Contact Name:	Email:	Phone:
BARCLEY ESTATES HOMEOWNERS ASSN	Rick Parsons	rickyp3@tampabay.rr.com	

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: The subject property is a corner lot and consists of one fully platted lot with an existing single-family residence.

11th Street North is the lesser of the lots two street facing sides and is considered the required front yard.

The residences front door faces 89th Avenue North, which is the lots street side yard. The

request proposed an addition to the east side of the property in the required 25-foot front

setback. Staff indicated after reviewing the boundary survey provided that the existing structure complies

with the NS-1 zoning districts required front yard and 12-foot street side yard setbacks.

Given the current 33-foot front yard setback, an eight-foot addition would not require a variance.

Variance application submission would require 10 day notices of intent to file to CONA, FICO,

and the Barclay Estates Neighborhood Associations (print proof required), construction plans,

front yard and overall impervious surface ratios, and signatures from directly affected neighbors highly recommended.



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
AFFIDAVIT TO AUTHORIZE AGENT**

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Chip Cooky

This property constitutes the property for which the following request is made

Property Address: 1100 89<sup>th</sup> Ave, St. Pete, FL

Parcel ID No.: 24-30-16-02703-007-0160

Request: \_\_\_\_\_

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): GLK Construction Company

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): X [Signature]


X Charles L. Cooky Jr  
Printed Name

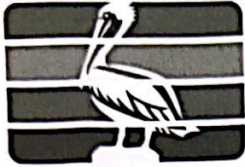
Sworn to and subscribed on this date

Identification or personally known: FLID

Notary Signature: [Signature]  
Commission Expiration (Stamp or date):

Date: 3/22/23

 Amy L. Hamilton  
Notary Public  
State of Florida  
Comm# HH064787  
Expires 11/18/2024



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www.stpete.org

# PUBLIC PARTICIPATION REPORT

Application No. \_\_\_\_\_

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

## APPLICANT REPORT

**Street Address:**

**1. Details of techniques the applicant used to involve the public**

**(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal**

Door to door handed out petition letters  
Hung fliers in neighborhood for meetings held 3/17 + 3/24  
Posted to neighbors on social media

**(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications**

address, owner, intent for construction 10-20 mailings, letters, meeting notices + social media invites for meetings

**(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located**

Posted on telephone poles in neighborhood, posted on doors  
posted on social media

**2. Summary of concerns, issues, and problems expressed during the process**

none, no objections

## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) ([variance@stpetecona.org](mailto:variance@stpetecona.org)) and to Federation of Inner-City Community Organizations (FICO) ([kleggs11@outlook.com](mailto:kleggs11@outlook.com)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: \_\_\_\_\_

Attach the evidence of the required notices to this sheet such as Sent emails.

The residence at 1100 89th avenue currently has the front entrance and 2 car garage with driveway facing North 89th Avenue. Currently the City of St. Petersburg Zoning details the "Front Yard Setback" (Front of house) facing on North 11th street. Owner of the residence would like to add a 700 sf addition to the west of the house on North 11th street which is currently zoned the "Front Yard".

The Front Yard setback as per the zoning ordinance is 25'-0". The addition, as proposed, would not be allowed in the current 25'-0" Front Yard setback. Standard zoning practices and definitions for a "front yard" would dictate the Front Yard Setback (Front of House) being that which is the longest lot line. Survey shows the length of the Lot Line on North 89th Avenue being 64.88' (M) where North 11th Street is 61.89' (M). Current lot conditions with the front entrance, garage and driveway dictate North 89th Avenue being the front Yard and North 11th street being the side yard.

Current site conditions also dictate a residential house addition on the North 11th street (proposed side yard) configuration. The layout in the proposed site plan to make the front yard on North 89th Avenue will not only be the best planning practice for the corner and the community but will maintain the existing front yard presence on North 89th Avenue. We are asking for a variance to change the Current Front Yard designation on North 11th street to the New Front Yard designation on North 89th avenue.

