



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, February 3, 2021 at 1:00 P.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.: 20-54000071 PLAT SHEET: L-2

REQUEST: Approval of an after-the-fact variance to reduce the minimum required street-side yard setback from 12-feet to 5-feet to allow for the construction of a 10-foot by 20-foot accessory storage structure to the rear of the existing single-family residence in the NT-2 zoning district.

OWNER: Eric and Amanda Cooper
4001 2nd Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 4001 2nd Avenue North

PARCEL ID NO.: 22-31-16-43108-003-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

Structure	Required	Requested	Variance	Magnitude
200 square foot accessory storage structure	Street Side Yard Setback - 12-feet	5-feet	7-feet	58.33%

BACKGROUND: This after-the-fact variance request is to reduce the minimum required street side yard setback from 12-feet to 5-feet to allow for the construction of a 200 square foot (10ft x 20ft) accessory storage structure. The shed is located in the rear yard (north side) of the property located behind the principal single-family residence structure and east of an accessory building (see attached site plan). The Applicant applied for a building permit (#20-07001519) in July 2020 but was denied given the placement of the structure. This variance request was submitted to remedy the correction comment.

The subject property is located at 4001 2nd Avenue North in the Central Oak Park Neighborhood. The property is a fully platted corner lot in the Inter-Bay Subdivision originally platted in 1922. The current property owners purchased the property in 2002. The property improvements consist of a principal single-family structure and an accessory structure that served as a detached garage until it was converted into living space.

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.*

This criterion does not apply. The request does not involve redevelopment of the subject property.

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 does not apply. The subject property meets or exceeds NT-2 minimum lot requirements.

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

This criterion does not apply. The subject property does not contain a designated preservation district.

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

This criterion does not apply. The subject property does not contain elements of historical significance.

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

This criterion does not apply. The subject property does not 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.

The proposed project does not contribute to nor promote the traditional neighborhood development pattern. Properties in the neighborhood typically have one accessory structure per property and new accessory structures must comply with Code regulations.

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

This criterion does not apply. The subject property does not involve public facilities.

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

The existing conditions could be considered the result of the Applicant's actions. A central reason for the new structure the Applicant has presented is the lack of storage space on the property. The conversion of the detached garage to living space reduced the property's on-site storage space.

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

The literal enforcement of the street side yard setback requirement would not result in unnecessary hardship. The shed may be placed to meet required setbacks or reduced in size to better fit within the buildable area of the rear 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;*

The strict application of the Code provides the property owners with options of reasonable use of the property. The detached structure could be converted back to garage/storage space or the shed could be located to meet the minimum required street side and rear yard setbacks.

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 that will make possible the reasonable use of the land. The structure may be placed on the property and conform with required setbacks or the structure size may be reduced to better fit the property.

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

The granting of this variance request is not in harmony with the general purpose and intent of the Code regulations. The purpose of setback regulations is to protect the use, value, and esthetic of neighboring property, both private and public.

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

The granting of this variance request could be detrimental to the public welfare. There is an existing public sidewalk adjacent to the street side yard of the subject property. Locating a structure too close to the public sidewalk could negatively affect the pedestrian experience.

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

The reasons set forth in the application do not justify granting the variance. The variance request is self-imposed as the lack of storage space is the result of converting the garage to living space.

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.*

No other nonconforming uses or structures on neighboring lands are being considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Central Oak Park Neighborhood Association. No comments or correspondence has been received by Staff regarding this request. The Applicant included signatures of no-objection from property owners in the vicinity of the subject property as a part of the application submittal.

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 February 3, 2024. The Applicant shall receive an approved building permit and satisfactorily complete all necessary inspections 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.

Report Prepared By:



Michael Larimore, Planner I
Development Review Services Division
Planning & Development Services Department

1/26/2021

Date

Report Approved By:

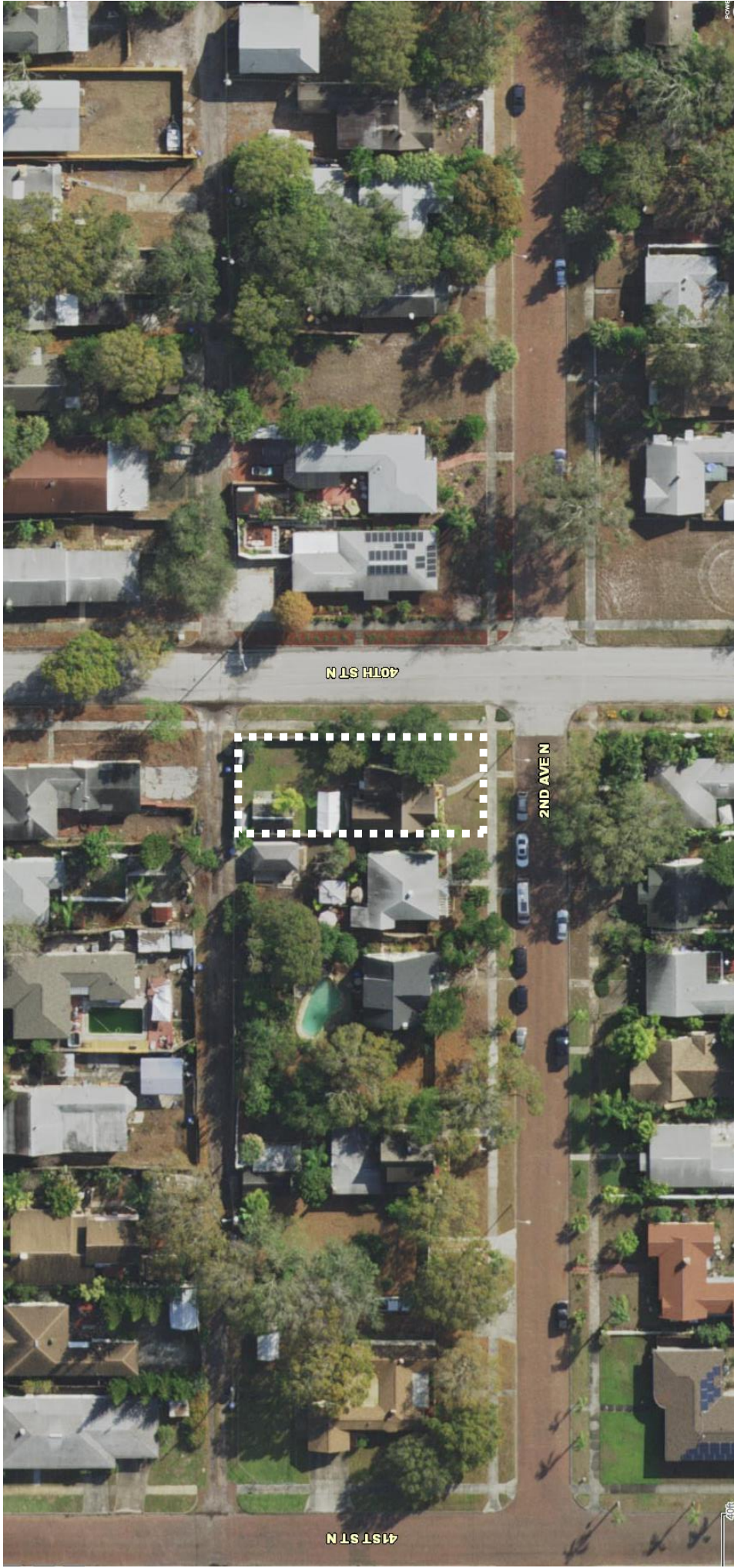


Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

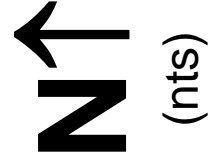
1.26.2021

Date

ATTACHMENTS: Location Map; Application including Narrative, Neighborhood Worksheet, Public Participation Report, Site Plan, Photographs, and Shed Information



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-5400071
Address: 4001 2nd Avenue North





VARIANCE

Application No. 20-54000071

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): Eric P. Cooper	
Street Address: 4001 2 Ave. N.	
City, State, Zip: St. Petersburg, Fl. 33713	
Telephone No: 727-322-5587	Email Address: epcoop2@hotmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION: residential	
Street Address or General Location: 4001 2 Ave. N., St. Petersburg, Fl. 33713	
Parcel ID#(s): 22-31-16-43108-003-0080	
DESCRIPTION OF REQUEST: Variance: Request to set-back an accessory building on the street side of the property at 5 ft. instead of the 12 ft. cited in the applicable code.	
PRE-APPLICATION DATE: 10/08/2020	PLANNER: Mike Larimore

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: 10-28-2020

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

Typed Name of Signatory: Eric Paul Cooper



**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: Eric P. Cooper

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

Property Address: 4001 2 Ave. N., St. Petersburg, Fl. 33713

Parcel ID No.: 22-31-16-43108-003-0080

Request: Variance: Request to set-back an accessory building on the street side of the property at

