



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, June 2, 2021 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. 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: 21-54000040 PLAT SHEET: P-4

REQUEST: Approval of a variance to construct a driveway in the front yard of a property in the NT-2 Zoning District.

OWNER: Paulina Jordan
 6540 Dartmouth Avenue North
 Saint Petersburg, Florida 33710

ADDRESS: 6540 Dartmouth Avenue North

PARCEL ID NO.: 20-31-16-48204-008-0020

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

BACKGROUND: The subject property is located on the South side of Dartmouth Avenue North and is zoned NT-2 (Neighborhood Traditional Single-Family). The property is within the Lake Pasadena Neighborhood Association. The lot measures 80-feet wide, 104-feet in depth and approximately 8,378 square feet in area. The minimum dimensional requirements for a lot in the NT-2 zoning district are 50-feet wide and 5,800 square feet in lot area. Thus this lot exceeds the minimum dimensional requirements. The property currently contains a single-family home constructed in 1950 and has access to a 16-foot wide alley at the rear of the property.

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 request does not involve a full redevelopment of the site. The single-family home would remain. The current request is to add a front-loading driveway to the site.

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 lot meets both the required lot width and area for properties in the NT-2 Zoning District.

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

This criterion is not applicable. This request does not involve a preservation district.

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

This criterion is not applicable. The site is not located within a historic district and the request does not involve historic resources.

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

This criterion is not applicable. This request does not involve significant vegetation.

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 historic or traditional development pattern of traditional districts features streets oriented toward the needs of the pedestrian. Code section 16.20.010 describes one of the common features of Traditional Zoning Districts as properties having vehicular access from the rear alley instead of driveways in the front yards. Driveways and garages in front yards are not typical in most traditional neighborhoods. Alleyways are meant to be the primary means of providing areas for utilities and access to off-street parking to the rear of the properties.

A navigable alley exists in the rear of this property and accommodates garbage pick-up and dump truck traversal. The standards for each of the NT districts are intended to reflect and reinforce their unique character. Street standards are intended to preserve the alley system as a mechanism to provide limited access for parking and utility functions in the rear of the site.

- 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 request does not involve public facilities.

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

The application is self-imposed as the site has a 16-foot wide navigable alley at the rear.

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

There is not an identifiable hardship or special condition presented by the land that prevents the applicant from utilizing the rear alley to access the property for parking.

- 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 literal enforcement of this code does not deprive the applicants of reasonable use of the property. The subject property is located within the NT-2 Zoning district. The Vehicle Connections and Parking standards found in Code Section 16.20.010.11. requires access for new garages and driveways to be designed to take advantage of the first available alternative in a prioritized list. The first option listed is that driveways and garage doors shall face the alley. The subject property has a 16-foot wide alley at the rear of the property available for vehicular access.

- 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 provides for reasonable use of the land as there is a navigable 16-foot wide alley to access and utilize a rear driveway without the granting of this variance.

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

This request is not in harmony with the general purpose and intent of this chapter as section 16.20.010.11 states that garage doors and driveways shall face the alley.

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. However it could set precedence for other property owners to request front loading driveways.

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

The reasons set forth in the application do not justify the granting of this variance as there is a navigable alley in the rear. The applicant does site that there are properties on the subject block that have front-loading driveways however, neighboring properties with legal non-conforming driveways shall not be considered as grounds for issuance of a variance.

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 nonconforming use of neighboring properties was considered in this review.

PUBLIC COMMENTS: The subject property is within the boundaries of the Lake Pasadena Neighborhood Association. Staff has received no comment from the neighborhood association. The applicant has provided 7 signatures of support.

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 June 2, 2024. 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.

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5. 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: Application, location map, survey, applicant's narrative, photographs, plans, signatures of support, Neighborhood Participation Report.

Report Prepared By:

Candace Scott

05/24/2021

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

Date

Report Approved By:

Jennifer Bryla

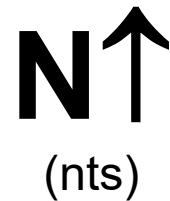
5.22.21

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

Date



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-54000040
Address: 6540 Dartmouth Avenue North





st.petersburg
www.stpete.org

VARIANCE

Application No. 21-5400040

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): Paulina Jordan

Street Address: 6540 Dartmouth Ave N

City, State, Zip: St. Petersburg, FL, 33710

Telephone No: 727-743-8104 Email Address: Paulina.jordan79@gmail.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No: Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 6540 Dartmouth Ave N St. Pete 33710

