



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 or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, July 6, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-54000040 PLAT SHEET: N-18

REQUEST: Approval of a variance to allow an inground pool in the front yard 12'3" from the property line.

OWNER: Pamela Rocco
 3000 52nd Street North
 St. Petersburg, FL 33710

ADDRESS: 3000 52nd Street North

PARCEL ID NO.: 09-31-16-10998-005-0160

LEGAL DESCRIPTION: Lot 16, Block 5, BRENTWOOD HEIGHTS SECOND ADDITION

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

Structure	Required	Requested	Variance	Magnitude
Pool	25-feet	12-feet 3-inches	12-feet 9-inches	51%

BACKGROUND: The subject property consists of one platted lot (Lot 16, Block 5, BRENTWOOD HEIGHTS SECOND ADDITION) and is located on the southeast corner of 30th Avenue North and 52nd Street North within the boundaries of the Disston Heights Civic Association. The front entrance of the existing single-family home faces 52nd Street North, the platted street side, and the home was originally constructed in 1959. Because the narrow side of platted Lot 16 faces 30th Avenue North it is considered to be the platted front yard, regardless of the location of the front entrance. The yard adjacent to 52nd Street North is considered to be the street side yard. The property has a lot width of 85-feet and a lot depth of 100-feet with approximately 8,500 square feet of lot area. There is an existing 6-foot tall fence located in the front yard along 30th Avenue North.

REQUEST: The applicant is requesting a variance to front yard setbacks and to location for an in-ground pool to allow the pool to be placed in front of the principal structure within the platted front yard of the property. City Code Section 16.20.020.12. – Building and site design, subsection *Building layout and orientation*, subsection #3 states, "Accessory structures, not including a garage, shall be located behind the front façade line of the principal structure." The applicant is requesting to construct a pool between the front façade of the principal structure and 30th Avenue North with a 12-foot 3-inch front setback from 30th Avenue North, which is the front property line, where a minimum 25-foot setback is required. An approved variance to setbacks and location in front of the principal structure would not be required for the applicant to construct a pool in an alternate location on 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.*

The site contains an existing one-story single-family residence. The request does not include any redevelopment of 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.*

The subject property meets the minimum lot size requirements for properties zoned NS-1; Neighborhood Suburban, Single Family. The NS-1 zoning district requires a minimum lot width of 75 feet and a minimum lot area of 5,800 square feet. The subject property is 85 feet wide and 100 feet deep containing approximately 8,500 square feet.

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

The site is not located within a designated historic district.

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

The site does not contain historical significance.

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

The request does not involve or impact 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 request does not promote any established historic or traditional development within the block face. No other properties on the block face have swimming pools within the front yard area in front of the principal structure. Other corner lots along 30th Avenue North also do not have swimming pools or patios in the front yard, or street side yard.

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

This criterion is not applicable.

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

The existing conditions of the lot size and location of the home are not the result of actions by the applicant, who purchased the home in 2015. The applicant has alternate locations available on-site that could accommodate a pool. Based on the attached Survey the existing home has buildable area to the east and northeast that would accommodate a pool of similar size and not require a variance to setbacks.

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

A literal enforcement of the Code would not result in an unnecessary hardship as the subject property has alternate options for the applicant to place a pool on the property. Therefore, there is no physical hardship for placing the pool within the front yard of the subject property.

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;

Adherence to Code requirements for pool setbacks and location on Neighborhood Suburban zoned property would not deprive the applicant of reasonable use of the land as the subject property has alternative options to place a pool on the property in conformance with Code requirements.

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

The applicant has the ability to make reasonable use of the land in conformance with Code requirements. The existing single-family home will remain, and the requested variance is not necessary to accomplish the applicant's desire having a pool on their property.

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

The variance requested is not in harmony with the general purpose and intent of the City Code as the Code regulates the placement of pools to reduce their visibility from the public right-of-way.

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 requested variance may be injurious to neighboring properties in terms of visual intrusion and potential for additional noise emanating from pool activities for a pool in a front yard directly abutting the front yard of the neighbor to west and facing the front yard of the neighbor to the south across 30th Avenue North.

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

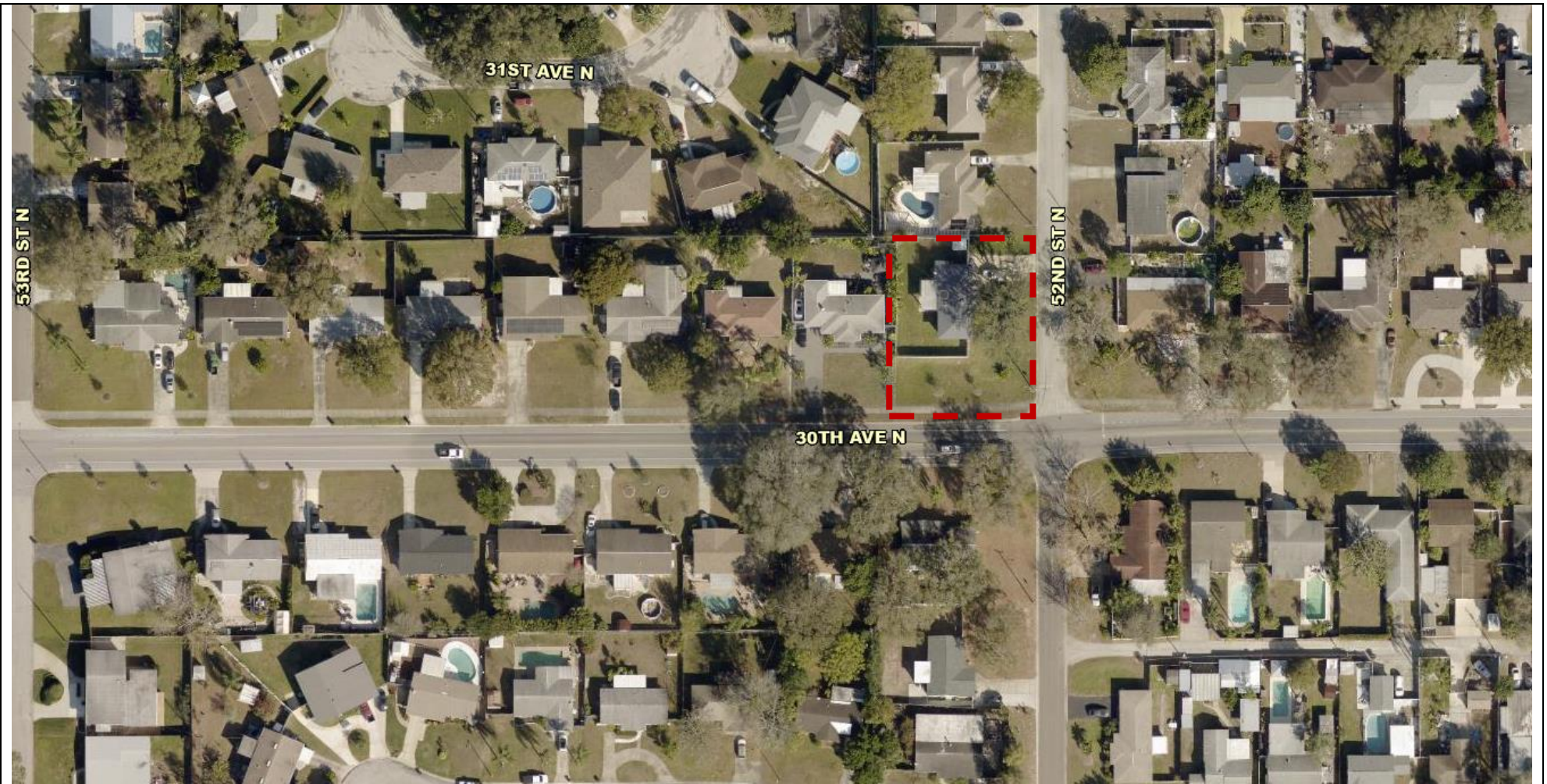
Staff finds that the reasons set forth in the application do not justify the granting of the variance as alternate options exist for placement of a swimming pool on the subject property.

