



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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **August 3, 2022**, beginning at 10:00 A.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida. Continued from the May 4, 2022 Development Review Committee Meeting.

According to Planning & Development Department records, **no Commission member** has a direct or indirect ownership interest in rear property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 22-54000015 PLAT SHEET: G-27

REQUEST: Approval of an after-the-fact variance to allow the permanent parking, placement, and storage of domestic equipment in front of a single-family home

OWNER: Dennis R Trujillo II
1246 Alcazar Way South
Saint Petersburg, Florida 33705

ADDRESS: 1246 Alcazar Way South

PARCEL ID NO.: 01-32-16-49392-065-0040

LEGAL DESCRIPTON: On File

ZONING: Neighborhood Suburban Single-Family - 2 (NS-2)

BACKGROUND: The subject property is zoned NS-2 (Neighborhood Suburban Single-Family) and is located in the Lakewood Estates Neighborhood at the southeast corner of the intersection of Alcazar Way South and Asturia Way S (see attachment A, Aerial Map). The existing single-family residence was permitted in 1959, according to property card records. The current property owners purchased the property in 2013.

On November 9, 2020, the subject property received a code citation for the parking of unenclosed domestic equipment (consisting of two camper trailers) during non-permitted days and times in a front yard. Section 16.40.100.5 of the Land Development Regulations states that:

“A person may park, place or store up to two pieces of domestic equipment outside a fully enclosed structure provided all of the following conditions are met:

- 1. The equipment is parked, placed or stored in the rear yard, in the interior side yard, or in the allowable buildable area for a principal or accessory structure; however, it shall not be parked, placed or stored in the front yard, in the street side yard, or in the buildable area to the front of the principal structure.*
- 2. When parked, placed or stored within any buildable area between the street side yard and the side of the principal structure, or within 50 feet of any street right-of-way, measured from the edge of the traveled road bed, equipment must be shielded from view from the street right-of-way by a solid six-foot high fence. Any portion of the required six-foot high shielding may also be accomplished with maintained vegetation forming a solid hedge. Any gate used to comply with this shielding requirement must also be solid, six feet high, and be kept closed whenever the equipment is not being moved through the gate. When any shielding is required, it must be located on the property where the equipment is stored, and the location, height and construction of the shielding must comply with all applicable ordinances and laws.”*

The subject lot as platted maintains a wider lot width at the curved front property line and narrows towards the rear. As constructed, the home maintains setbacks of 8.9-feet in the east side yard and roughly 9-feet in the west side yard. These side setbacks prevent the placement of domestic equipment behind the home.

Following the initial review at the May DRC Meeting, Staff met the Property Owners on-site to verify dimensions and fencing requirements as directed by the Commission.

This application seeks to allow domestic equipment (camper trailer) to be parked, placed, and stored in the property’s required front yard, which would require shielding by a six-foot high fence where a four-foot high fence is allowed.

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

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

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

The site involves the utilization of a developed site. The property currently is developed with a residence, pool, deck, and detached accessory structure located in the rear of the 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.*

The subject property is zoned NS-2 (Neighborhood Suburban Single Family) and is composed of one platted lot. The property currently conforms to the zoning districts required minimum lot area 8,700 square foot and is deficient in minimum lot width of 100-feet (roughly 90-feet wide measured at midpoint).

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 any historic resources.

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

The subject property does not contain any significant or extraordinary 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 request does not appear to promote the established development pattern along Alcazar Way South (between Aragon Way South and Asturia Way South). In an evaluation of the Code Enforcement histories associated with the properties located in the study area indicated that since 2001, 11 of the 37 properties have also been cited for the improper storage of domestic equipment (boats, boat trailers, utility trailers, RV's, etc.). All cases have been closed with no variance applications applied for by any of the previously cited properties.

- 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 application does not relate to public facilities.

