



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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

According to Planning & Development Services Department records, no **Commission member** resides or has a place of business within 2,000 feet of the subject property. 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, December 2, 2020 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	20-54000055	PLAT SHEET:	F-20
REQUEST:	Approval of a variance to construct a circular driveway within the platted front yard for a property in the NT-2 zoning district.		
OWNERS:	Jeffrey Allen Johnston Brock Allen Johnson Toni Victorio Johnston 3637 Dr. Martin Luther King Jr. Street North Saint Petersburg, Florida 33704		
ADDRESS:	3637 Dr. Martin Luther King Jr. Street North		
PARCEL ID NO.:	07-31-17-00522-003-0020		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional Single-Family (NT-2)		

Structure	Required	Requested
Sec. 16.20.010.11: Building and site design. – Vehicle Connections and Parking		
Driveways & Garage Doors	Driveways and garage doors shall face the alley	Driveway to face primary street
Sec. 16.40.090.3.3. - Development standards for private one- and two-family properties. - Parking		
Circular Driveways	Circular driveways within the front or street side yards are prohibited in Traditional zoning districts	A Circular driveway within the front yard in a NT-2 zoning district

BACKGROUND: The subject property consists of one platted lot of record (lot 2, block 3 of the Allendale Terrace Subdivision). The lot is 60-feet wide and 125-feet deep and abuts a 20-foot wide alley at the rear. The lot currently has an existing one-story single family residence and a detached garage at the rear adjacent to the alley. The subject property has an existing legal non-conforming standard concrete driveway in the front yard that runs along the right side of the home and connects to the garage at the rear.

REQUEST:

The applicant proposes to install a circular addition to the existing driveway at the front of the property. The applicant is requesting a variance to the required vehicle connection and parking standards to construct a circular driveway within the platted front yard of the property. The proposed circular driveway would require a design variance to the NT site design requirements to allow an additional curb cut to install a circular driveway addition at the primary street (DR. ML KING ST N.). The proposed circular driveway would also require a variance regarding the driveway type as circular driveways are prohibited in the NT zoning district.

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 request involves an existing developed site that contains an existing single family residence and detached garage.

- 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.*

This criterion is not applicable. The subject property exceeds minimum lot width and area requirements for the NT-2 zoning district.

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

This criterion is not applicable. The subject property is not located in a designated preservation district.

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

This criterion is not applicable. The subject property does not contain historic resources.

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

This criterion is not applicable. The subject property does not currently contain significant vegetation or other natural features.

- 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.*

Properties located within the NT-2 Zoning District are required to face the alley per code section 16.20.010.11. However, the existing development pattern indicates mixed utilization of either the primary street (Dr. Martin Luther King Jr St N) the side street or alley for driveway location and vehicular access. The proposed circular driveway is not a historic or traditional characteristic in the NT-2 zoning district as they are prohibited within the front or street side yards per code Section 16.40.090.3.3.

- 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. The proposed project does not involve development of public facilities.

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

This criterion is not applicable, there are no existing special conditions as a result of the applicant. The subject property has an existing legal non-conforming driveway at the front of the property and a 20-foot wide alley at the rear of the property.

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

The literal enforcement of this Chapter would not result in unnecessary hardship. A vehicular connection currently exists at the front of the property. The applicant was also informed at the pre-application meeting that they had the option to widen the driveway within the boundaries of the subject property providing the desired space to turn around and exit the site in a forward facing motion.

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;*

The reasonable use of this land and home is not affected by the result of this variance request. The applicant can increase the width of the driveway and is able to add a parking pad adjacent to the driveway for ease of egress to MLK Street North.

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

The variance requested is not the minimum variance that will make possible the reasonable use of land or building. The property currently has access to an alley at the rear of the property to enter and exit the lot. The applicant can also widen the driveway to create a larger parking area.

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

The granting of the proposed variance will not be in harmony with the general purpose and intent of the code. Per Code Section 16.40.090.3.3. when a property is located within a traditional zoning district, circular driveways within the front or street side yards are prohibited.

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 that also have alley access and an existing legal non-conforming driveway to increase the existing non-conformity.

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

The reasons set forth in this application do not justify the granting of a variance. The applicant has made reference to (11) homes in the surrounding area that have circular driveways however these are also legal non-conforming driveways that were constructed before the current code regulations. The applicant also noted that the size allowed for a parking pad would not be sufficient. However, staff informed the applicant that per code section 16.40.090.3.3. the maximum width of the driveway at the property line is 12-feet in width and the maximum width within the boundary of your property is 20 feet wide. In addition to this you are permitted to have a parking pad 10-feet in width at a maximum of 400 sq ft in area. The applicant also stated that a parking pad is not visually appealing. However, the applicant can locate the parking pad behind the principal structure so that it is not seen from the street.

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.*

Neighboring properties with legal non-conforming driveways shall not be considered as grounds for issuance of a variance.

PUBLIC COMMENTS: The subject property is within the boundaries of the Allendale Terrace Neighbors United Neighborhood Association. The applicant has notified the neighborhood association, CONA and FICO and staff received no comment at this time. The applicant was able to get signatures of support from (24) of their neighbors.

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 recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through December 2, 2023. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Maximum front green yard impervious surface on the site must not exceed 45%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

6. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.


ATTACHMENTS: Location Map, Application, Site plan, photographs, applicant's narrative with supporting photographs, signatures of support, Neighborhood Participation Report

Report Prepared By:

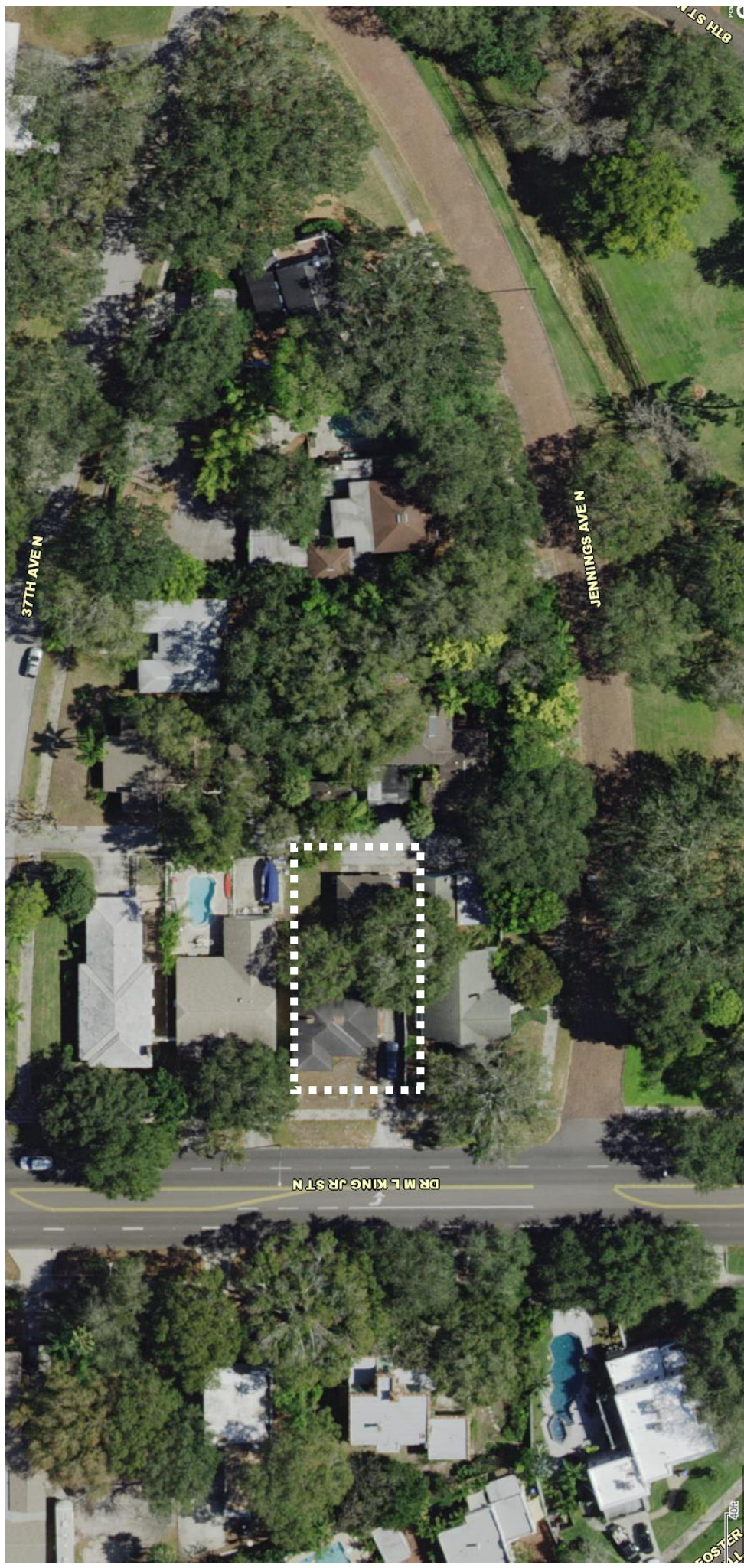

Candace Scott, Planner I
Development Review Services Division
Planning & Development Services Department

11-20-2020
Date

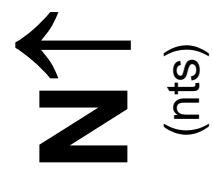
Report Approved By:


Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

11-20-2020
Date



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000055
Address: 3637 Dr. Martin Luther King Jr.
Street North





VARIANCE

Application No. 20-54000055

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 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Jeffrey Johnston	
Street Address: 3637 Dr. Martin Luther King Jr. St. N.	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No: 727-455-4222	Email Address: jajwj@aol.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 3637 Dr. Martin Luther King Jr. St. N.	
Parcel ID#(s): Lot 2 Block 3 Allendale Terrace	
DESCRIPTION OF REQUEST: Ability to exit onto major street forward facing by installing a circular portion to connect to the current driveway in front of property.	
PRE-APPLICATION DATE: 09-23-2020	PLANNER: Candace Scott

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st 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*: 

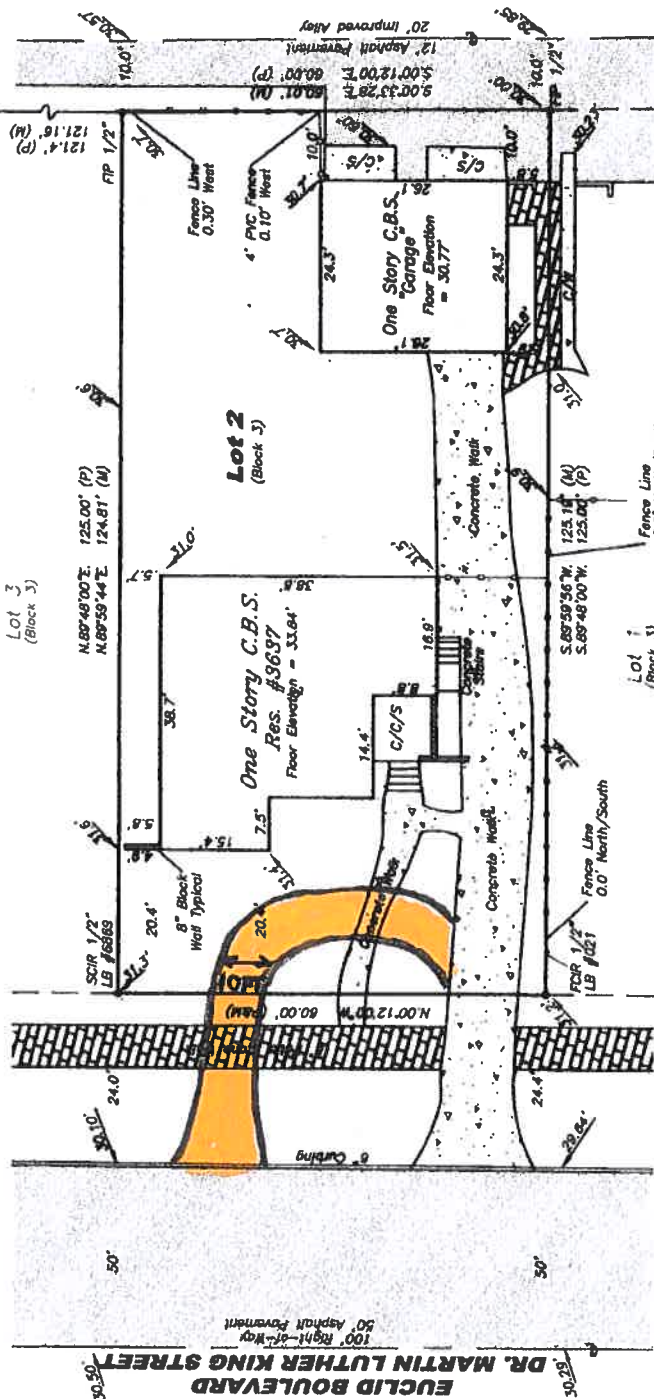
Date: September 20, 2020

*Affidavit to Authorize Agent required, if signed by Agent.