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

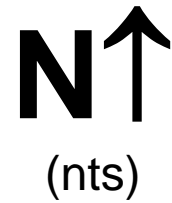
None were considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Disston Heights Civic Association. The applicant submitted a Neighborhood Worksheet, see attached, with their application that includes signatures of support from 11 property owners, not including the property owner abutting the subject property to the west.

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.



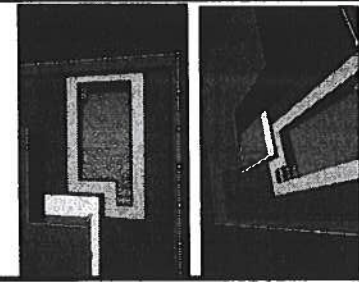
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000040
Address: 3000 52nd St. N.



Pools	
Pool Size	32' x 14'
Volume	12,000 gallons
Depth	5' 0" to 6' 0" to 8'
Area	200.00 sq ft
Material	Concrete
Est. Surface Area	268.95 sq ft
Construction	28.0 Weeks
Permit	2004.00

Spools	
Spool Inventory Size	
Profile	0"
Chamfer	0"
Area	0.00
Est. Surface Area	0.00
Height	
Origin	
Material	
Substrate	
Character	0.00
Feature	0"

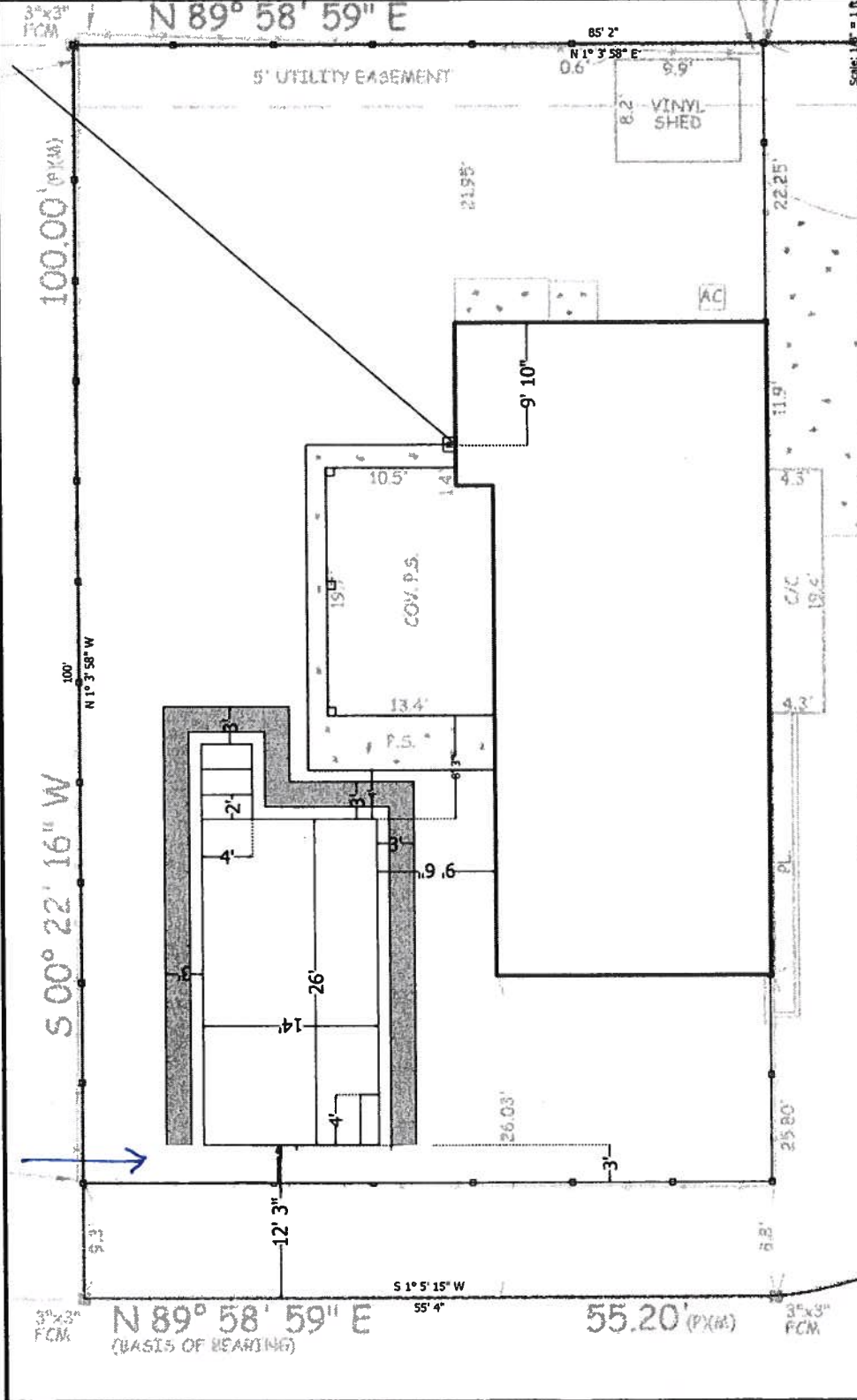
Handicaps	
Count	1
Area	210.00 sq ft
Perimeter	115.11'
Total Area	210.00 sq ft
Height	0"
Copying Area	0.00
Copying Interior	0.00
Deductions	0.00
Concrete	2.00



Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the

Owner signed
Removed
3' of paver
deck



Block: _____
 Subdivision: _____
 Lot #: _____
 PG: _____
 Gate Code: _____
 PB: _____
 NOTES: _____

Project Name: Rocco
 Client Name: R3000
 Client Email: _____
 Client Phone: _____
 Address: 3000 52nd St N
 City: St. Petersburg
 State/Province: FL
 Zip/Postal Code: 33710
 Designer Name: Scott Schlegel



X

Rocco, Pamela

From: Rocco, Pamela
Sent: Tuesday, June 28, 2022 10:39 AM
To: Jordan.elmore@stpete.org
Subject: Front yard setback -

Jordan,
Pursuant to our conversation this morning, I will be removing the 3' of pavers that butts up to the fenceline in the front yard in order to meet the set back variance.

If you have any questions, let me know. Thank you.

Pam

Pam Rocco 6/28/22

Pamela Rocco
IT Sourcing Manager | BMS Sourcing Excellence
C: 703.743.4735 | E: pamela.rocco@bms.com