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

The existing structural conditions and orientation of structures on the property are not the result of the Applicant as the home was constructed in 1959. The structure generally complies with the minimum setback requirements of the current NS-2 zoning district.

The existing abutting right-of-way which encompasses Alcazar Way South measures approximately 100-feet in width, which includes a roughly 40-foot wide area of right-of-way between the back of the curb and the front property line.

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

Literal enforcement of the provisions of this chapter do not result in unnecessary hardship as accessory site improvements such as domestic equipment and fencing do not hinder and are not required to continue the existing permitted single-family use.

Code Section 16.40.100.5. states the following:

“1. The equipment is parked, placed or stored in the rear yard, in the interior side yard, or in the allowable buildable area for a principal or accessory structure; however, it shall not be parked, placed or stored in the front yard, in the street side yard, or in the buildable area to the front of the principal structure.

2. When parked, placed or stored within any buildable area between the street side yard and the side of the principal structure, or within 50 feet of any street right-of-way, measured from the edge of the traveled road bed, equipment must be shielded from view from the street right-of-way by a solid six-foot high fence. Any portion of the required six-foot high shielding may also be accomplished with maintained vegetation forming a solid hedge. Any gate used to comply with this shielding requirement must also be solid, six feet high, and be kept closed whenever the equipment is not being moved through the gate. When any shielding is required, it must be located on the property where the equipment is stored, and the location, height and construction of the shielding must comply with all applicable ordinances and laws.

5. Equipment cannot obstruct any door, window or other opening of a dwelling which provides light, air, entrance to or exit from a dwelling.”

Although the property can provide some area within the required street side yard to store the proposed unenclosed domestic equipment, the application proports to allow the storage for personal repairs and additionally would result in the blocking of existing street side yard facing windows provided the trailer is parked parallel to the residence to the west.

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 Applicant may continue to use the property with the existing primary single-family residential use without the variances requested. Section 16.40.100.5 contains conditional provisions for the parking of domestic equipment in required front yards for intermittent periods of time during specified days and hours.

Additionally, Section 16.40.040. allows fence enclosures in required front yards to be no taller than four-feet for fencing and hedging to be no taller than five-feet. Current regulations allow a six-foot fence to be installed in a street side yard if it meets the required typical setback.

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

Although the existing property conditions are not the result of the Applicant, the request itself is self-imposed. The requested variance is the most minimally required to utilize the existing street side yard, however they are not necessary for the property to continue its existing single-family use.

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

The request is not in harmony with the general purpose nor intent of the Code. The Code allows for the parking and storage of domestic equipment on residentially zoned property, but contains specific regulations as to where the equipment may be stored.

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

The granting of these variances requested are not detrimental to public welfare, nor are they injurious to abutting properties. However, the granting of these requests could set a precedent allowing taller fences in street side yards to accommodate forms of domestic equipment for neighborhood properties.

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

Given the corner location of the property, unusual shape of the property, the location of the residence on the property, and the wide adjacent right-of-way, the reasons set forth by this application could justify the granting of the requested 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.*

This criterion does not apply. No other uses, building, or structures are being considered as grounds for issuance of this variance.

PUBLIC COMMENTS: The subject property is within the boundaries of the Lakewood Estates Civic Association. At the time of this writing, Staff has received three (3) emails in support of the request. Signatures of no-objection have been provided with the application including the owners of the most directly affected properties to each side of the subject property as well as the property across the street (1238 Alcazar, 1239 Alcazar, 1400 Alcazar, and 1414 Asturia).

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. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
3. This approval shall be limited to one piece of domestic equipment and shall not exceed 10-feet in overall height, 10-feet in overall width, and 25-feet in overall length.