5 ft. instead of the 12 ft. cited in the applicable code

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): _____

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): _____

Printed Name _____

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____

Date: _____

Commission Expiration (Stamp or date): _____



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: 4001 2 Ave. N., St. Petersburg, Fl. 33713	Case No.:
Detailed Description of Project and Request: Resident would like to have installed a 10x20 shed with a variance for just the street side set-back. Instead of the 12 feet set back cited in the applicable code, 5 foot is being requested.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? There is installed around the rear yard a 6 foot privacy fence, and suitable amount of property to conceal the accessory building. The street side set back of 12 feet would place the shed in the middle of the yard, and also place the shed over the sewer line for the property. In addition, because of the limited living space provided by the living space located on the property, the garage(storage space) for the property was converted to living space for the family of five that dwells at the property. There is now, no safe storage space for lawn maintenance equipment and other household items that are hazardous, and need a appropriate storage area.</p>	
<p>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. The house on the property, along with most houses along 40 street, are set back at 7 feet from the sidewalk or street side property line. In addition, the City Code has presents a considerable difference for set backs for properties with residences on both sides of a property, vs. properties with a street side. In addition, with the space allowable for reasonable placement for the 10x20 shed, a variance is essential. The Central Oak Park Neighborhood has limited lot space, and the lots in the neighborhood require a variance for reasonable placement of sheds. A variance has been allowed for 0'-3' set-back for accessory buildings on both the street-side set-backs for the U.S. Post Office on the corners of Burlington Ave. and 38 St. N., and along the 37 St. N. street-side set-back.</p>	
<p>3. How is the requested variance not the result of actions of the applicant? The property was purchased with a garage that was finished, and that as the family grew over the course of twenty years, the garage became needed for appropriate living space. In addition to the garage being used for appropriate living space for a family of 5, additional storage area is needed for the family of five, and to store effectively and safely equipment essential to maintain the property. (i.e.: gasoline, flammable materials, combustible engines, etc.) In addition, the shed would add significant value to the property, and neighborhood, which has been a continual motive for the owner for the past 18 years. As more affordable housing becomes increasingly a need for citizens in St. Petersburg, allowing for a reasonable placement of the 10x20 shed on the property with a variance that would allow for the only reasonable use of th property, would provide for not only the owner and his household to manage adequate and affordable living arrangements in the City, but also establish a precedent of hope for households that are increasingly finding hardship in managing the increasing economic challenges that families are experiencing in the Central Oak Neighborhood, and other neighborhoods, across the City.</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
<p>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?</p> <p>The requested set back of 5 feet will make the property more desirable for re-sale, as abiding by the code's set back of 12 feet will create an awkward placement, and undesirable setting for the rear property. The 10x20 shed provides the necessary storage space for the storage of normal household materials and equipment for proper maintenance of the property. (i.e.: paint, tools, misc. equipment and materials, lawn machinery, fuel, etc.) As Central Oak Park and the other Neighborhood Associations seek to uphold a common mission to provide for equity for all types of households, including a family of five like the homeowner's, the variance that would allow for a reasonable placement of the 10x20 shed will allow families like the homeowners, to add to the diversity that the City and Neighborhood Associations seek to possess.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>A smaller sized shed that allows for set backs that do not intrude into on the sewer line and the aesthetic and utilitarian appropriateness of the rear part of the property is too small for a family of 5, and the household goods and maintenance materials/equipment that are necessary. The variance requested is the minimum variance that will make possible the reasonable use of the land, with the buildings already in place, and with the sewer line in place currently.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>It will allow a family the ability to continue living and contributing to the community of the Central Oak Park Neighborhood, and the City of St. Petersburg. The Family has made significant improvements to the property, and contributed to the enhancing the C.O.P.N. by assisting regularly with property maintenance for neighbors. The accessory dwelling would allow for a continuance of providing assistance with the allowance of effective and safe storage of equipment and materials. In addition, the intended accessory building is of quality materials and design, and will add to the aesthetic of the neighborhood. As the City of St. Petersburg and all its neighborhood associations have focused on the mission of providing affordable housing for citizens, the granting of the requested variance will make a tremendous difference in allowing the homeowner's household to experience appropriate living space, and appropriate living conditions.</p>