Photographs of 3000 52nd Street North—Subject Property

View of Front and Street Side Yard of property from 30th Avenue North

Google Street view image dated February 2022



Photographs of 3000 52nd Street North—Subject Property

View of Street Side Yard of property from 52nd Street North

Google Street view image dated January 2019



Photographs of 3000 52nd Street North—Subject Property

View of Front Yard of property from 30th Avenue North

Google Street view image dated February 2022



Photograph of 5149 30th Avenue North—Neighbor

View of Front and Street Side Yard of property from 30th Avenue North

Google Street view image February 2022



Photograph of 5149 30th Avenue North—Neighbor

View of Front Yard of property from 52nd Street North

Google Street view image January 2019



Photograph of 5149 30th Avenue North—Neighbor

View of Street Side Yard of property from 30th Avenue North

Google Street view image February 2022



Photograph of 2923 52nd Street North—Neighbor

View of Front and Street Side Yard of property from 30th Avenue North

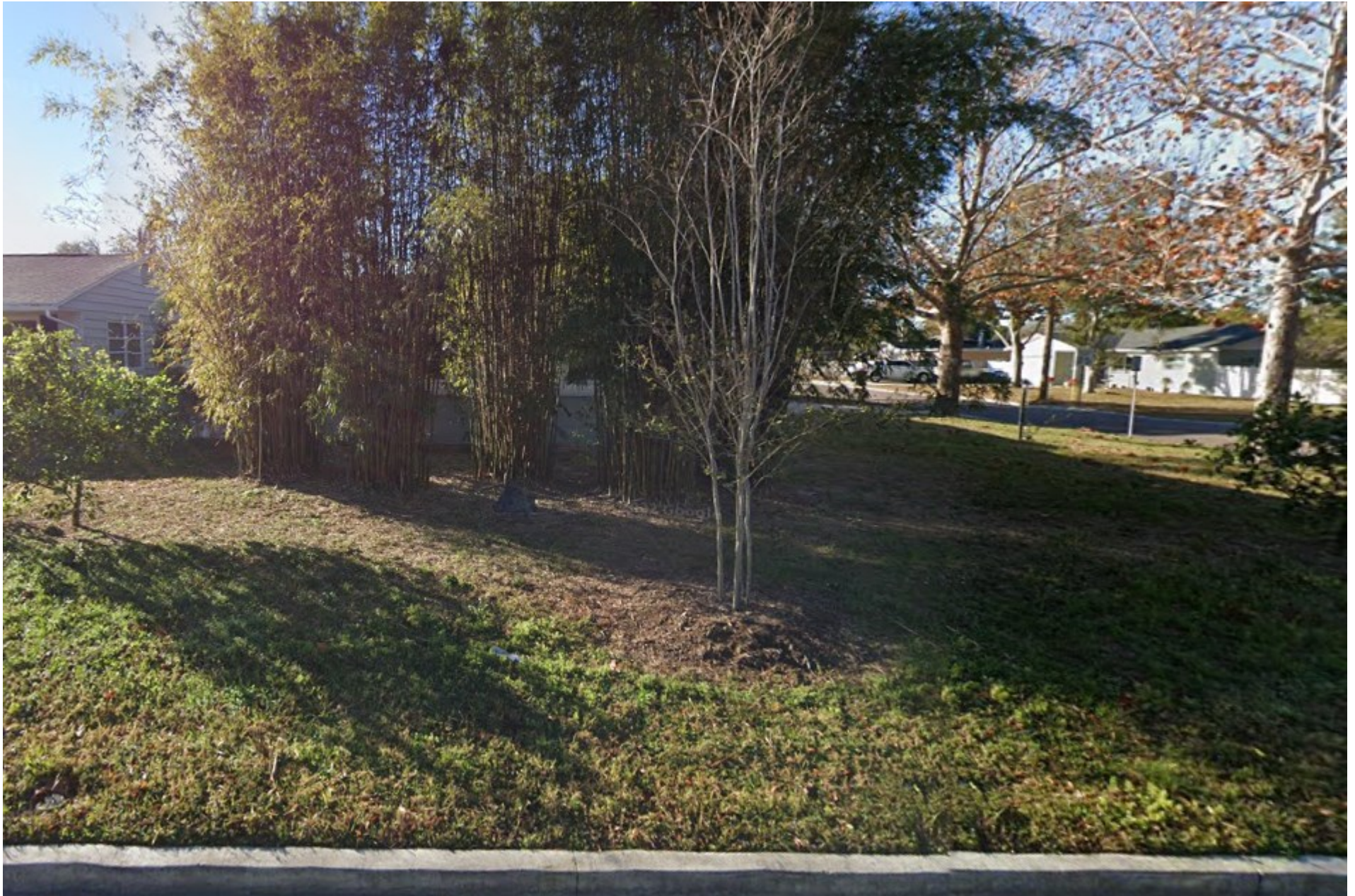
Google Street view image February 2022



Photograph of 2923 52nd Street North—Neighbor

View of Front Yard of property from 30th Avenue North

Google Street view image February 2022



Photograph of 2923 52nd Street North—Neighbor

View of Street Side Yard of property from 52nd Street North

Google Street view image January 2019



Photo of 5200 30th Avenue North—Neighbor

View of Front and Street Side Yard of property from 30th Avenue North

Google Street view image February 2022



Photo of 5200 30th Avenue North—Neighbor

View of Front Yard of property from 52nd Street North

Google Street view image January 2019



Photo of 5200 30th Avenue North—Neighbor

View of Street Side Yard of property from 30th Avenue North

Google Street view image February 2022





VARIANCE

Application No. _____

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

NAME of APPLICANT (Property Owner): <u>Pamela Rocco</u>	
Street Address: <u>3000 Sand Street North</u>	
City, State, Zip: <u>St. Petersburg, FL 33710</u>	
Telephone No: <u>727-281-1099</u>	Email Address: <u>PrettyFrizzy@aol.com</u>
NAME of AGENT or REPRESENTATIVE: <u>Self</u>	
Street Address: <u>N/A</u>	
City, State, Zip: _____	
Telephone No: _____	Email Address: _____
PROPERTY INFORMATION:	
Street Address or General Location: <u>3000 Sand Street North</u>	
Parcel ID#(s): <u>09-31-16-10998-005-0160</u>	
DESCRIPTION OF REQUEST: <u>Set Back Variance to Allow for in-ground Pool</u>	
PRE-APPLICATION DATE: _____	PLANNER: _____

FEES 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"

REGULATIONS

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*: Pamela Rocco Date: _____
*Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: _____

Variance Application Number: _____

Page 1 of 6

Date: May 6, 2022

Applicant Name: Pamela Rocco

Applicant Address: 3000 52nd Street North, St. Petersburg, FL 33710

Phone: 727-289-1099; Cell 703-743-4735

Email: prettyfrizzy@aol.com

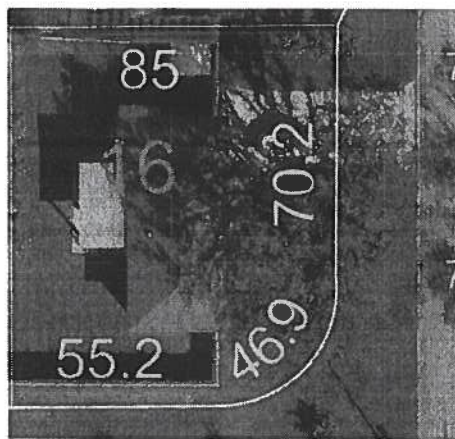
Property Information 3000 52nd Street North, St. Petersburg, FL 33710

Parcel ID: 09-31-16-10998-05-0160

Applicant Narrative

Description of Project and Request: Request for Set Back Variance – this request is for the variance request to the city ordinance 25' set back requirement to allow for a 12.3' set back to for the construction of an inground pool, size 14'x26'. Due to the subject home being placed on the lot property inconsistent with the placement of most homes in the neighborhood, strict adherence to the city ordinance creates a hardship and prevents use of property to allow for construction of an inground pool.

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?
 - a. My address is 3000 52nd Street North. My home sits on a corner lot at the intersection of 52nd Street North (Non-Major Street) and 30th Avenue North (Major Street); the actual front yard faces 52nd Street North and has a length of 70.20'; the left-side of my home and street-side yard faces 30th Avenue North and has a length of 55.20'. The construction of the home on the lot runs North to South along 52nd Street N.; this side of the home has all the architectural characteristics of what any reasonable person would deem to be a "front yard" with the main entrance of the home, driveway, garage etc. being off of 52nd Street N.
 - b. In accordance with city ordinance 16.60.010.8.1 (Yards, Front.), on a corner lot, the front yard shall be the yard facing the roadway on which the lot has its lesser dimension, provided that on roadways shown on the major street map, front yards shall also be provided abutting such arterial or collector streets; as a result, the city ordinance would deem my street side yard which faces 30th Avenue North as the official "Front Yard". In addition, based on this vague ordinance description above, this ordinance could also imply that I have two front yards, with the second front yard being off of 52nd Street North.