By signing this petition for variance, you are agreeing that you as direct neighbor have no objection to the city of St. Petersburg approving this variance.

Print Name *Brad Horstman*  
Date *3/25/23*  
Address *1147 89th Ave W*  
*St Pete FL, 33702*  
Signature *[Handwritten Signature]*

The residence at 1100 89th avenue currently has the front entrance and 2 car garage with driveway facing North 89th Avenue. Currently the City of St. Petersburg Zoning details the "Front Yard Setback" (Front of house) facing on North 11th street. Owner of the residence would like to add a 700 sf addition to the west of the house on North 11th street which is currently zoned the "Front Yard".

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By signing this petition for variance, you are agreeing that you as direct neighbor have no objection to the city of St. Petersburg approving this variance.

Print Name Bradford Wiles

Date 3-25-23

Address 1101 88th Ave W  
St Petersburg FL 33702

Signature



The residence at 1100 89th avenue currently has the front entrance and 2 car garage with driveway facing North 89th Avenue. Currently the City of St. Petersburg Zoning details the "Front Yard Setback" (Front of house) facing on North 11th street. Owner of the residence would like to add a 700 sf addition to the west of the house on North 11th street which is currently zoned the "Front Yard".

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Print Name VIRGINIA HENLEY

Date 3-25-23

Address 8845 11th ST. N.

Signature

Virginia Henley

The residence at 1100 89th Avenue currently has the front entrance and 2 car garage with driveway facing North 89th Avenue. Currently the City of St. Petersburg Zoning details the "Front Yard Setback" (Front of house) facing on North 11th street. Owner of the residence would like to add a 700 sf addition to the west of the house on North 11th street which is currently zoned the "Front Yard".

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By signing this petition for variance, you are agreeing that you as direct neighbor have no objection to the city of St. Petersburg approving this variance.

Print Name

*Kathleen Allen*

Date

*3/27/23*

Address

*1101 89th Ave N  
St. Petersburg, FL 33702*

Signature

*Kathleen Allen*

The residence at 1100 89th avenue currently has the front entrance and 2 car garage with driveway facing North 89th Avenue. Currently the City of St. Petersburg Zoning details the "Front Yard Setback" (Front of house) facing on North 11th street. Owner of the residence would like to add a 700 sf addition to the west of the house on North 11th street which is currently zoned the "Front Yard".

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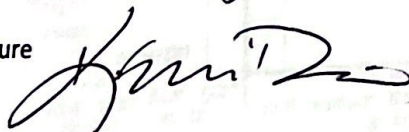
By signing this petition for variance, you are agreeing that you as direct neighbor have no objection to the city of St. Petersburg approving this variance.

Print Name KEVIN DEAN

Date 3-25-23

Address 8847 11<sup>TH</sup> ST. NORTH  
ST. PETE., FL 33702

Signature







# VARIANCE

## NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 1100 89 <sup>th</sup> Ave, St. Pete, FL	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 1101 88 <sup>th</sup> Ave N St. Petersburg FL 33702	
Owner Name (print): Bradford Lewis	
Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: 8897 11 <sup>th</sup> St. North, St. Petersburg FL 33702	
Owner Name (print): KEVIN DEAN	
Owner Signature: <i>[Signature]</i>	
3. Affected Property Address: 8845 11 <sup>th</sup> St. North St. Pete FL 33702	
Owner Name (print): Virginia Henley	
Owner Signature: VIRGINIA HENLEY	
4. Affected Property Address: 1147 89 <sup>th</sup> Ave St. Pete FL 33702	
Owner Name (print): Brad Horstman	
Owner Signature: <i>[Signature]</i>	
5. Affected Property Address: 1150-89 Ave N. St. Pete FL 33702	
Owner Name (print): DALON RUMB	
Owner Signature: <i>[Signature]</i>	
6. Affected Property Address: 1101 89 <sup>th</sup> Avenue N St. Pete 33702	
Owner Name (print): Kathleen Allen	
Owner Signature: Kathleen Allen	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

2505  
1/25