Report Prepared By:

Michael Larimore

7/25/2022

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

Date

Report Approved By:

Joseph Moreda

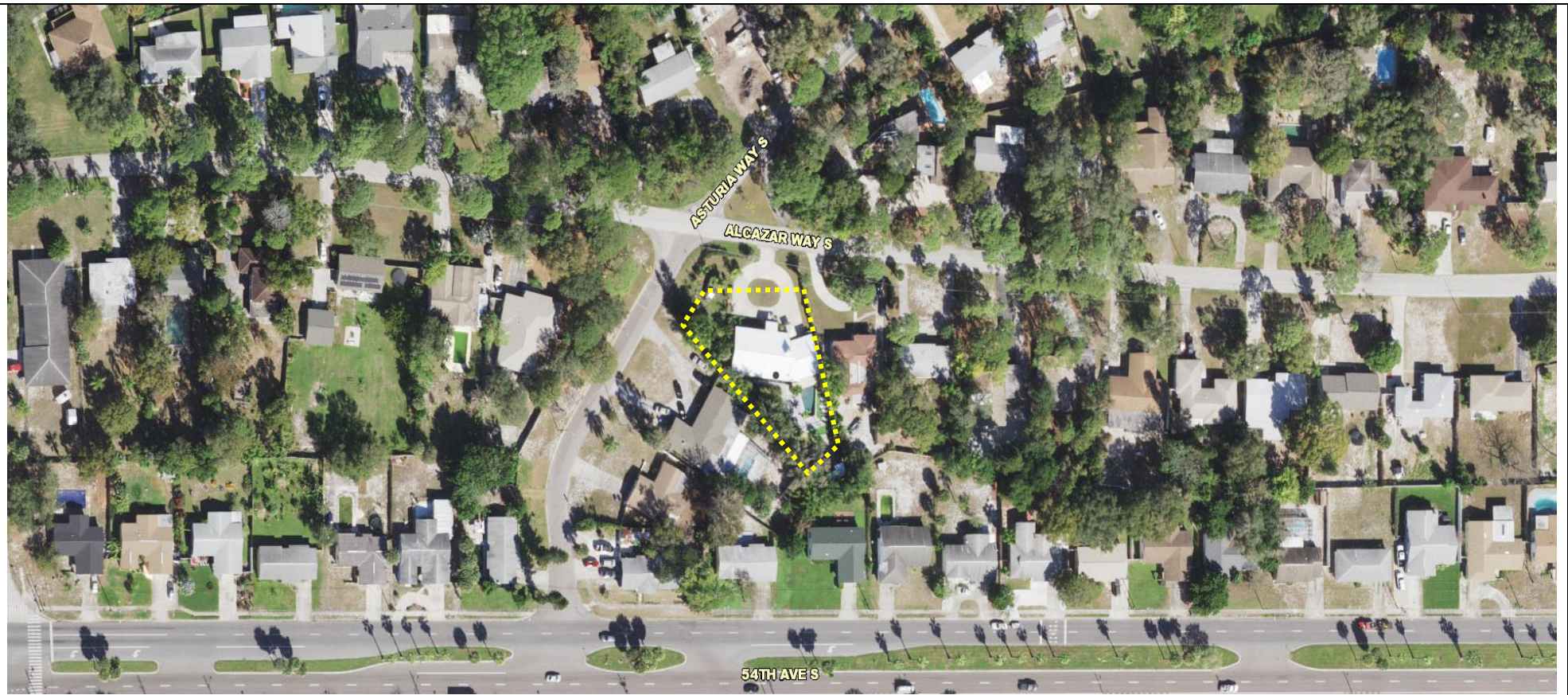
07/25/2022

Joseph Moreda, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

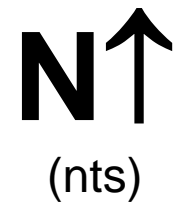
Date

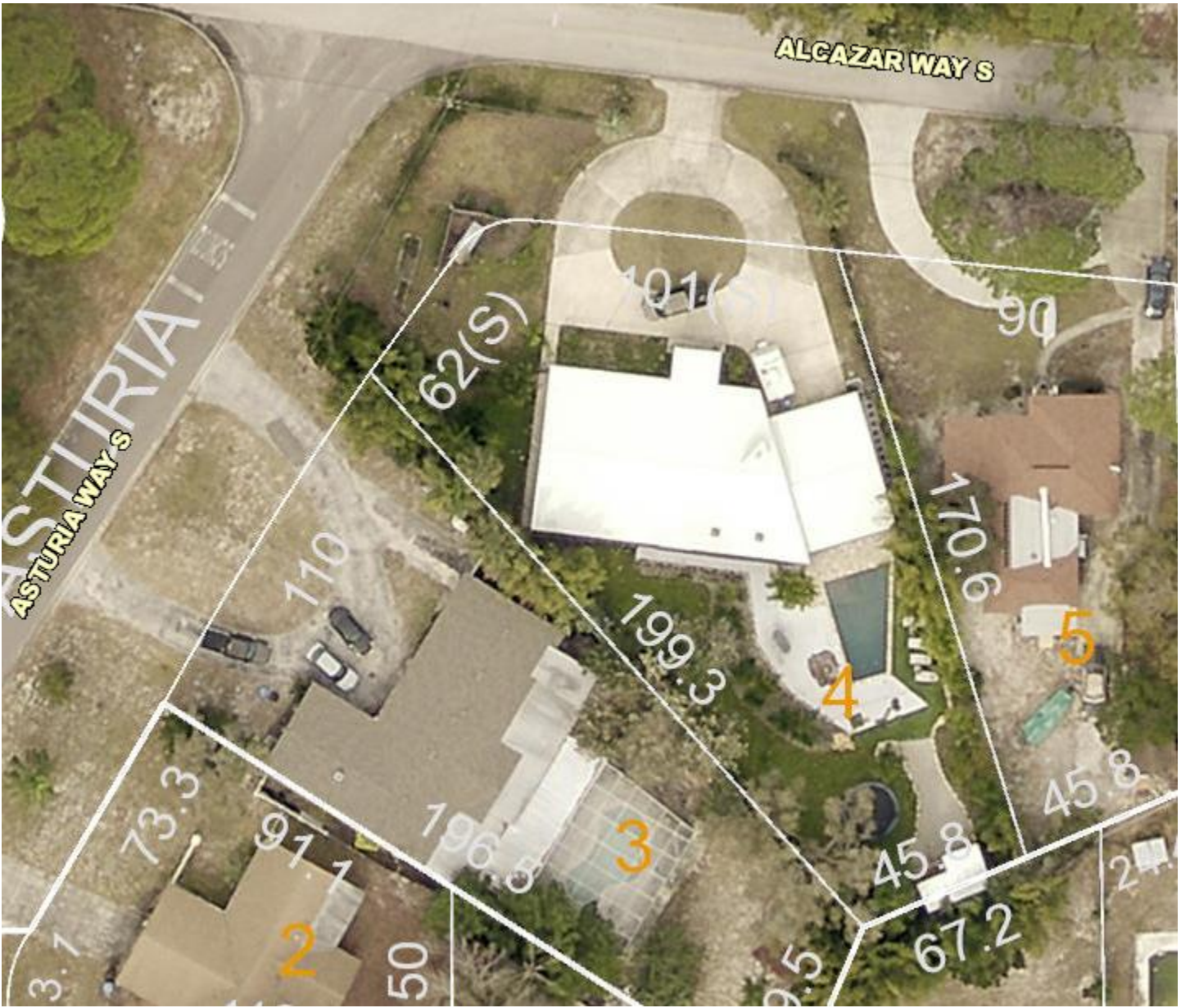
JM/MWL:iw

ATTACHMENTS: Location Map, Survey, Aerial Image, Photographs, Application including Narrative and Neighborhood Worksheet, Codes Compliance Report, LDR Section 16.40.100.5. – “Domestic equipment parked, placed, or stored on neighborhood zoned property”



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000015
Address: 1246 Alcazar Way S.