52nd St. N

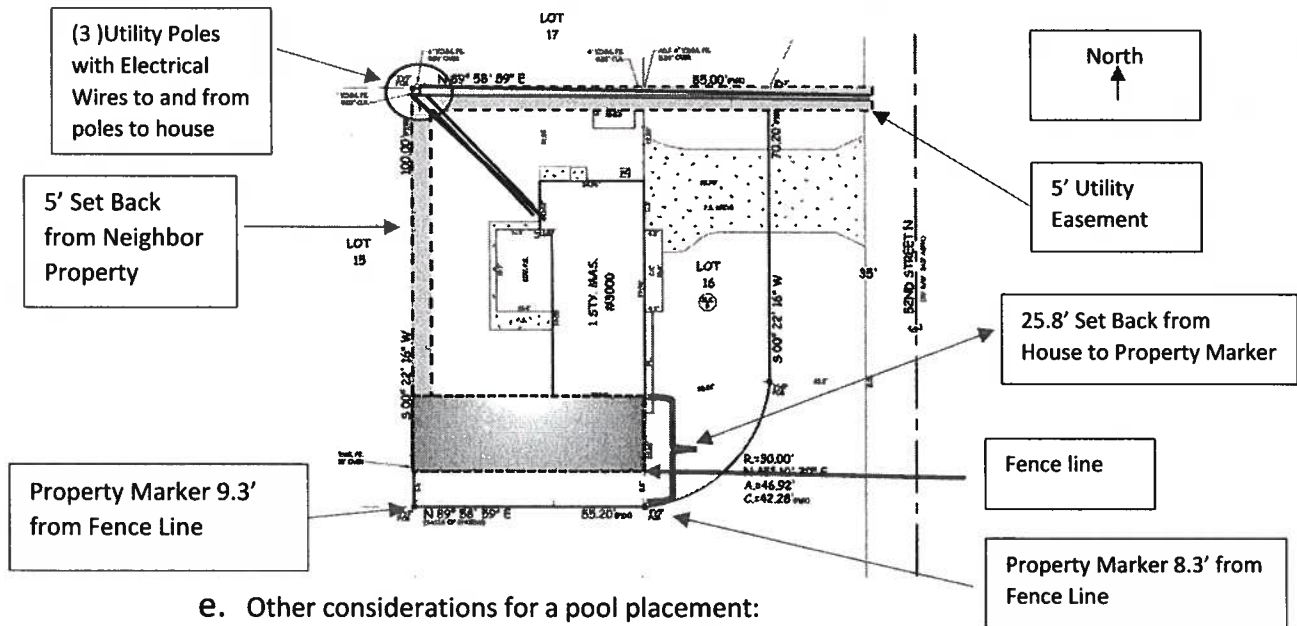
North



South

30th Ave N.

- c. Due to the placement of the home on the lot and city setback requirements, the city ordinance requires a 25' setback from my property line off of 30th Avenue North to allow for the construction of a pool ~ which is basically my backyard to the home, which the city deems to be the "Front Yard" per city ordinance. The setback requirement presents a hardship in that it prevents me from using the property for any type of development, including a pool. In talking with city planning personnel, they further indicated I would not be able construct anything (including a pool) beyond the rear corner of my home, which further presents a hardship in not allowing use of my property. For any other standard lot, a street side yard setback for a pool would only be 5' from the property line. I am enclosing pictures of my back yard so that you can see the area I am referring to and the location best suited for the construction of a pool. You will see in the pictures a fully fenced yard with an unencumbered space that would allow for reasonable placement of a pool. Unfortunately, I can't build a pool in that space due to the 25' set back requirement.
- d. In the diagram below, I have highlighted a 5' easement area that runs along the property, along with the 5' setback requirements to neighboring properties, and the position where the electrical lines are placed over the property. In addition, I have highlighted in the diagram below the portion of the yard that I am prevented in using for any type of development as a result of the city ordinance which requires a 25' setback to the property line. The distance from the corner of my home to the property line is exactly 25.8'. It should be noted, the shaded rectangular box in the diagram below is also behind my 6' fence line and there is an additional 8.8' and 9.3' from the back of the fence line to the property line. This variance request is to reduce the 25' setback requirement to a 12.3' setback requirement to allow for the construction of a pool per the drawing enclosed. This setback requirement would still allow for the construction behind my the fence line and the pool would not be visible or encroach upon neighbors.

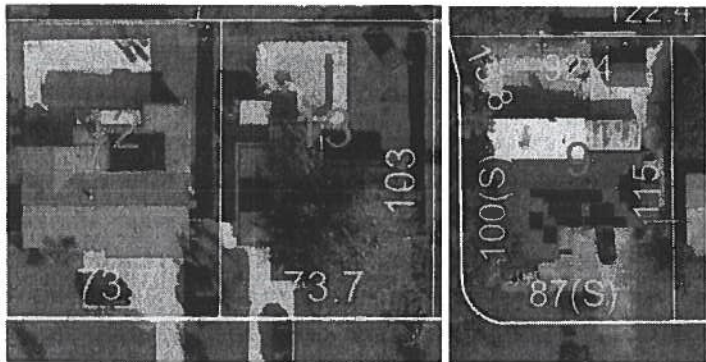


e. Other considerations for a pool placement:

- i. It should be further noted, that I cannot develop other areas of my yard due to a 5' utility easement, in addition to the placement of various city utility lines (Approx. 6 lines) that run along the interior side yard to my home. There are three utility poles that feed my home and also feed surrounding neighbor's homes with electrical power. It would not be practical to build a pool near or on a utility easement and neither would it be wise to construct a pool near any type of electrical wires. Trying to accommodate placement of a pool in this area creates an unnecessary hardship and is a safety concern. I'm not sure if it would even be permitted.
 - ii. In talking to planning personnel on April 25th, it was suggested that I have the electrical lines removed to allow for a pool in that area of the yard and near the easement area. Again, it would not be practical to ask the city or a utility company to relocate the utility lines that run to and from my home (and that of my surrounding neighbors), including underground wires, and neither would it not be safe to try and build a pool in that area from a safety standard. See photos enclosed.
 - iii. Another suggestion on the 25th that I received from the planning personnel was to turn the pool and use smaller area space towards the rear section of the yard. I have discussed the construction of the pool with three (3) pool companies and all said there is not adequate space for a pool in that space. This suggestion would create an unnecessary hardship in trying to construct a pool in a very small space, while encroaching on a neighbor's property line.
- f. As a result, there is only one section of my yard that is free and clear of any encumbrances that would allow the space for an inground pool. This request is to ask to have a 12'3" setback to the property line off of 30th Avenue North vs. the city ordinance setback of 25' to allow the construction of a pool. I am enclosing design drawings from one of the pool companies for your consideration.