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: 4001 2 Ave. N.	Case No.:
Description of Request: Installation of a pre-manufactured shed (10x20) on the 40 St. N. side of the property at a 3 ft. set-back. This set-back would be the result of an approved variance of the City Code that requires a set-back of 12 ft. The request of a variance is to allow the placement of the shed to be in a reasonable place on the rear property, so as to not intrude on the sewer line, and to allow for a reasonable amount of storage.	
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:	4000 Burlington Ave N. St. Peter, FL 33713
Owner Name (print):	Steven Swelgin
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	4010 2ND AVE N. St. Petersburg, FL 33713
Owner Name (print):	Walter Troy Smith
Owner Signature:	<i>[Signature]</i>
3. Affected Property Address:	201 40th St. W. St. Pt. FL 33713
Owner Name (print):	Laura J. Smart
Owner Signature:	<i>[Signature]</i>
4. Affected Property Address:	4010 Burlington Ave. St. Petersburg
Owner Name (print):	Joe Pondolfino
Owner Signature:	<i>[Signature]</i>
5. Affected Property Address:	3960 2nd ave N St. Petersburg
Owner Name (print):	Oga Konstantinova
Owner Signature:	<i>[Signature]</i>
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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: 4001 2 Ave. N.	
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	
Since the Pre-Application meeting on 10/8, the property owner has discussed with all neighbors on the block, and adjacent to the property about the shed, and in particular the requested placement, with requested variance. Because of COVID safety concerns, there are no scheduled neighborhood events or meetings that could have been used as a platform for a discussion.	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
1-various discussions with neighbors on various dates before, and after 10/6 (PLEASE NOTE THAT THE PROPERTY OWNER HAS BEEN IN THE APPLICATION PROCESS FOR A PERMIT SINCE 7/27/2020), 2-discussion with Elaine Hartin, Central Oak Neighborhood Association President on 10/22 about the requested variance, and situations of hardship with the set-back presented in the code.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
No written form of communication have taken place- mostly because of restrictions related to COVID.	
2. Summary of concerns, issues, and problems expressed during the process	
As discussed with my neighbors and Mrs. Hartin, affordable, adequate housing is a major issue in the City, and the restriction of an adequate sized storage shed is a common hardship for households. As buildings on the lot have been modified to allow for the max allowance of living space, a storage shed for safe storage of tools and machinery is essential for the household. Also discussed with neighbors and Mrs. Hartin was the need for the City to be reasonable in its management of codes, and permitting of variances for property owners as a way to ease the increasing financial burden experienced by home owners in maintaining affordable living conditions, with meeting the needs different lot dimensions for a neighborhood with such history and diversity in the type of houses and structures.	
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@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th 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.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 10/26/2020	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

October 26, 2020

Eric P. Cooper
Parcel I.D.: 22-31-16-43108-003-0080
Project BP20-07001519
4001 2 Ave. N., St. Pete. Fl.,
33713
Tel. #: 727-322-5587
Epcoop2@hotmail.com

CITY OF ST. PETERSBURG

NOV 05 2020

PLANNING & DEVELOPMENT SERVICES

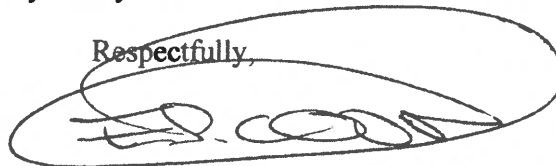
To Whom It May Concern,

At the Pre-Application Meeting on 10/8, I was told that my expressed hardships were strictly emotional, and that my predicament was the result of my own actions. Although I can understand the City Representative's perspective to an extent, I feel as if the decision was not entirely understanding and appropriately accommodating to the widespread hardships associated with households seeking affordable, suitable housing in St. Petersburg. My wife and I purchased our property in 2002 and have since struggled to live on the property as our family has grown to include three children, because the living space is limited, and the option to purchase a larger home is out of our reach financially. Since July, I have actively sought a permit to install a suitable sized shed for my household, so that my family could utilize to the fullest the limited amount of living space on our property.

When my wife and I purchased our house and property twenty years ago, we never envisioned the problems that we would be experiencing with purchasing a property without enough, suitable storage space. The property did have a garage, but when the property was purchased, the garage had been modified into living space. In addition, when the property was purchased, there was a 4'x6' shed on the lot, but the shed quickly became too small for our household. As our family grew, safe storage of household goods and maintenance equipment (i.e.: lawn mower, edger, weed eater, fuel, paint) increasingly became an issue. With the garage on the property finished for living space, storage of maintenance equipment became unreasonable- especially when the space became needed for my son to live in. Further, the 4'x6' shed became increasingly insufficient for storage over the past twenty years, so a larger shed was sought for purchase, to better the quality of life for my family. Please know that I have exhausted all the resources that my property has available for storage, and besides adding a shed of the 10x20 size, the quality of life for my family will be tremendously decreased. It grieves me greatly thinking that as I am seeking to responsibly provide for a basic level of suitable living of life for my family is being hindered by a denial to receive a variance of just several feet for the placement of a shed.

It is my hope that my request of a variance for a 5-foot, street-side set-back will be approved. Again, the allowance for a 10x20 shed on our property would provide for a tremendous relief from the hardships that the limited storage on my property presents, and greatly increase the quality of life for my family.

Respectfully,



Eric P. Cooper

Variance Application for Coopers@4001 2 Ave. N.