Typed Name of Signatory: Jeffrey Johnston



HOLIDAY, FLORIDA 34680
Fax (727) 840-7485



1.) This Boundary Survey was prepared without the benefit of a title report. There still could exist other encumbrances, restrictions, encumbrances, etc., that were not presented this surveyor/firm when preparing this report. These particular items may possibly be present at the Pinellas County Courthouse.

Legal Description:
Lot 2, Block 3, ALLENDALE TERRACE,
according to the map or plat thereof
as recorded in Plat Book 4, Page 66,
of the Public Records of Pinellas
County, Florida.

2020.084 DATE: 07/27/2020 Drawn By = GT
Checked By = Tg
FB # In File Crew: tasi

CERTIFICATE NOT VALID WITHOUT THE SIGNATURE AND THE HERON LICENSED SURVEYOR AND MAPPER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HERON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY THAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AS DESCRIBED IN CHAPTER 517 OF THE FLORIDA STATUTES. CODE

Surveyors' Notes:
1. All measurements obtained by client.
2. Bearings are based on the East Right-of-Way line of Dr. Martin Luther King Street N. Solid Line bears (S104°02'48"E)M. As per plat.
3. Benchmark Surveyors, Inc. makes no representations or guarantees as to assessments, right-of-way, set back lines, restrictions, agreements or other similar matter.
4. Per The National Flood Insurance Rate Map, City of St. Petersburg Pinellas County, Florida Community Parcel Number 125145, 0217 E. Map Revised 9/15/2021 the above property is located in Flood Zone X-1.
5. No underground utilities or improvements located beneath the above shown.
6. Boundary survey only valid for a period of 90 days from the date of initial survey or any revision, and only to those listed in the dedications.

Jeffrey Allen Johnston
Brock Allen Johnston
Tom Victoria Johnston

Survivors Notes:

PBL = Licensed Business
 PRM = Professional Surveyor and Mapper
 PRL = Registered Land Surveyor
 PLS = Found Capped Iron Rod
 PLSR = Set Capped Iron Rod
 PLSR = Found Capped Iron Rod
 PLSR = Found Iron Pipe
 PLSR = Found Flashed Pipe
 PLSR = Found Iron Rod
 PLSR = Calculated Measurement
 PLSR = Field Measurement
 PLSR = Field Measurement
 PLSR = Deep Measurement
 PLSR = Set nail & Dink

PCL = Found Concrete Monument
 PCL = Concrete Sink
 PCL = Chain Line
 PCL = Concrete Block Structure
 PCL = Cementing
 PCL = Concrete Walk
 PCL = Screened in Porch
 PCL = Story
 PCL = Residence
 PCL = Point of Commencement
 PCL = Point of Beginning
 PCL = Building line to property line
 PCL = Building line to property line

PROPERTY REQUESTING VARIANCE
3637 Dr. Martin Luther King Jr. St. N.



Property is 1 ½ blocks south of 38th Ave N intersection.



Traffic backs up from MLK/38th Ave N intersection. Photo #1

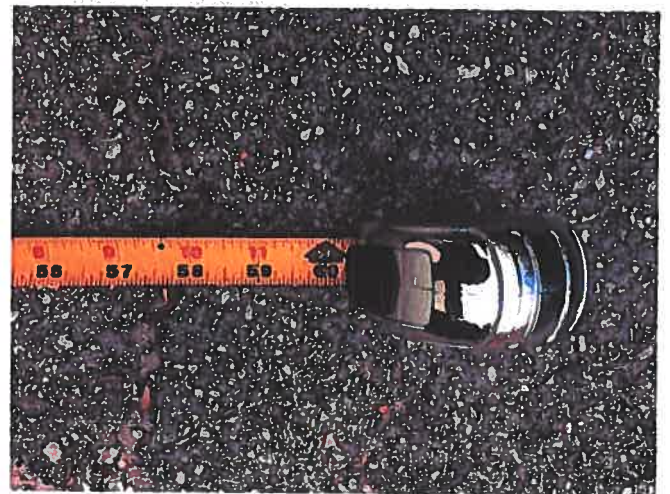
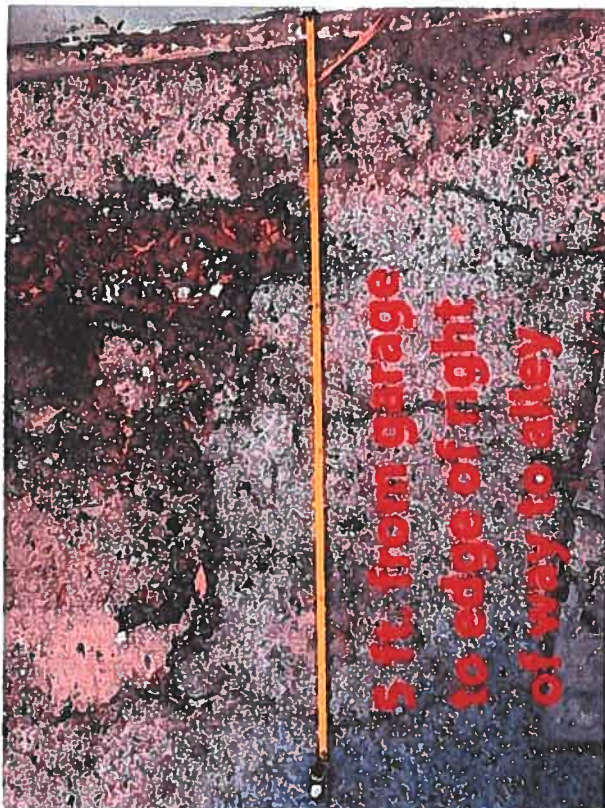
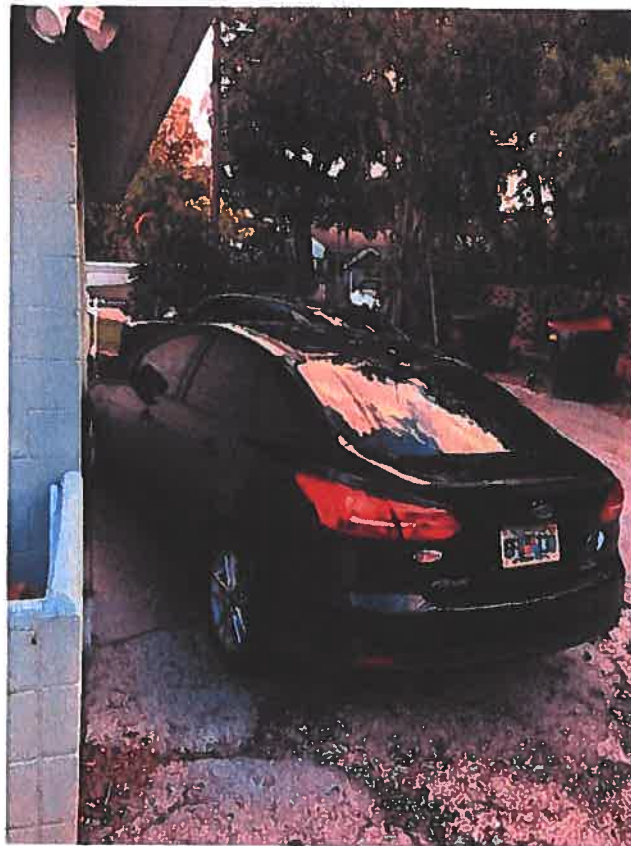