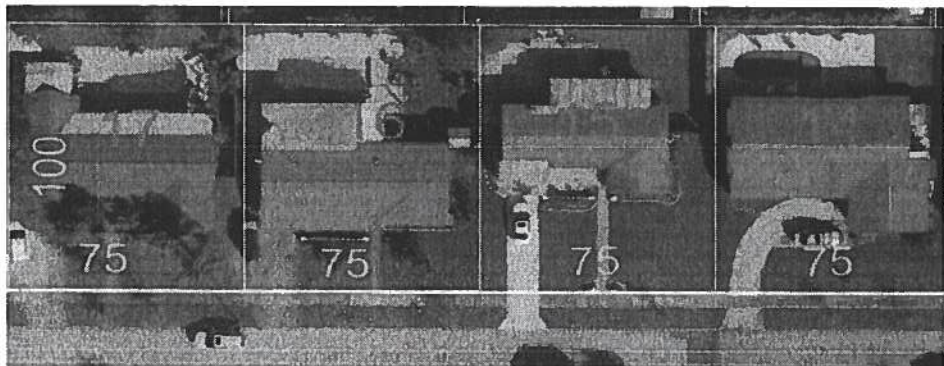
- g. It should be noted that it has been extremely challenging to work with a pool company to provide drawing options for a pool due to the need for a variance approval. Many of the pool companies do not want to spend time with customers if a variance is required, which has made it even more challenging to get this request before you.
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
- a. I do not have any knowledge of any other neighbors in my immediate neighborhood that have a similar situation or that may have requested a front yard variance to build a pool in their yard. The majority of the homes off of 30th Avenue North have the homes constructed on the lots so that the actual front yards are facing the roadway on which the lot has its lesser dimension. These homes have their main entrance to the homes, the driveway and garages facing 30th Avenue North. Based on what I have observed, these home have front yards that are approx. 73'to 87' in length and have 100'+ depth. The construction of these homes on these lots run West to East. The placement of the homes on the lot allows from them to conform to the ordinance and adherence to the 25' setback for front yards and the 5' setback for side yards. The placement of the homes on these lots allow the neighbors to have full use of the back yards to allow for the construction of a pool without the need for a variance specifically due to the placement of the home on the lots. See example homes off of 30th Avenue North:

West ← → East



30th Ave N.

West ← → East



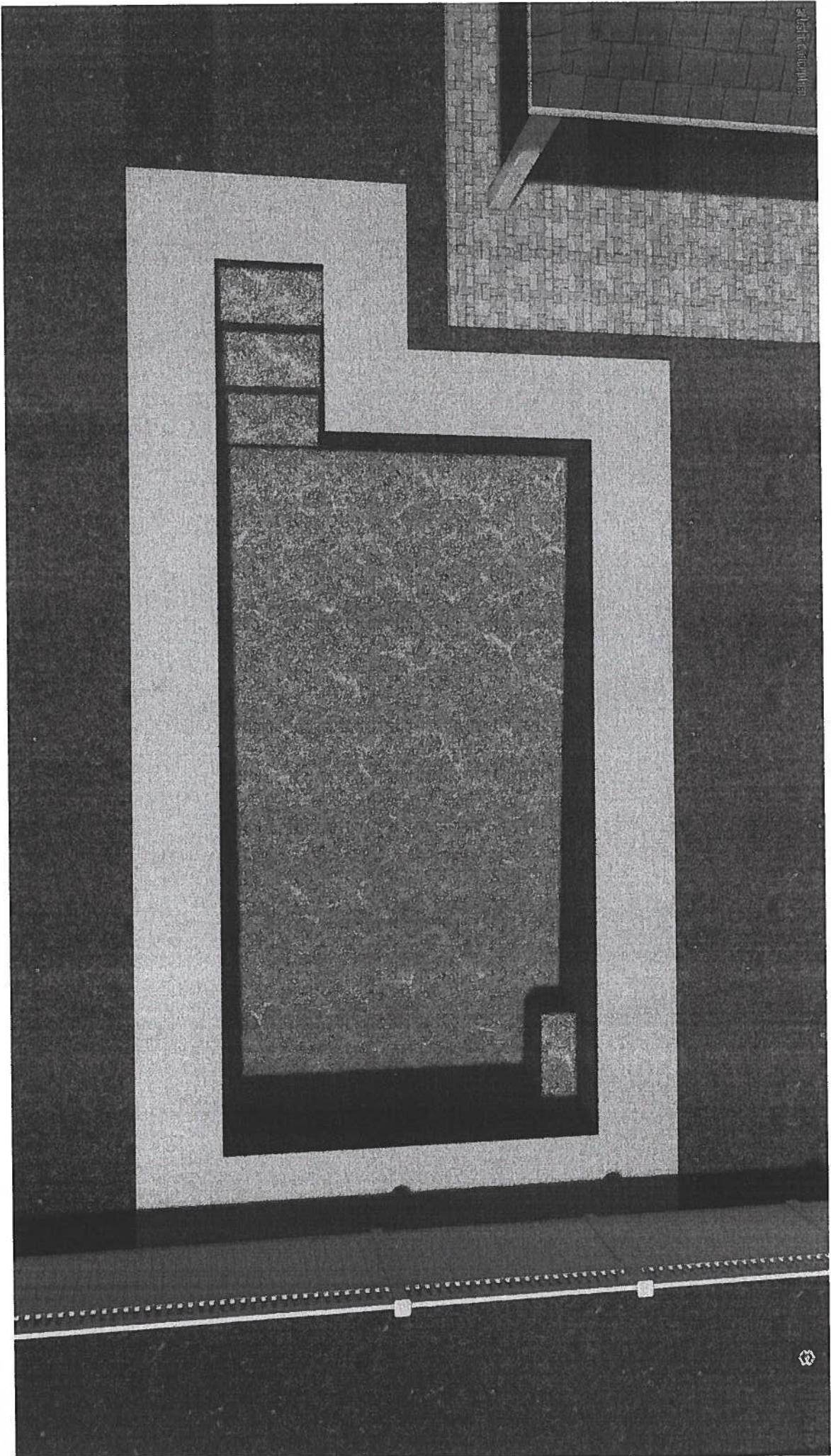
30th Ave N.

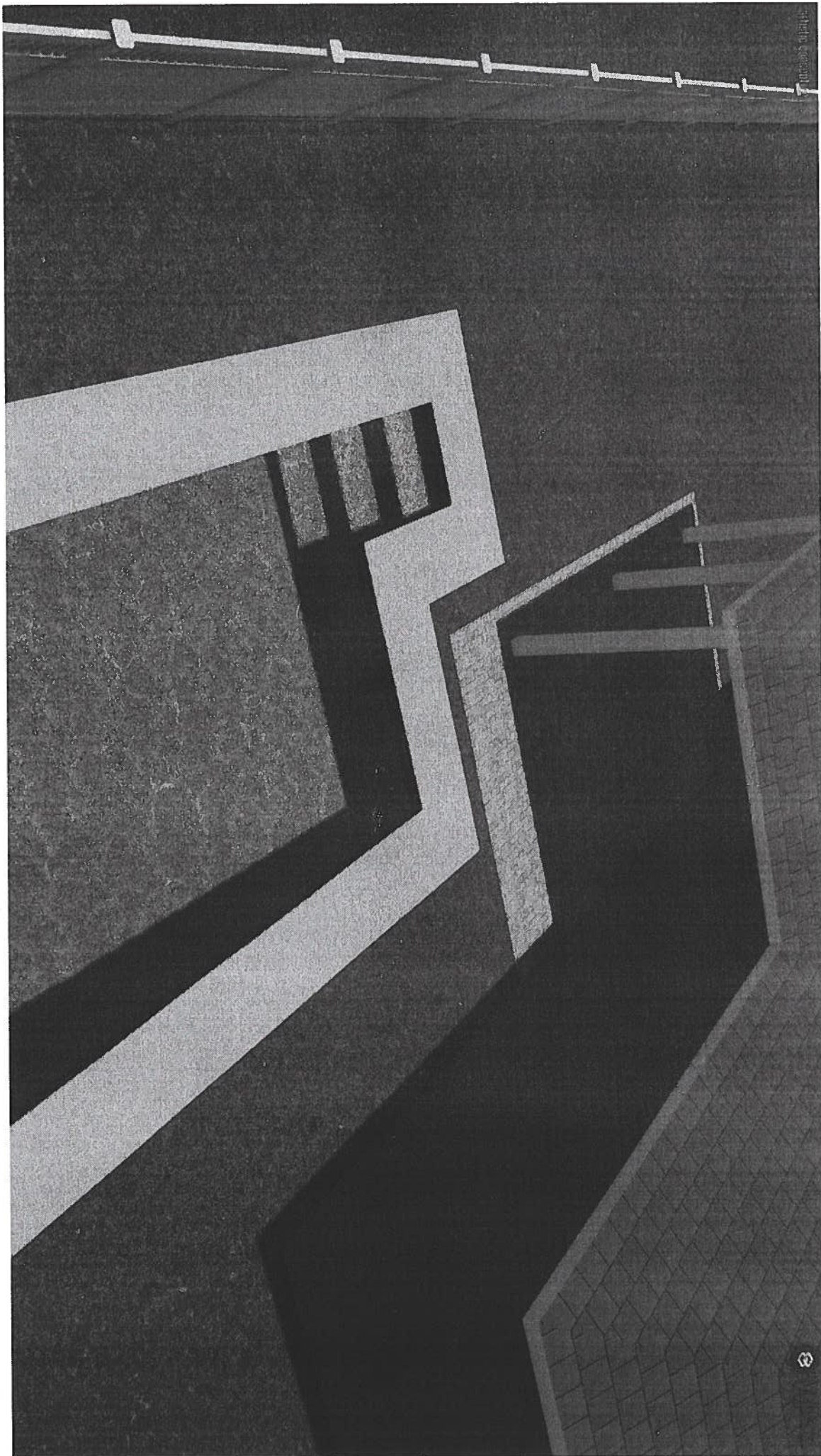
Example Addresses: 5293 30TH AVE N; 5347 30TH AVE N; 5393 30TH AVE N; 3001 56TH ST N; 5673 30TH AVE N; 5881 30TH AVE N; 5873 30TH AVE N; 5865 30TH AVE N; 5925 30TH AVE N; 5973 30TH AVE N; 6039 30TH AVE N; 6141 30TH AVE N; 6231 30TH AVE N; 6275 30TH AVE N; 6501 30TH AVE N; 6771 30TH AVE N; 6857 30TH AVE N