Eric Cooper <epcoop2@hotmail.com>

Wed 10/28/2020 4:04 PM

To: variance@stpetecona.org <variance@stpetecona.org>

 2 attachments (24 MB)

Variance Application 4001 2 Ave. N. 10-26-2020.docx; Variance Application 4001 2 Ave. N. 10-26-2020.pdf;

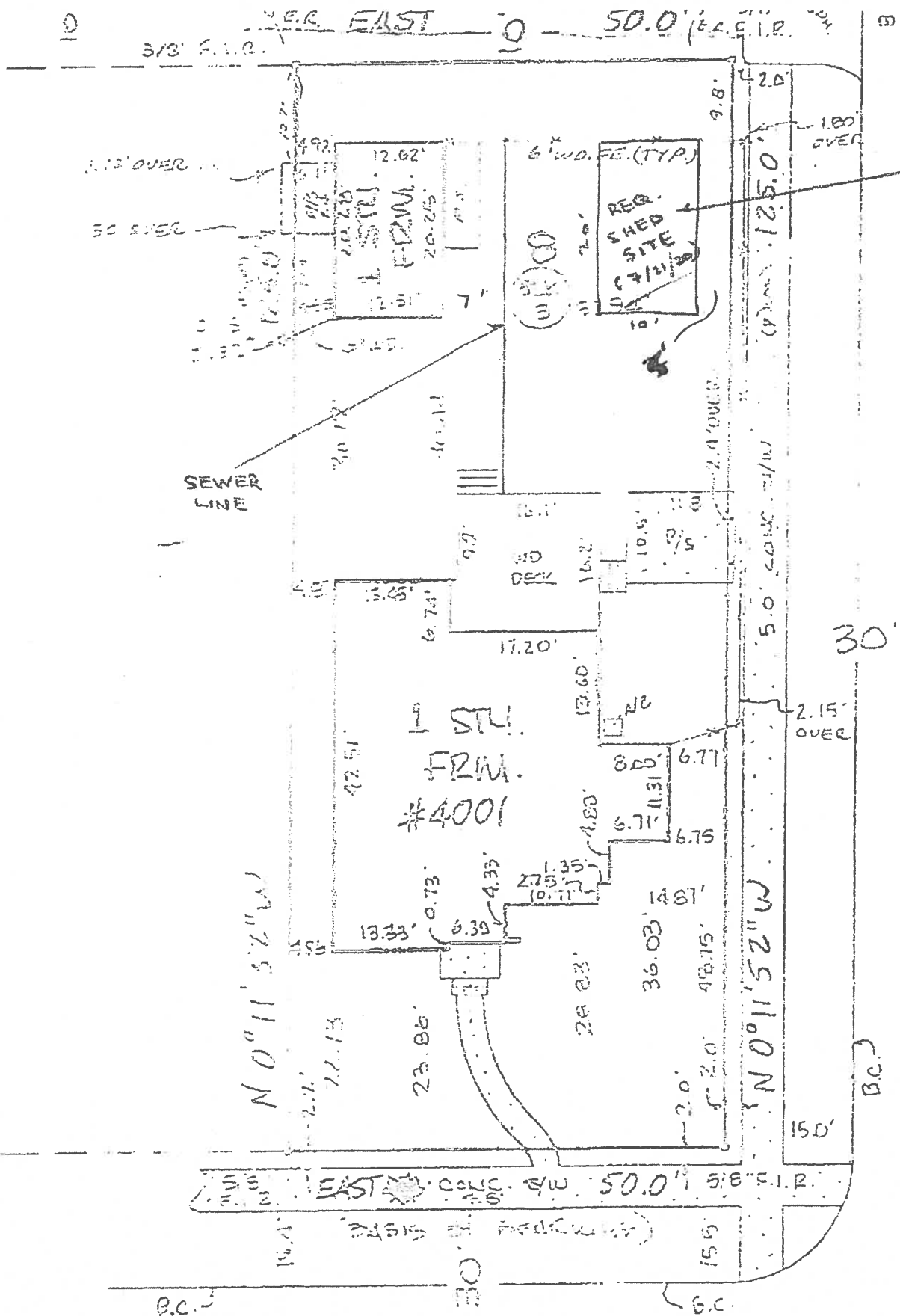
Good afternoon Mrs. Landon,

I am currently applying to the City of St. Petersburg for a variance regarding the street-side setback for a shed.

As presented in the Variance Application, I am submitting my application material for you to review at your earliest convenience. Please know that I have submitted the material for review to the Codes Compliance Office, and the President of my neighborhood association, Central Oak Neighborhood Association.

I greatly appreciate your time in reviewing my application materials, and would value any feedback.