Photo #2

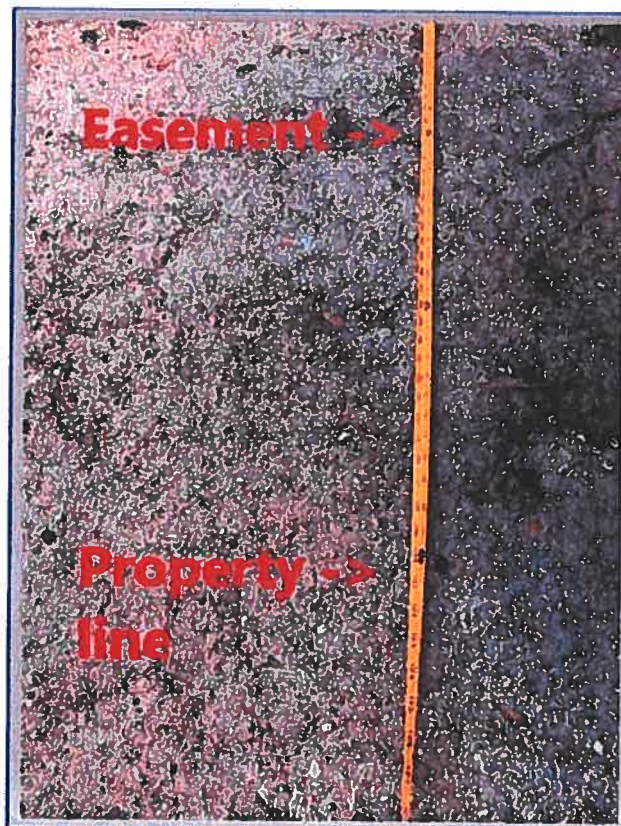
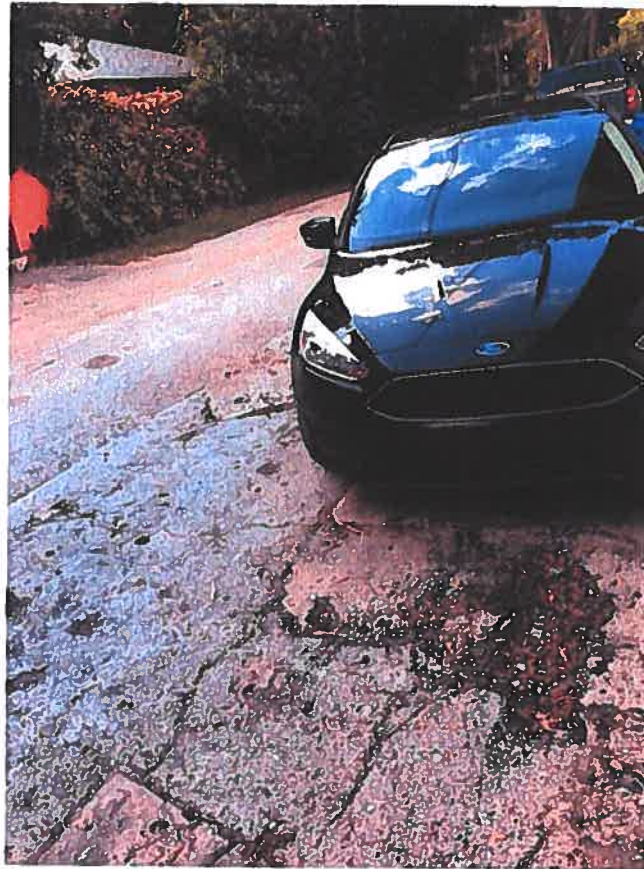


View from rear of garage – Not enough space to add a rear driveway

(Facing North)



(Facing South)