Parcel ID#(s):

DESCRIPTION OF REQUEST: front driveway

PRE-APPLICATION DATE: **PLANNER:**

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*: Paulina Jordan Date: 2/12/21

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

Typed Name of Signatory: _____



Englander Fischer
attorneys

March 1, 2021

VIA HAND DELIVERY

Jennifer Bryla, AICP
Development Review Manager
City of St. Petersburg
Planning and Development Services Department
Municipal Services Building
One 4th Street North
St. Petersburg, FL 33701

Re: Application for Driveway Permit – 6540 Dartmouth Avenue North

Dear Ms. Bryla:

As Counsel and authorized agent for Paulina Jordan, owner of record of 6540 Dartmouth Avenue North, St. Petersburg, Florida, I am forwarding the Variance Application for a Driveway Permit at that address together with the \$350.00 application fee. I have also included a survey and photo of the 6450 Dartmouth residence and photos of a signification number of existing driveways adjacent to and in the immediate area of the Dartmouth residence.

Please advise if any additional information is required and when a hearing for this Application has been scheduled.

Very truly yours,

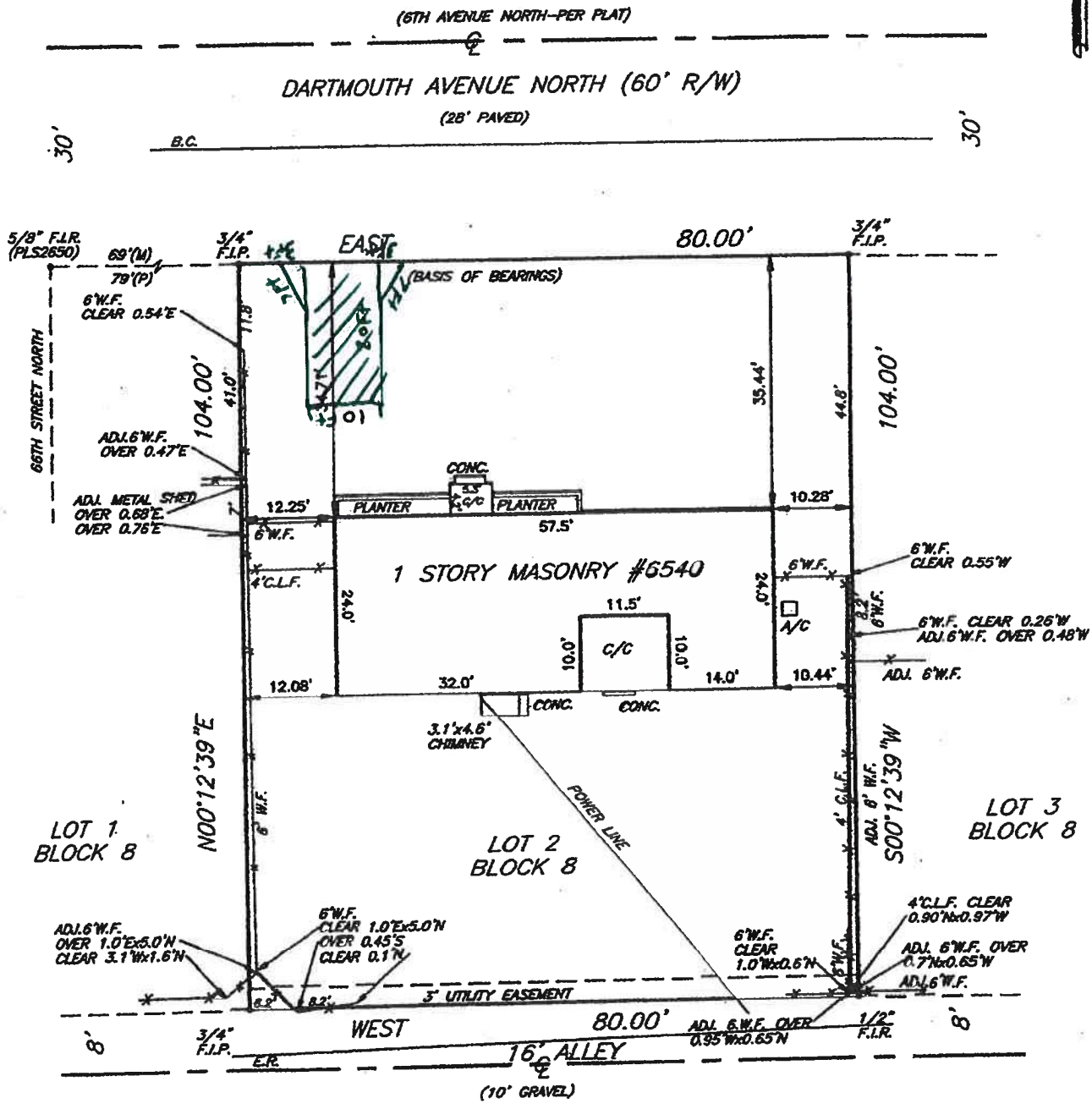


JAMES B. SOBLE, ESQUIRE

cc: Paulina Jordan for Shmukler

JBS/nc

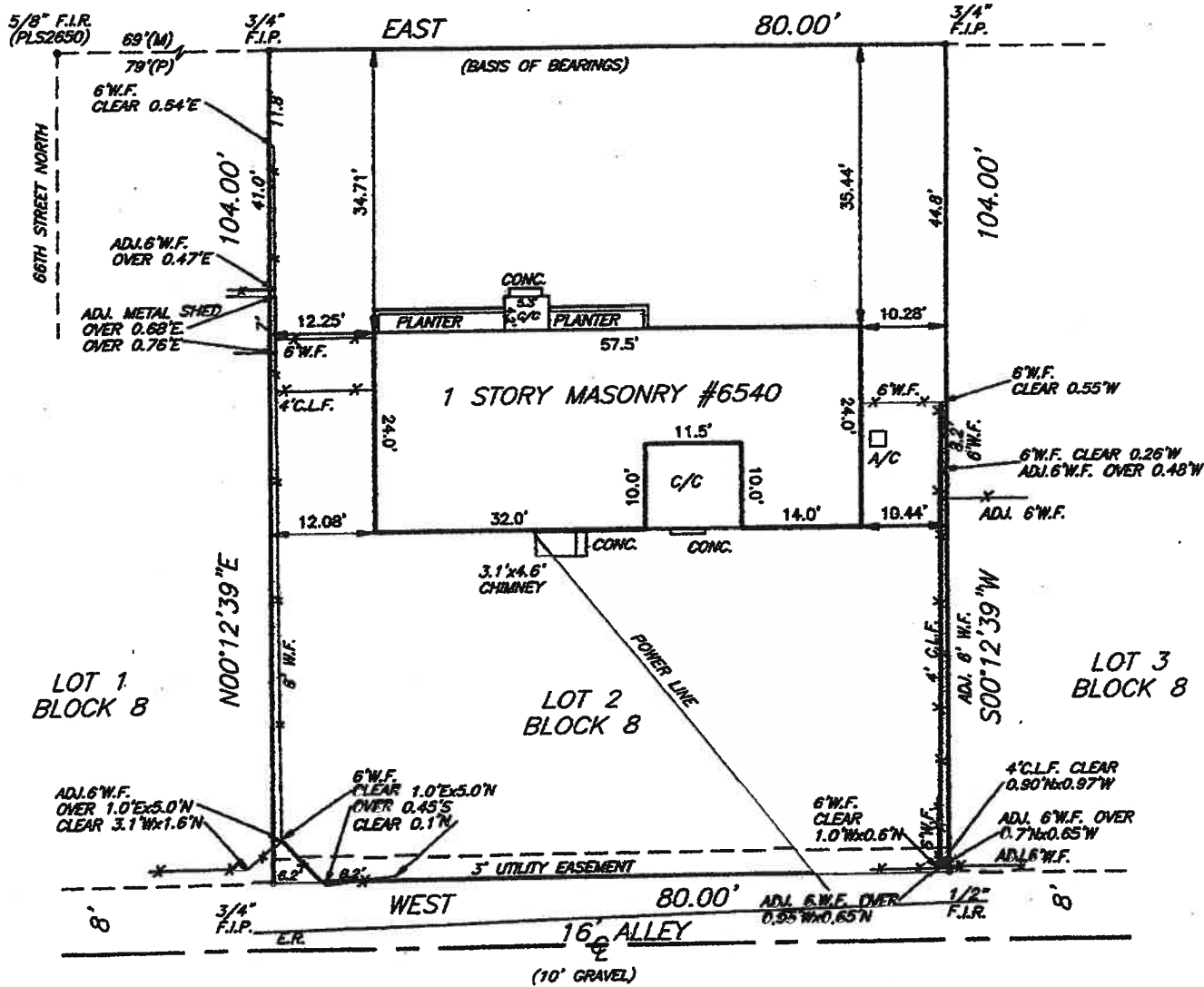
Big Firm Experience. Boutique Service.