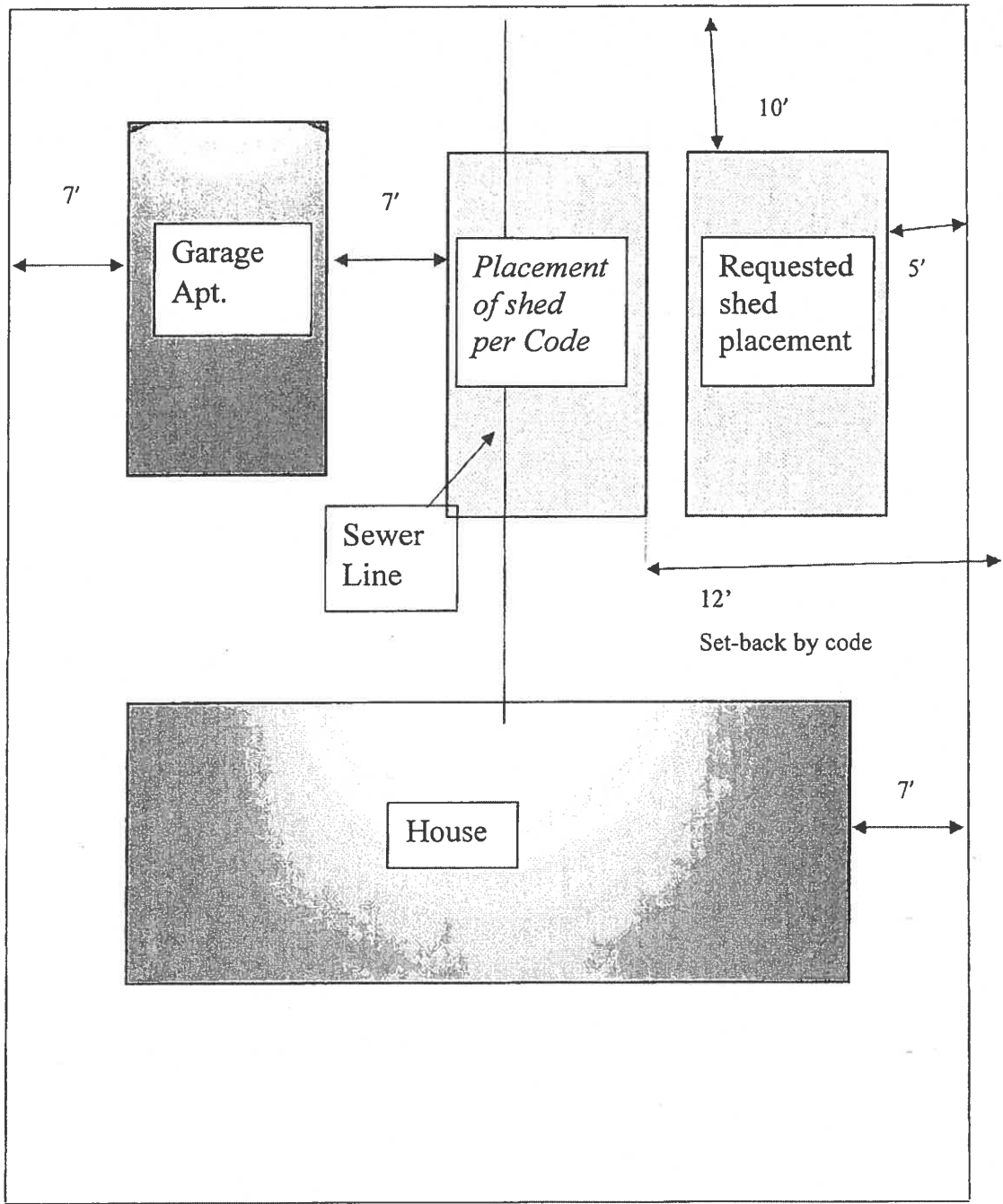
Sincerely,
Eric P. Cooper



10' 20'
 9.5' / 10' TALL
 - WALLS 6.4'
 - PEAK 2.4'
 - GROUND TO 1.6'
 - 1.6'

FORTIETH ST. N. ϕ
 (60' 24" W) (30.9' ASPH.)

SECOND AVE 10.



Easement 7'
Side Walk 5'