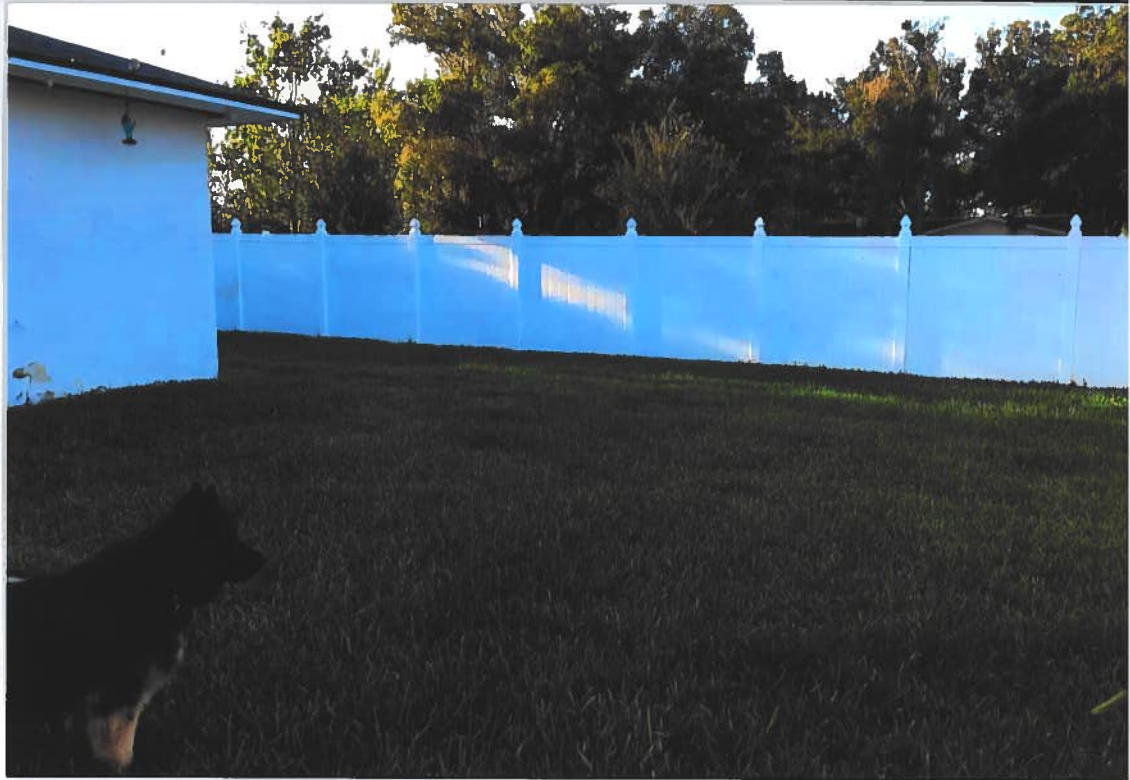
3. How is the requested variance not the result of actions of the applicant?
 - a. My home was constructed in 1959. When I purchased the property in 2015, the title search did not disclose any encumbrances or use restrictions. I did not know about this setback requirement until earlier this year one of the pool contractors informed me of 25' setback ordinance. Two of the three pool contractors had indicated only a 5' setback was required. The architectural structure of the home and placement of the home on the lot was pre-existing since 1959. Based on the research I have performed; it appears that the city may have changed the code in 1992 to define front yards. (Code 1992, § 16.60.010.8.1; Ord. No. 876-G, § 27, 2-21-2008; Ord. No. 893-G, § 13(16.60.010.8.1), 9-4-2008). It is unlikely the builder of the home in 1959 ever intended the front yard to be 30th Avenue North due to the placement of the home on the lot and architecture structure of the home with the front door, garage, and driveway facing 52nd Street North, all characteristics of what would be deemed a front yard.
4. How is the requested variance the minimum necessary to make reasonable use of the property?
 - a. As I have mentioned above, I had considered other options that were not viable. I had consulted with three pool companies to determine the most reasonable, and practical placement of a pool, which would allow for ease of construction and best possible use of the property that would still allow for a reasonable setback which would not alter the overall character of the neighborhood and would not infringe on the property of neighboring residents.
 - b. I am enclosing a pool design for your review. This pool design allows for an approx..12'.3' setback from the property line and a 9' setback from the adjacent neighbor's property. The design allows for minimal decking / coping (approx. 3') around the pool that allows for ample green space. I will not be installing a pool cage and neither will I have a lot of decking around the pool.
 - c. Currently, I have a 6' fence around my property. The placement of the pool would be within my fenced property and not be visible due to neighbors due the fence and it would still allow for a 12'3" setback.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
 - a. I had consulted with three pool companies to review the options. Based on their feedback, the utility easement and presence of electrical wires that run through the yard prevent me from using a portion of my yard for the construction of a pool. It would not be practical to build a pool near or on a utility easement and

neither would it be wise to construct a pool near any type of electrical wires. Trying to accommodate placement of a pool in these areas create an unnecessary hardship.