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	
Street Address: 3637 Dr. Martin Luther King Jr. St. N.	Case No.:
Detailed Description of Project and Request:	
Install a circular extension to the current driveway located on major street so cars can exit the driveway forward facing into the busy major street with heavy traffic.	
POURED CONCRETE	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The property is located mid-block on a major street with heavy traffic. The property is located 1 1/2 blocks south of the 38th Ave North intersection. Traffic backs up past the front of the house.	
It is extremely difficult to exit or enter the driveway. There is a constant flow of cars making it difficult to back out into traffic without getting hit.	
Cars need to be able to pull out on to MLK St forward facing.	
See attached photos of traffic backed up in front of the property from the 38th Ave N light.	
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.	
There are 11 homes within a 1 block radius of the MLK St N / 38th Ave N intersection that have circular driveways. See attached photos.	
-3647 Dr. Martin Luther King Jr. St. N. (Next door to property requesting variance)	
-3710 Dr. Martin Luther King Jr. St. N	
-3730 Dr. Martin Luther King Jr. St. N	
-955 38th Ave N	-917 38th Ave N
-910 38th Ave N	-900 38th Ave N
-835 38th Ave N	-830 38th Ave N
-829 38th Ave N	-816 38th Ave N
3. How is the requested variance not the result of actions of the applicant?	
The population has greatly increased in St. Petersburg, thus drastically increasing the number of cars on the road. Downtown has added an unprecedented number of condos and apartments, adding to residential population. Dr. Martin Luther King Jr St is a major street exiting downtown.	
When the neighborhood was zoned NT2 in 2007, downtown was a ghost town and significantly less developed than it is today. This development has added many, many more cars on the major streets traveling to and from downtown, thus increasing the traffic in front of the property to the point it's difficult to back out onto the major street.	
The actions of the city allowing redevelopment of downtown since the zoning was changed in 2007 has resulted in increased traffic traveling past the property.	

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
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?
Being able to safely exit the property via the current driveway is a minimal request.
Installing a circular addition to the current driveway is the best and safest way to solve the problem.
Granting this request will increase my property value.
No one wants to buy a home on a busy major street when you can't safely back out of the driveway.
Increasing property values enhances the neighborhood.
The current 11 homes in a 1 block radius that have circular driveways do not depreciate the neighborhood.
The circular driveways are a reasonable acomodation for living on a major, busy street.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
We considered adding a parking pad to turn around. Based on current regulations, a parking pad can only be 10ft wide because the total driveway width can only be 20ft wide.
It isn't possible to turn a vehicle around in a 20ft wide driveway to allow the vehicle to exit forward facing.
There are no driveway alternatives for NT2 neighborhoods that would allow the property owner to exit the current driveway forward facing into a major busy street.
Please consider updating the NT2 zoning for driveways for homes located on major city streets.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The neighborhood has been zoned NT2, not allowing circular driveways. While we understand the molivation for the zoning, it unfairly restricts all the homes on major city streets
In NT2 neighborhoods. Granting this request will increase my property value. No one wants to buy a home on a busy major street when you can't safely back out of the driveway.
Increasing property values enhances the neighborhood.
Also, adding a parking pad, which is legal, is not visually appealing, a circular addition would be. Therefore, a parking pad would not enhance the character of the neighborhood. Whereas a
circular addition would blend in with the other 11 homes that already have circular driveways nearby.

ALL 11 PROPERTIES PHOTOGRAPHED HAVE A CIRCULAR DRIVEWAY AND ARE
WITHIN 1 BLOCK RADIUS OF MLK ST N / 38TH AVE N INTERSECTION

Property requesting Variance
(Green House)

3647 Dr Martin Luther King Jr St. N
(Next door to property requesting variance)



3710 Dr. Martin Luther King Jr. St. N.



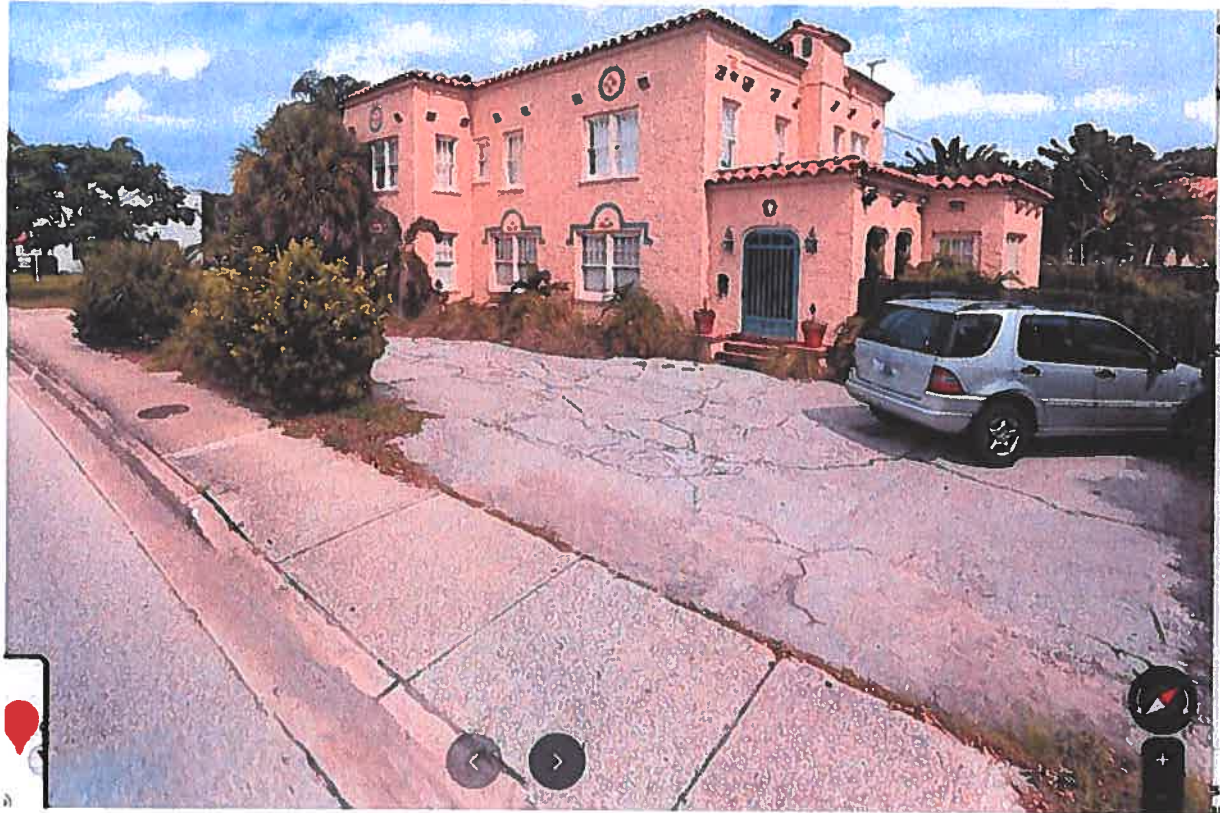
3730 Dr. Martin Luther King Jr. St. N.