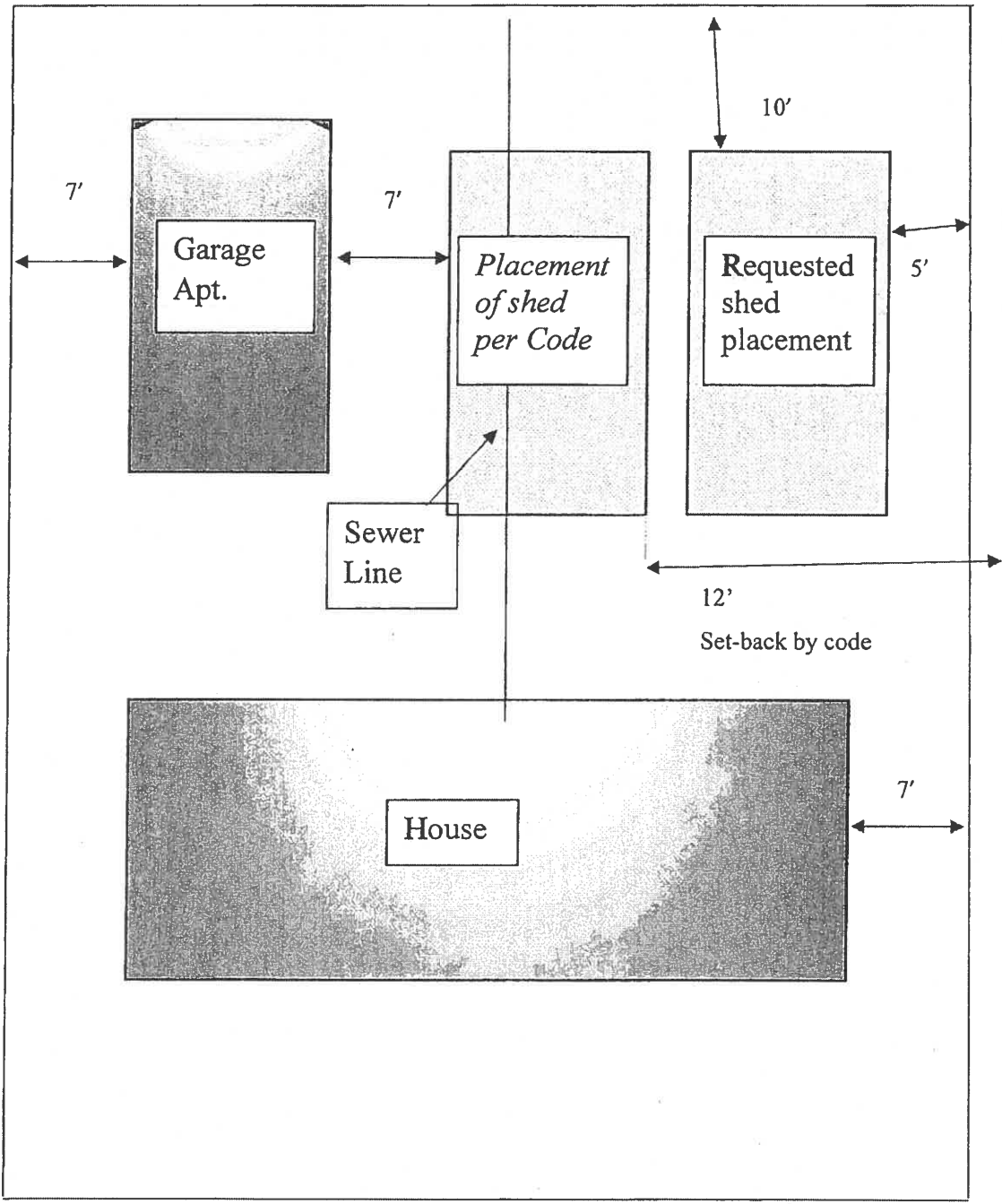
Street

Side Walk

Easement

Street

North ↑



Easement 7'