st.petersburg
www.stpete.org

VARIANCE

Application No. _____

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Dennis R Trujillo II	
Street Address: 1246 Alcazar Way South	
City, State, Zip: St. Petersburg, FL 33705	
Telephone No: 813.516.0975	Email Address: dennis.trujillo@cepheid.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 1246 Alcazar Way South	
Parcel ID#(s): 01-32-16-49392-065-0040	
DESCRIPTION OF REQUEST: Domestic Equipment Parking Variance	
PRE-APPLICATION DATE: 01/10/2022 PLANNER: SAC	

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*: D. Trujillo Date: 01/20/2022

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

Typed Name of Signatory: Dennis R Trujillo



Pre-Application Meeting Notes

Meeting Date: 01/10/2022 Zoning District: NS-2
Address/Location: 1246 Alcazar Way South
Request: Domestic Equipment Parking Variance
Type of Application: ATF Variance Staff Planner for Pre-App: SAC
Attendees: Dennis Trujillo

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Lakewood Estates Neighborhood Assoc.	Judy Ellis	lecapresident@gmail.com	727-864-3957

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

Notes: Mr. Trujillo indicated that his property was cited by Codes Enforcement for the extended parking of domestic equipment in front of his existing SFR. Per Section 16.40.100.5., domestic equipment on residentially zoned lots may not be parked in front of a residence for more than four consecutive hours between Monday and Thursday. Staff noted the request could not be supported and that the equipment would need to be relocated to a or removed to demonstrate compliance with code. If applied for 10 notices of intent to file would be required to have been provided to CONA, FICO, and the Lakewood Estates Civic Associations at least 10 days prior to application submittal.



**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: Dennis R Trujillo II

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

Property Address: 1246 Alcazar Way South

Parcel ID No.: 01-32-16-49392-065-0040

Request: Domestic Equipment Parking Variance

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

GENERAL INFORMATION

Pre-application Meeting

All applicants are required to schedule a pre-application meeting two weeks prior to submittal of an application. Meetings may be held via telecom. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please contact Iris Winn to schedule: 727-892-5498.

Public Participation Report

All applicants are required to contact the applicable Neighborhood Association President, Business Association, CONA and FICO, a minimum of 10-days prior to filing the application and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting. Reports may be updated and resubmitted up to 10-days prior to the scheduled public hearing.

Commission Review

By applying to the Commission, the applicant grants permission for Staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Commission are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within 300-feet of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing and sign posting returned to Staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. and will be held temporarily at the Sunshine Center (Auditorium), located at 330 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Commission Approvals

If approved by the Commission, permits, inspections, business taxes, and certificates of occupancy are required, when applicable. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.



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: 1246 Alcazar Way S, St. Petersburg, FL 33705	Case No.: 20-00027099
Detailed Description of Project and Request: I would like to request a Domestic Equipment Parking Variance for my camper to remain at the current position at my residence.	
<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?</p> <p>Our residence is positioned on the property at an angle which does not provide space for storage of our camper on the Eastern side of our property line. The Western side of our property is full, with mature landscaping to include trees, shrubs, vines, fencing, and a power line which makes it impossible for camper storage. We purchased our historic 1957 home in a dilapidated condition in 2013 and have since been painstakingly restoring it to original glory year after year. We have owned a camper and stored it at the current position since 2015 and would greatly appreciate a Domestic Equipment Parking Variance so that we will not be forced to destroy the landscaping in order to be able to move the camper to the only conceivable space on our property.</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.</p> <p>Yes, many of our neighbors in Lakewood Estates have campers in their front driveways. They too are in very good condition and do not pose any sort of visual nuisance.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>The requested variance is not the result of our actions as the original structure is positioned at an awkward angle which makes it impossible to store in any other area from which it currently stands.</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: 1246 Alcazar Way S	Case No.:
Description of Request:	
Domestic Equipment Variance	
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:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
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:

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

(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

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

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@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.