A BOUNDARY SURVEY OF LOT 2, BLOCK 8, LAKE PASADENA DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 14, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

<p>JOB NUMBER: MMX169 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 6/28/10 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH</p>	<p style="text-align: center;">DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL 33706 SECTION 20 TOWNSHIP 31 SOUTH RANGE 16 EAST</p>	<p>FLOOD ZONE: "X" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125148 PANEL NUMBER: 0213 G CHECKED BY: DCH</p>
<p>CERTIFIED TO: PETER NUYTEN</p>		

(6TH AVENUE NORTH—PER PLAT)
 DARTMOUTH AVENUE NORTH (60' R/W)
 (28' PAVED)



A BOUNDARY SURVEY OF LOT 2, BLOCK 8, LAKE PASADENA DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 14, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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**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: Paulina Jordan

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

Property Address: 6540 Dorsetmouth Ave N. St. Pete FL 33710

Parcel ID No.: _____

Request: agent for variance application

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): James Soble, Englander Fischer LLP

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

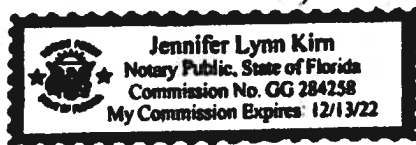
I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): Paulina Jordan Paulina Jordan
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: Jennifer Lynn Kim Date: 2/19/2021
Commission Expiration (Stamp or date):



U.S. POSTAGE PAID
 33710
 SAINT PETERSBURG, FL
 33710
 JAN 27 2021
 AMOUNT
\$1.55
 F2304M116481-21



Certificate Of M

This Certificate of Mailing provides evidence that mail has been presented to USPS® for
 This form may be used for domestic and international mail

From: Paulina Jordan
4510 Doremouth Ave
St. Petersburg FL 337

To: Kimberly Frazier Le
3301 24th Ave S.
St. Petersburg, FL 33710



PS Form 3817 April 2007 PSN 7530-02-000-9065



CROSSROADS
 1275 36TH ST N
 SAINT PETERSBURG, FL 33710-9998
 (800)275-8777

01/27/2021

01:06 PM

Product	Qty	Unit Price	Price
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First-Class Mail®	1		\$0.55
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Letter

Saint Petersburg, FL 33712

Weight: 0 lb 0.23 oz

Estimated Delivery Date

Sat 01/30/2021

Cert of Mailing

Affixed Postage

Affixed Amount:	\$0.55		\$1.55
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Total			\$1.55
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Grand Total:			\$1.55
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Debit Card Remitted			\$1.55
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Card Name: VISA

Account #: XXXXXXK9800

Approval #

Transaction #: 836

Receipt #: 044382

Debit Card Purchase: \$1.55

AID: A000000980340 Chip

AL: US DEBIT

PIN: Verified

Dylan J. Carlson

From: Paulina Jordan <Paulinajordan79@gmail.com>
Sent: Friday, January 22, 2021 12:33 PM
To: Dylan J. Carlson
Subject: Fwd: notice of variance request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Paulina Jordan <Paulinajordan79@gmail.com>
Date: Fri, Jan 22, 2021 at 12:29 PM
Subject: notice of variance request
To: <variance@stpetecon.org>, joseph shmukler <Shmkrij@hotmail.com>

To whom it may concern,

This email is to provide you with a notice of my intent to apply for a variance for a front driveway at the following address:

6540 Dartmouth Ave N.
St. Petersburg, Florida 33710

Sincerely,
Paulina Jordan

Lake Pasadena NA

Dylan J. Carlson

From: Paulina Jordan <paulinajordan79@gmail.com>
Sent: Friday, January 22, 2021 12:37 PM
To: jbdawin@actionableanalytics.net; joejammin@yahoo.com; joseph shmukler; Dylan J. Carlson
Subject: notice of intent to file

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

This email is to provide you with a notice of my intent to apply for a variance for a front driveway at the following address:

6540 Dartmouth Ave N.
St. Petersburg, Florida 33710

Sincerely,
Paulina Jordan



Pre-Application Meeting Notes

Meeting Date: 01/20/2021 Zoning District: NT-3

Address/Location: 6540 Dartmouth AVE N

Request: Variance to allow a front yard driveway

Type of Application: Variance Staff Planner for Pre-App: DJC & JCB

Attendees: Joseph Shmukler, Paulina Jordan, Jennifer Bryla, and Dylan Carlson

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Lake Pasadena NA	Joe Baldwin	jbaldwin@actionableanalytics.net	727-347-9472