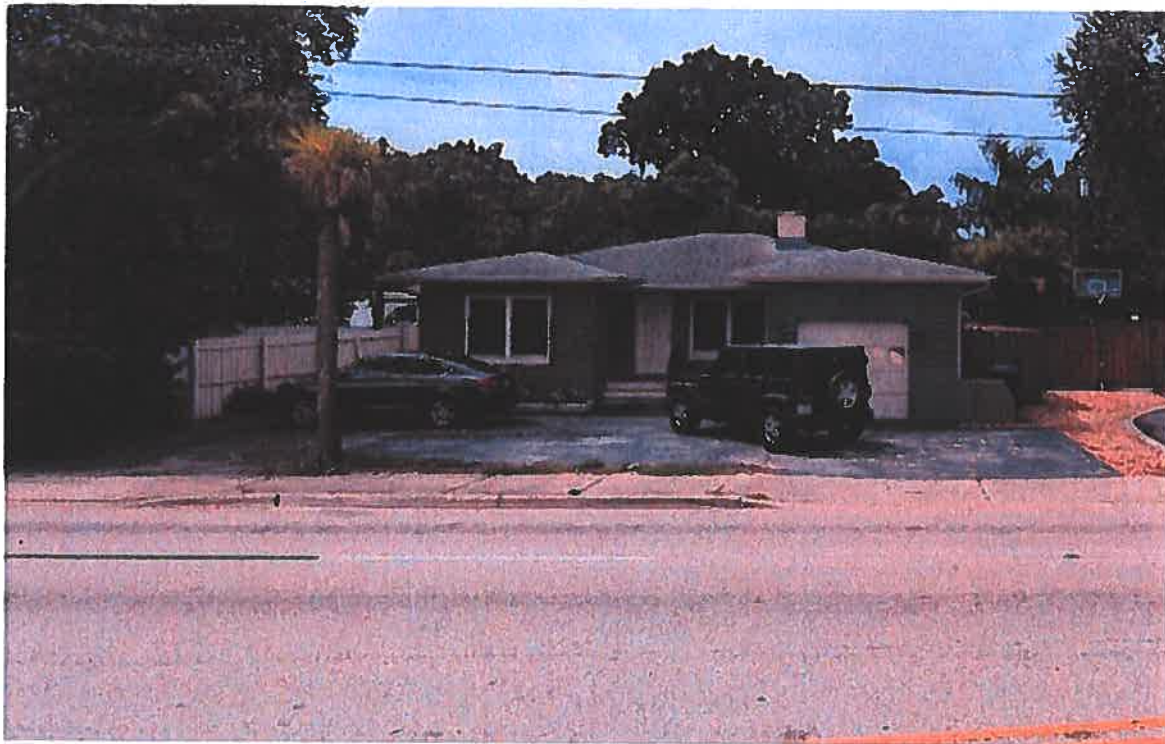
955 38th Ave N.



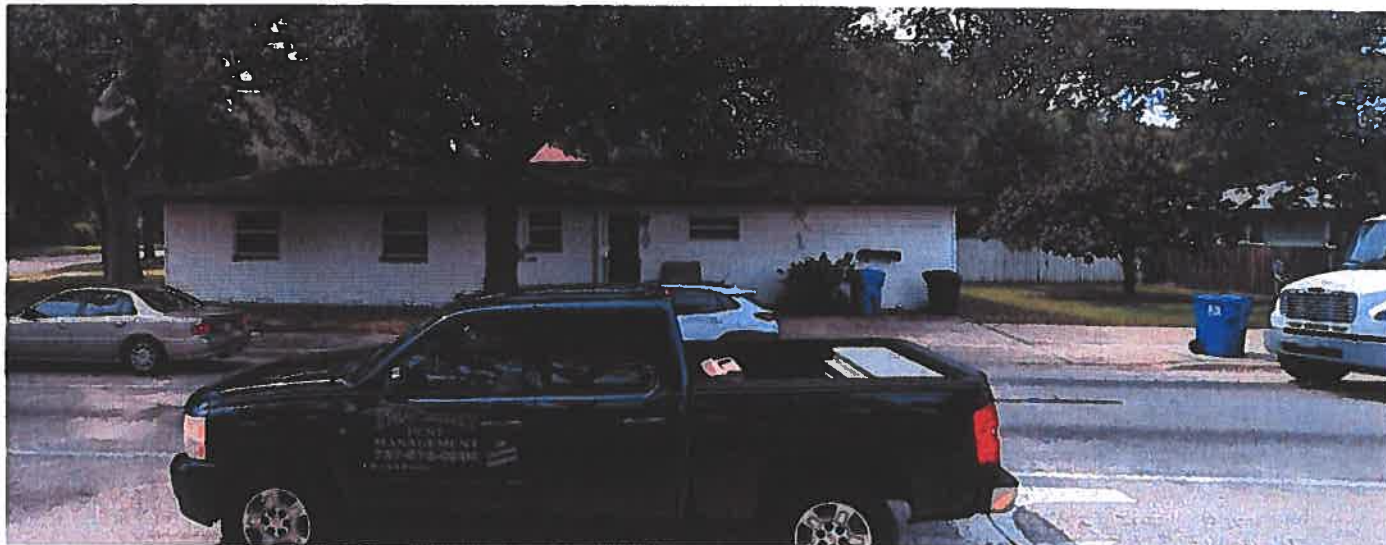
917 38th Ave N.



910 38th Ave N.