6. In what ways will granting the requested variance enhance the character of the neighborhood?
 - a. By adding a pool to my property it will enhance the property value of my home and that of my neighbors and any aesthetic improvements that I make to my home improve pride, property values and the quality of life in our neighborhood.
 - b. Since purchasing this home, I have made significant efforts to beautify my home. Prior to purchasing the home in CY 2015, the home had been abandoned for several years. When I purchased the home, I had to remove dead racoons in the attic, remove and replace all insulation, fumigate for fleas and a nest of wasps. I further updated the home by repainting the interior and exterior of the home, replacing the roof, driveway, updated the air conditioning vents, added sprinklers, sod, and planted 10 trees. Once the pool is constructed, I can proceed to plant and add more scrubs, plants and landscaping to the front and side yards. I have been hesitant to do any further landscaping because a lot of the landscaping may need to redone and sprinklers moved to allow for a pool. It should be noted that I often have neighbors walk by and compliment me on how well I have improved the home. In summary, the granting of the variance to the 25' setback to allow the addition of a pool in my yard will not alter or diminish the essential character of the neighborhood and neither will it interfere with the rights of owners of other property. I do believe it will enhance the neighborhood and most likely will increase the property value of my home and that of the neighborhood.
7. Thank you very much for your time and consideration in this matter. The following is attached as supporting documentation to this variance request:
 - a. Two copies of latest yard survey
 - b. Two copies of pool site plan, with setbacks identified.
 - c. Two copies of Rendering of Pool Drawing
 - d. Photos of Yard Interior and Exterior
 - e. Pre-application Meeting Notes
 - f. Letter to Federation of Inner City Community Org. dated 04_25_22
 - g. Email to Disston Heights Civic Assoc dated 04_25_22
 - h. Email to Cona dated 04_25_22









 Pamela Rocco
3000 52nd St N
Saint Petersburg, FL 33710







 Pamela Rocco
3000 52nd St N
Saint Petersburg, FL 33710



Pamela Rocco
3000 52nd St N
Saint Petersburg, FL 33710







 Pamela Rocco
3000 52nd St N
Saint Petersburg, FL 33710

April 25, 2022

Federation of Inner-City Community Organizations (FICO)
c/o Kimberly Frazier-Leggett
3301 24th Avenue South
St. Petersburg, FL 33712

To whom it may concern:

In accordance with the City of St. Petersburg Planning and Development Services Department, enclosed please find my pre-application notice and request for variance related to my property located at 3000 52nd Street North, St. Petersburg, FL 33710. I am requesting a variance to allow for the installation of an inground pool. The details are enclosed in the application.

If you have any questions or concerns, you may reach me at 727-289-1099 (home) or 703-743-4735 (cell) or by written letter to the address detailed below. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Pamela Rocco". The signature is written in a cursive style with a large initial "P".

Pamela Rocco
3000 52nd Street North
St. Petersburg, FL 33710
Home: 727-289-1099
Cell: 703-743-4735



CROSSROADS
1275 66TH ST N
SAINT PETERSBURG, FL 33710-9998
(800)275-8777

04/25/2022 04:05 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope	1		\$1.76
Saint Petersburg, FL 33712 Weight: 0 lb 3.10 oz Estimated Delivery Date Wed 04/27/2022			
Certified Mail® Tracking #:			\$3.75
70220410000312108931			
Total			\$5.51
Grand Total:			\$5.51
Debit Card Remitted			\$5.51
Card Name: MasterCard Account #: XXXXXXXXXX5999 Approval #: 712951 Transaction #: 360 Receipt #: 055167 Debit Card Purchase: \$5.51 AID: AG00000042203 Chip AL: DEBIT PIN: Verified			

Every household in the U.S. is now eligible to receive a second set of 4 free test kits.
Go to www.covidtests.gov

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.

7022 0410 0003 1210 8931

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Saint Petersburg, FL 33712

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.76

Total Postage and Fees \$5.51

Sent To: **FICO**

Street and Apt. No., or PO Box No. **3301 24th Avenue South**

City, State, ZIP+4® **Saint Petersburg, FL 33712**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Rocco-3000 52nd Street North Yard Variance Application

From: Prettyfrizzy@aol.com <prettyfrizzy@aol.com>

To: PEhuff@yahoo.com <PEhuff@yahoo.com>

Date: Mon, Apr 25, 2022 1:45 pm

- Rocco_3000 52nd Stre...pdf (371 KB)
- Variance APPLICATION...pdf (532 KB)
- 212180-Survey 3000 5...pdf (537 KB)
- Rocco - Revised Lay...jpg (2.5 MB)
- Rocco - 02.15.22_001... (723 KB)
- Rocco - 02.15.22_002... (621 KB)
- Photo 3 Yard.jpeg (4.1 MB)
- Photo 4 Yard.jpeg (3.5 MB)

Hi Pam,

Thank you for taking my call this morning.

Attached please find the pre-application meeting notice and the variance application I will be submitting to the City of St. Petersburg.

If you have any questions or concerns, please let me know.

Thank you.

Pamela Rocco

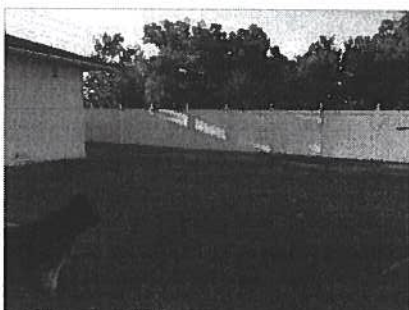
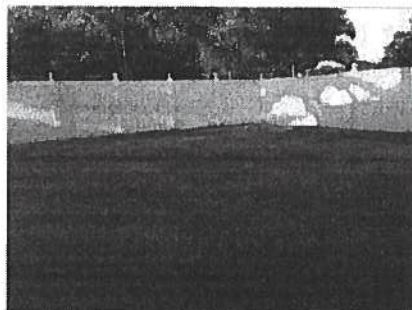
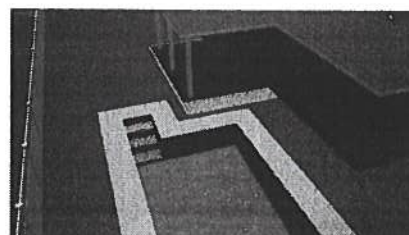
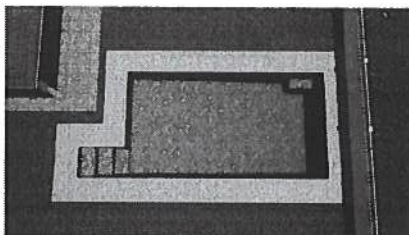
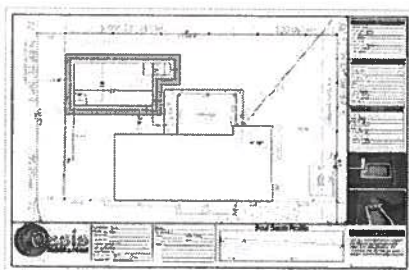
3000 52nd Street North

St. Petersburg, FL 33710

Home: 727-289-1099









Cell: 703-743-4735

5 Attached Images



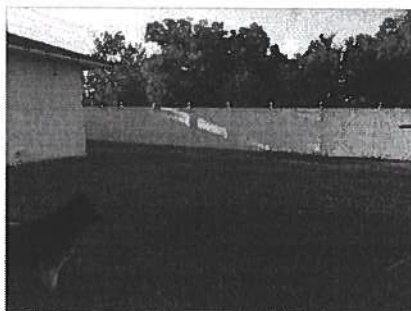
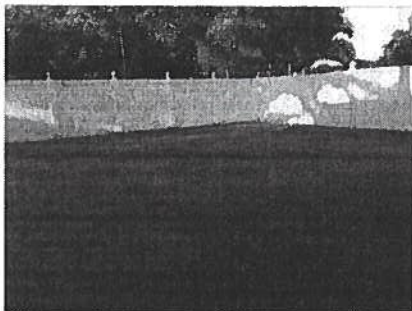
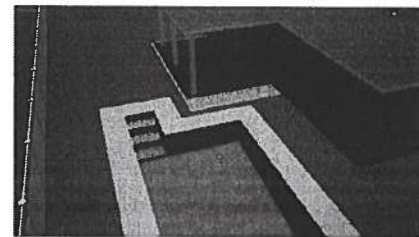
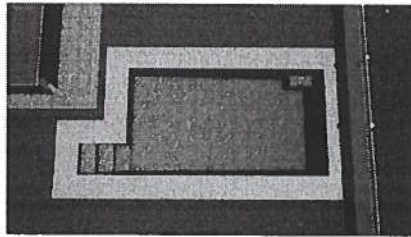
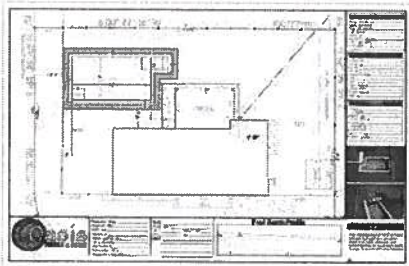
Rocco-3000 52nd Street North Yard Variance Application