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:	1246 ALCAZAR WAY S Case No.:
Description of Request:	Domestic Equipment Parking Variance.
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:	1238 ALCAZAR WAY S
Owner Name (print):	Kirkland Carnegie
Owner Signature:	Kirkland Carnegie
2. Affected Property Address:	1238 ALCAZAR WAY S 1311 ASTURIA WAY S
Owner Name (print):	Stonely
Owner Signature:	Stonely
3. Affected Property Address:	1217 ALCAZAR WAY S
Owner Name (print):	Johnnie M. Smith
Owner Signature:	Johnnie M. Smith
4. Affected Property Address:	1333 ASTURIA WAY S
Owner Name (print):	Hao
Owner Signature:	Hao
5. Affected Property Address:	1311 ALCAZAR WAY S
Owner Name (print):	Jania Talbert
Owner Signature:	Jania Talbert
6. Affected Property Address:	1400 ALCAZAR WAY S
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	1414 ASTURIA WAY S
Owner Name (print):	Gloria Hansberry
Owner Signature:	Glora Hansberry
8. Affected Property Address:	1239 ALCAZAR WAY S
Owner Name (print):	Don Armstrong
Owner Signature:	Don Armstrong

Trujillo, Dennis

From: Trujillo, Dennis
Sent: Thursday, February 3, 2022 9:09 PM
To: lecapresident@gmail.com
Subject: Variance
Attachments: Variance APPLICATION Fillable Form - Revised 12.17.2020.pdf; IMG_4199.jpg; IMG_4195.jpg; IMG_4194.jpg; IMG_4197.jpg; IMG_4196.jpg

Hello Judy,

This correspondence is to inform you that I plane to file with the City of St. Petersburg, a Domestic Equipment Variance. I have attached documents that will support my request. Please feel free to contact me at any time with questions or concerns.

Thank you,

Dennis R Trujillo
813.516.0975

Confidential - Company Proprietary

Trujillo, Dennis

From: Trujillo, Dennis
Sent: Thursday, February 3, 2022 9:06 PM
To: variance@stpetecona.org
Subject: C/O Judy Landon
Attachments: Variance APPLICATION Fillable Form - Revised 12.17.2020.pdf; IMG_4199.jpg; IMG_4195.jpg; IMG_4194.jpg; IMG_4197.jpg; IMG_4196.jpg

Hello Judy,

This correspondence is to inform you that I plane to file with the City of St. Petersburg a Domestic Equipment Variance. I have attached documents that will support my request. Please feel free to contact me at any time with questions or concerns.

Thank you,

Dennis R Trujillo
813.516.0975

Confidential - Company Proprietary

Trujillo, Dennis

From: Trujillo, Dennis
Sent: Thursday, February 3, 2022 9:06 PM
To: variance@stpetecona.org
Subject: C/O Judy Landon
Attachments: Variance APPLICATION Fillable Form - Revised 12.17.2020.pdf; IMG_4199.jpg; IMG_4195.jpg; IMG_4194.jpg; IMG_4197.jpg; IMG_4196.jpg

Hello Judy,

This correspondence is to inform you that I plane to file with the City of St. Petersburg a Domestic Equipment Variance. I have attached documents that will support my request. Please feel free to contact me at any time with questions or concerns.

Thank you,

Dennis R Trujillo
813.516.0975

Confidential - Company Proprietary

To whom it may concern,

This correspondence is to inform you that I plane to file with the City of St. Petersburg a Domestic Equipment Variance. I have attached documents that will support my request. Please feel free to contact me at any time with questions or concerns.

Thank you,

Dennis R Trujillo

813.516.0975

From: [Robin Jackson](#)
To: [Michael W. Larimore](#)
Subject: Dennis Trujillo
Date: Wednesday, July 20, 2022 9:29:22 PM

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.