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

Notes: Applicant is applying to have a front yard driveway within the NT-3 zoning district. Applicant stated that the lot floods, the alley is not improved/maintained, and that 66th street is dangerous to pull onto. Applicant stated that when the alley was constructed the speed of 66th street was not the same as today. Staff stated that we cannot support a front yard driveway within NT-3 zoned properties as per Section 16.20.010.11 of the Land Development Regulations. The applicant will have to file a notice of intent to file at least 10 days before the application date to the referenced neighborhood association, FICO, and CONA.



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: 6540 DARTMOUTH AVE N	Case No.:
Detailed Description of Project and Request: FRONT DRIVEWAY	
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 closest alley exit is to 66th street, which is dangerous to turn onto due to high speeds, poor visibility, and obstructions. Also, the back alley is low-lying with frequent flooding and poor traction. We feel our request is justified because we need a dry place to park with a safe way to come and go.	
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. Yes, there are many homes in our immediate neighborhood that have front driveways w/o front garages and that have alley access. Addresses with pictures have been enclosed.	
3. How is the requested variance not the result of actions of the applicant? N/A	



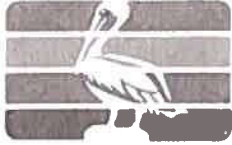
VARIANCE

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>We feel that by having a front driveway we will be able to make reasonable use of our property because we will be able to provide ourselves with parking that allows for safe coming and going from our property. Granting our request for a front driveway would enhance the character of the neighborhood, as it would make our house more uniform with other houses on our street, of which the vast majority all have front driveways.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>As an alternative to parking in the alley, we have been parking on our front street. We feel this alternative is unacceptable because our front street floods as well. We are also potentially obstructing street access that we share with the fire station that is situated directly across from our house.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>Granting our request will give us what the vast majority of our neighbors already have - a front driveway. It will make our street more uniform and decrease street congestion by allowing us to park off the street.</p>



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: 6540 Dartmouth Ave N	Case No.:
Description of Request: Front Driveway.	
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: 6532 Dartmouth Ave N.	Owner Name (print): Jennifer Huggins
	Owner Signature: <i>J. Huggins</i>
2. Affected Property Address: 6530 Dartmouth Ave N	Owner Name (print): Kathleen O'Donnell
	Owner Signature: <i>Kathleen O'Donnell</i>
3. Affected Property Address: 6531 DARTMOUTH AVE. N.	Owner Name (print): RITA MCCAW
	Owner Signature: <i>Rita McCaw</i>
4. Affected Property Address: 6521 DARTMOUTH AV. NO	Owner Name (print): EUGENE SPIRIANO
	Owner Signature: <i>Eugene Spiriano</i>
5. Affected Property Address: 6511 DARTMOUTH AVE	Owner Name (print): CHRIS KIP
	Owner Signature: <i>Chris Kip</i>
6. Affected Property Address: 6512 Dartmouth Ave N.	Owner Name (print): CHRIS & Leslie Ramsdell
	Owner Signature: <i>Chris Ramsdell</i>
7. Affected Property Address: 6554 DARTMOUTH AVE. N.	Owner Name (print): JOEL DANIEL SUMMISKEY
	Owner Signature: <i>Joel Daniel Summiskey</i>
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: <u>6510 DORNBACH AVE N.</u>	
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	
<u>We notified the neighborhood association and they replied that they don't have any input towards our request.</u>	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
<u>See attached.</u>	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
<u>neighborhood association</u>	
2. Summary of concerns, issues, and problems expressed during the process	
<u>none</u>	
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 Tom Lally 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: _____	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

6450 DARTMOUTH AVENUE NORTH





On Feb 3, 2021, at 2:15 PM, joseph shmukler <shmkrj@hotmail.com> wrote:

See Jim's email below

Sent from my iPhone

Begin forwarded message:

From: James Soble <jsoble@eflegal.com>
Date: February 2, 2021 at 10:24:41 AM EST
To: joseph shmukler <shmkrj@hotmail.com>
Subject: Re: Survey

Got it; thanks.

Sent from my iPad

On Feb 2, 2021, at 10:23 AM, joseph shmukler
<shmkrj@hotmail.com> wrote:





























