From: Prettyfrizzy@aol.com <prettyfrizzy@aol.com>
To: Variance@stpetecona.org <Variance@stpetecona.org>
Cc: Prettyfrizzy@aol.com <prettyfrizzy@aol.com>
Date: Mon, Apr 25, 2022 1:57 pm

-  Rocco_3000 52nd Stre...pdf (371 KB)
-  Variance APPLICATION...pdf (532 KB)
-  212180-Survey 3000 5...pdf (537 KB)
-  Rocco - Revised Lay...jpg (2.5 MB)
-  Rocco - 02.15.22_001... (723 KB)
-  Rocco - 02.15.22_002... (621 KB)
-  Photo 3 Yard.jpeg (4.1 MB)
-  Photo 4 Yard.jpeg (3.5 MB)

To Tom Lally,
 Pursuant to the City of St. Petersburg variance application guidelines, I am instructed to send you the attached documents
 Attached please find the pre-application meeting notice and the variance application I will be submitting to the City of St. Petersburg.
 If you have any questions or concerns, please let me know.
 Thank you.
 Pamela Rocco
 3000 52nd Street North
 St. Petersburg, FL 33710
 Home: 727-289-1099
 Cell: 703-743-4735

5 Attached Images





Pre-Application Meeting Notes

Meeting Date: 4/25/22 Zoning District: NS-1

Address/Location: 3000 52nd St W

Request: _____

Type of Application: Variance Pool Staff Planner for Pre-App: Jordan

Attendees: Pam Rocco (Applicant) Landace Scott
Cheryl Bergailo

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Disston Heights Civ. Assn.	Pam Huff	pehuff@yahoo.com	813-727-0995

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

Notes: Pool in front yard proposed 12'3" from front property line. Discussed alternatives to move pool. Discussed that staff may not support request. Next app deadline May 9th. 10 days prior to submitted notice of intent to file. Possibly turn pool & move power line. must be sent to neighborhood associations CONA FICO & Disston Heights



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	
<p><i>Handwritten:</i> Pamela Rocco</p>	
Street Address: <i>3000 52nd St. North</i>	Case No.:
Description of Request:	
<p><i>Handwritten:</i> Set back Variance For In-ground Pool</p>	
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: <i>3055 52nd St. N.</i>	
Owner Name (print): <i>Josh Aguilar</i>	
Owner Signature: <i>see letter</i>	
2. Affected Property Address: <i>5240 31st Ave N.</i>	
Owner Name (print): <i>Leivy Aoa'ia</i>	
Owner Signature: <i>see Attached</i>	
3. Affected Property Address: <i>5200 30th Avenue N.</i>	
Owner Name (print): <i>Larry Wilson</i>	
Owner Signature: <i>see Attached</i>	
4. Affected Property Address: <i>2923 52nd St. N</i>	
Owner Name (print): <i>SANDRA DETAR</i>	
Owner Signature: <i>see Attached</i>	
5. Affected Property Address: <i>5200 31st Avenue N</i>	
Owner Name (print): <i>SUSAN DRYAN</i>	
Owner Signature: <i>see Attached</i>	
6. Affected Property Address: <i>3134 52nd Way N</i>	
Owner Name (print): <i>Andrew Herndon</i>	
Owner Signature: <i>see Attached</i>	
7. Affected Property Address: <i>3101 52nd Way N</i>	
Owner Name (print): <i>Catherine Noyes</i>	
Owner Signature: <i>see Attached</i>	
8. Affected Property Address: <i>5201 31st Avenue N</i>	
Owner Name (print): <i>Karen Beilly</i>	
Owner Signature: <i>see Attached</i>	

Over 5

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

RE: Setback Variance Application for Pamela Rocco
Property Information 3000 52nd Street North, St. Petersburg, FL 33710
Parcel ID: 09-31-16-10998-05-0160

To Whom It May Concern:

I am a neighbor of Pamela Rocco and would like to express my support of the 12.3' set back variance to the property line for the home located at 52nd Street North, St. Petersburg, FL and I attest I have no objection to the setback variance and the plans for the construction of an inground pool.

Sincerely,

Signature: Josh Aguilar

Name: Josh Aguilar

Address: 3055 52nd St. N. St. Pete FL 33710

Date: 5/14/22

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Sincerely,



Signature:

Name:

LEIVY AVILA

Address:

5240 31ST AVE N

Date:

5/13/2022

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731


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Sincerely,

Signature:

_____

Name:

Larry Wilson

Address:

5200-30th AVE N, St Pete FL 33710

Date:

5-16-22

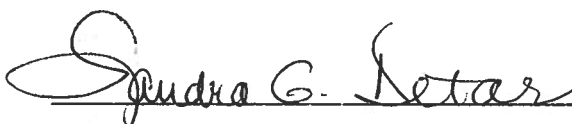
Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Sincerely,

Signature: 

Name: SANDRA G. DETAR

Address: 2923 52ND ST N 33710

Date: 5/13/22

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

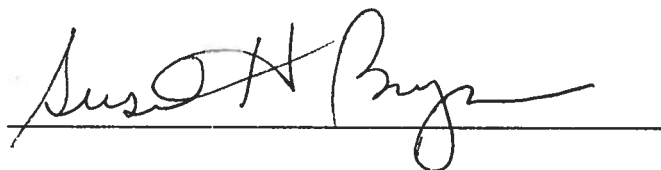
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Sincerely,

Signature:



Name:

Susan H Bryan

Address:

5200 31ST Ave N

Date:

5/13/22

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Sincerely,

Signature:



Name:

ANDREW HENDERSON

Address:

3134 52ND WAY N, ST PETERSBURG, FL 33710

Date:

3/19/2022

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Sincerely,

Signature:

Catherine M. Noyes

Name:

Catherine M. Noyes

Address:

3101 52nd Way N, SP 33710

Date:

5-16-22

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Sincerely,

Signature:

Karen Kelly

Name:

Karen Kelly

Address:

5201 31st Ave North S.T. Pet

Date:

5/26/2022

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Parcel ID: 09-31-16-10998-05-0160

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Sincerely,

Signature:

Cynthia Martin / Catherine Wartin

Name:

Cynthia Wartin / Catherine Wartin

Address:

5130 31st Ave. N S.P. FL 33710

Date:

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731


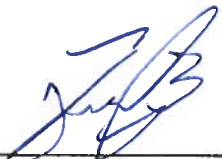
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Sincerely,

Signature:



Name:

Juan D Ruiz - Isabel Vargas

Address:

5149 30th Ave North Saint Petersburg
FL 33710.

Date:

Planning and Development Services Department
Development Services Review
City of St. Petersburg
One 4th Street North
St. Petersburg, FL 33731

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Sincerely,

Signature: Karla Werner

Name: Karla Werner

Address: 2946 52nd ST W

Date: May-29-22

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

1. Landscape the exterior of the existing fence with a minimum of one shrub for every three linear feet and one under-story tree every 25 linear feet. Existing vegetation may count towards this requirement.
2. The plans submitted for permitting should substantially resemble the plans submitted with this application.
3. This variance approval shall be valid through July 6, 2025. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Location Map, Site Plan, Applicant email, Photographs, Application Packet including Narrative and Neighborhood Worksheet

Report Prepared By:

1st Jordan Elmore

6/28/2022

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

Date

Report Approved By:

Joe Moreda

6/28/2022

Joe Moreda, AICP, Zoning Official
Development Review Services Division
Planning & Development Services Department

Date