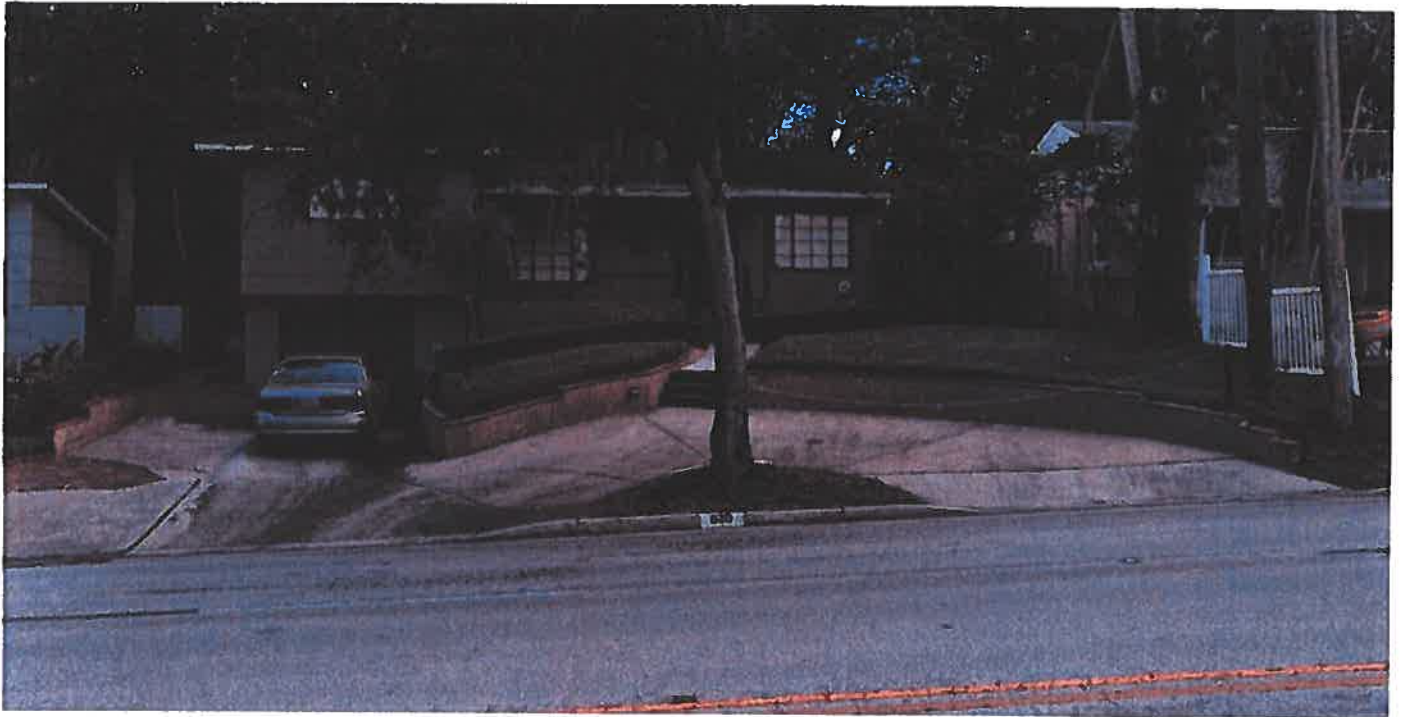
900 38th Ave N.



835 38th Ave N



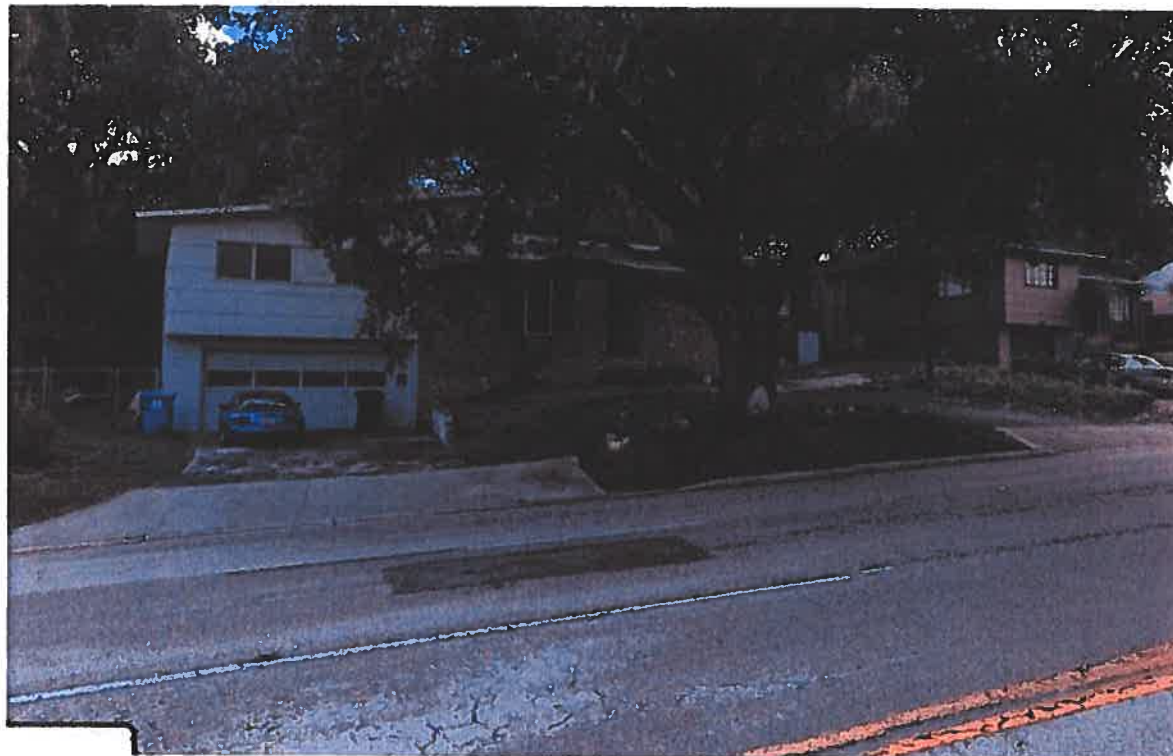
830 38th Ave N



829 38th Ave N



816 38th Ave N.