Case # 22-54000015

Hello,

I am writing regarding the above referenced case number. I am Mr. Trujillo's neighbor, my name is Robin Jackson. I own the property adjacent to his. My address is 1400 Alcazar Way South, St Petersburg FL 33705. I have no issue with him parking his RV in his driveway, I approve the variance from my perspective. Parking his recreational vehicle does no harm to myself and I would happily allow him to do so. Dennis and his wife Jennifer are upstanding citizens of our neighborhood. Their property is always well kept and the recreational vehicle is kept in pristine condition. Please feel free to reach out if I can be of any help in the matter. My phone number is 727-563-4258.

Thank you, Robin Jackson

16.40.100.5. - Domestic equipment parked, placed, or stored on neighborhood zoned property.

- A. No person shall park, allow to be parked, place, allow to be placed, store, or allow to be stored more than two pieces of domestic equipment on neighborhood zoned property outside a legally constructed fully enclosed structure. Any domestic equipment parked, placed, or stored on neighborhood zoned property outside a fully enclosed structure shall not exceed 35 feet in overall length, shall not exceed eight feet in width and shall not exceed 12 feet in overall height. Whenever a piece of domestic equipment is parked, placed or stored on a trailer specifically designed to transport or carry the domestic equipment, this condition shall be counted as one piece of domestic equipment for purposes of this subsection.
- B. Domestic equipment may be parked, placed or stored inside any legally constructed fully enclosed structure which meets the regulatory requirements of the zoning district.
- C. A person may park, place or store up to two pieces of domestic equipment outside a fully enclosed structure provided all of the following conditions are met:
 - 1. The equipment is parked, placed or stored in the rear yard, in the interior side yard, or in the allowable buildable area for a principal or accessory structure; however, it shall not be parked, placed or stored in the front yard, in the street side yard, or in the buildable area to the front of the principal structure.
 - 2. When parked, placed or stored within any buildable area between the street side yard and the side of the principal structure, or within 50 feet of any street right-of-way, measured from the edge of the traveled road bed, equipment must be shielded from view from the street right-of-way by a solid six-foot high fence. Any portion of the required six-foot high shielding may also be accomplished with maintained vegetation forming a solid hedge. Any gate used to comply with this shielding requirement must also be solid, six feet high, and be kept closed whenever the equipment is not being moved through the gate. When any shielding is required, it must be located on the property where the equipment is stored, and the location, height and construction of the shielding must comply with all applicable ordinances and laws.
 - 3. When parked, placed or stored adjacent to an alley, the equipment must not impede the visibility for vehicles entering the alley from adjacent driveways.
 - 4. No equipment shall be in a waterfront yard except one boat is allowed to be placed or stored within any waterfront yard only when provisions exist to place the boat directly in the water from its location or storage place.
 - 5. Equipment cannot obstruct any door, window or other opening of a dwelling which provides light, air, entrance to or exit from a dwelling.
 - 6. Equipment must be in sound condition, good repair and free of deterioration or damage.
- D. Limited exceptions: On the following days and times, domestic equipment may be temporarily

parked or placed to the front of the principal structure or outside of any required shielding on private property, provided the equipment does not impede visibility for motorists and does not block any portion of the public sidewalk or roadway:

1. From Monday 8:00 a.m. through Thursday 4:00 p.m. for no more than four consecutive hours, and
 2. From Thursday, 4:00 p.m. until Monday 8:00 a.m.
- E. Each item of domestic equipment observed in violation of this section is a separate violation subject to a separate fine and each day that the observed violation continues to exist is a separate violation subject to a separate fine.
- F. If any piece of domestic equipment is fitted with liquefied petroleum gas or other volatile liquid containers, such containers shall meet all local, state, and federal standards. In the event that leakage is detected from such container, immediate corrective action must be taken by the property owner or equipment owner to make proper and safe repairs.

(Code 1992, § 16.40.100.5; Ord. No. 287-H, § 36, 7-20-2017)