5' Side Walk

Street

Side Walk

Easement

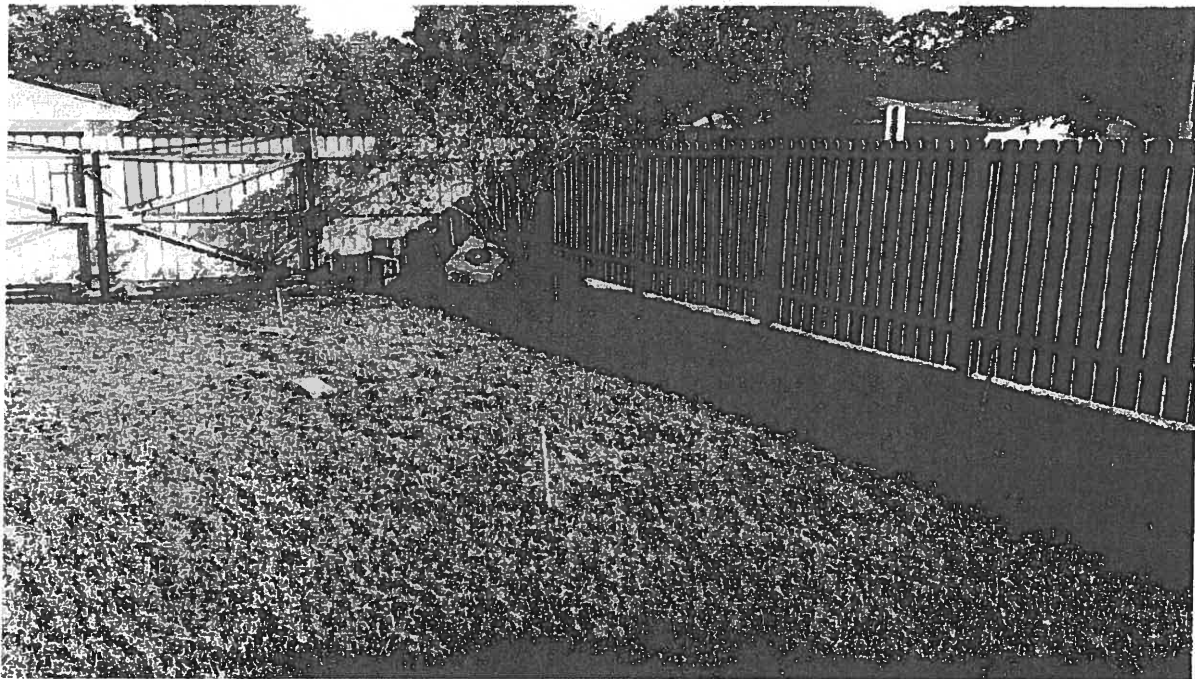
Street

North



Property Photographs of Site for Placement

NOTE: The white pvc posts represent the four corners of the requested variance setback position with a 5' set-back on the 40 St. N. side.

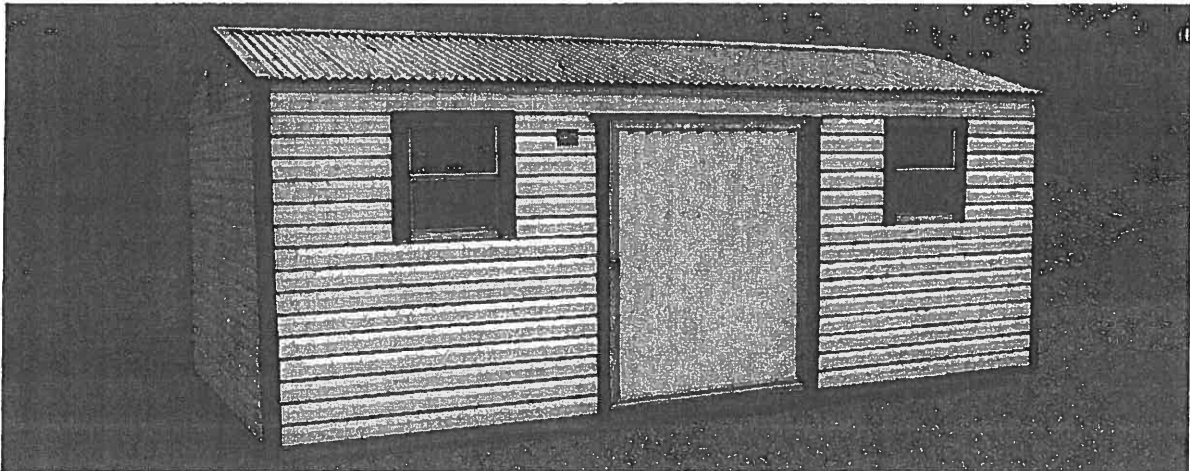




Style of Shed to be Placed on Property

Built by reputable manufacturer, Handi House, the design matches the house on the property and in the neighborhood, and the construction meets high wind mitigation.

PLEASE NOTE: The shed's materials do not match the home's siding and roof material, but the style does match the architectural design of the existing buildings. In addition, please accept the allowance presented in "Accessory Storage Structure Design Exemptions (16.50.020.4.1.3) One accessory storage structure per property is exempt from the requirement to match the architectural style and construction materials of the existing principal structure if it is: · 100 sq. ft. or less and less than 10 ft. in height, or · 200 sq. ft. or less, 10 ft in height or less, located within the rear one-third of a property, and enclosed by a perimeter solid masonry wall or decorative wood or vinyl fence measuring six feet or more in height."



About Us

The Shed Store has 2 convenient locations to serve you! We are a one stop shop for all of your storage needs. We offer a wide variety of Handi-House storage buildings in numerous sizes and colors as well as commercial and residential steel buildings, including garages and carports. Please visit our website @ TheShedStore.com to learn more about all of our products and to print out downloadable brochures.

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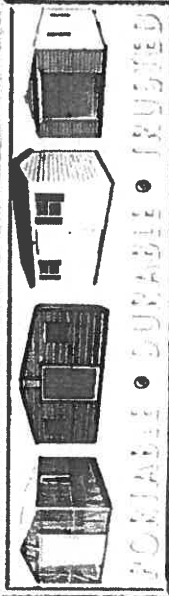
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