st.petersburg
www.stpete.org

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: 3637 Dr. Martin Luther King Jr St. N.	Case No.:
Description of Request:	
Request to exit driveway forward facing on a major busy street by installing a circular driveway in front of property.	
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:	849 JENNINGS AVE N
Owner Name (print):	PETER GOLENBOCK
Owner Signature:	<i>Peter Golenbock</i>
2. Affected Property Address:	849 Jennings Ave N
Owner Name (print):	Wendy Grossi
Owner Signature:	<i>Wendy Grossi</i>
3. Affected Property Address:	850 37th Ave N
Owner Name (print):	LISA R. DOLY
Owner Signature:	<i>Lisa R. Doly</i>
4. Affected Property Address:	855 37th Ave N
Owner Name (print):	D. Kluscar
Owner Signature:	<i>D. Kluscar</i>
5. Affected Property Address:	877 37 Ave N
Owner Name (print):	Jaime Figueroa
Owner Signature:	<i>Jaime Figueroa</i>
6. Affected Property Address:	955 38th Ave N
Owner Name (print):	NONA RITTER
Owner Signature:	<i>Nona Ritter</i>
7. Affected Property Address:	834 38th Ave. N.
Owner Name (print):	Paola Edwards
Owner Signature:	<i>Paola Edwards</i>
8. Affected Property Address:	830-38th Ave No 33704
Owner Name (print):	Caroleen Victoria
Owner Signature:	<i>Caroleen Victoria</i>



st.petersburg
www.stpete.org

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: 3637 Dr. Martin Luther King Jr St. N.	Case No.:
Description of Request:	
Request to exit driveway forward facing on a major busy street by installing a circular driveway in front of property.	
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:	816 38th Ave N
Owner Name (print):	Jonathan Goheen
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	800 38th Ave N
Owner Name (print):	RANDY LANG
Owner Signature:	<i>[Signature]</i>
3. Affected Property Address:	801 38th AVE. NORTH
Owner Name (print):	STEVE CONARD
Owner Signature:	<i>[Signature]</i>
4. Affected Property Address:	829 38th Ave N St Pete
Owner Name (print):	Nancy Gaffney
Owner Signature:	<i>[Signature]</i>
5. Affected Property Address:	3801 Dr. MLK Jr St N.
Owner Name (print):	KELLY WEST
Owner Signature:	<i>[Signature]</i>
6. Affected Property Address:	3822 MLK ST N 33703
Owner Name (print):	LEE BURGESS
Owner Signature:	<i>[Signature]</i>
7. Affected Property Address:	955 38th Ave NORTH 33704
Owner Name (print):	DAVE BUTLER
Owner Signature:	<i>[Signature]</i>
8. Affected Property Address:	3741 FOSTER HILL DRIVE N.
Owner Name (print):	Dr. Pamela E. Settlegood
Owner Signature:	<i>[Signature]</i>



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: 3637 Dr. Martin Luther King Jr St. N.	Case No.:
Description of Request:	
Install circular driveway in front of property.	
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: 900 38 th Ave W	Owner Name (print): Barbara L Jones
	Owner Signature: Barbara L Jones
2. Affected Property Address: 3647 Dr MLK Jr St N.	Owner Name (print): Paula S. Miklos
	Owner Signature: Paula S. Miklos
3. Affected Property Address: 3640 Dr MLK Jr St N.	Owner Name (print): James Cunningham
	Owner Signature: James Cunningham
4. Affected Property Address: 3730 DR. MLK ST N.	Owner Name (print): Tom O'Neill
	Owner Signature: Tom O'Neill
5. Affected Property Address: 860 37 th Ave.	Owner Name (print): Katie Morgan
	Owner Signature: Katie Morgan
6. Affected Property Address: 860 37 th Ave	Owner Name (print): Chad Morgan
	Owner Signature: Chad Morgan
7. Affected Property Address: 3647 DR MLK Jr St N	Owner Name (print): Mark Miklos
	Owner Signature: Mark Miklos
8. Affected Property Address: 361 38 th Ave W	Owner Name (print): Alice Meyer
	Owner Signature: Alice Meyer



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

Signatures of support attached via verbal conversations.

We went door to door in a 1-2 block radius of MLK/38th Ave N. intersection on September 28-29th, 2020.

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

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

We went door to door to every home in a 1-2 block radius of the MLK/38th Ave N intersection to discuss this variance and the need for a circular addition to exit our driveway forward facing. EVERY HOMEOWNER WAS SHOCKED AND APPALLED to find out that this zoning existed. NOT ONE had any idea that a driveway in the front of their property was no longer allowed. EVERY homeowner that was home during the 2 day process of collecting signatures agreed without hesitation to sign and support the driveway. Many even offered to speak on our behalf on the difficulties of living on a major busy street and the need to exit forward facing, as many of the homeowners already have circular driveways.

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

The only concerns we heard from residents were not pertaining to our variance, but rather to the zoning itself. Here are a few of the many, many comments,

"Did we vote on this zoning?" "I had no idea this zoning existed."

"The city needs to let people improve their property."

"This is appalling you are having to go through this."

"What happened to our rights as property owners? This isn't the city it used to be."

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) (c/o Judy Landon at variance@stpetecona.org); by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) 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.

10/1/2020

Intent to File Notification

From: trvj@aol.com,

To: variance@stpetecon.org,

Cc: jajwj@aol.com,

Subject: Intent to File Notification

Date: Thu, Oct 1, 2020 10:18 am

Attachments: Intent to File Variance.pdf (2221K)

CDNA

Ms. Landon,

This email serves as notice of our intent to file for a driveway variance in a NT-2 zoning neighborhood. Address of the property is 3637 Dr. Martin Luther King Jr. St. N. 33704.

Due to the increased volume of traffic passing our property since the substantial development of downtown, we are seeking to add a circular portion to our existing driveway in order to exit our driveway forward facing. We have almost gotten hit on multiple occasions trying to back out of our driveway and it has become hazardous, creating the need to exit the current driveway forward facing.

I have attached the variance application and supporting documents showing our current situation and the need described. Please let me know if you need anything else.

Thank you for your consideration,
Jeffrey and Toni Johnston

10/1/2020

Intent to File Variance

From: trvj@aol.com,

To: wiheess@shorecrest.org,

Cc: jajwj@aol.com,

Subject: Intent to File Variance

Date: Thu, Oct 1, 2020 10:28 am

Attachments: Intent to File Variance.pdf (2221K)

Neighborhood Assoc

Mr. Hess,

This email serves as notice of our intent to file for a driveway variance in a NT-2 zoning neighborhood. Address of the property is 3637 Dr. Martin Luther King Jr. St. N. 33704.

Due to the increased volume of traffic passing our property since the substantial development of downtown, we are seeking to add a circular portion to our existing driveway in order to exit our driveway forward facing. We have almost gotten hit on multiple occasions trying to back out of our driveway and it has become hazardous, creating the need to exit the current driveway forward facing.

I have attached the variance application and supporting documents showing our current situation and the need described. Please let me know if you need anything else.

Thank you for your consideration,
Jeffrey and Toni Johnston