



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

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**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 1,000 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, November 2, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 22-54000062 PLAT SHEET: O-4

REQUEST: Approval of variances for a 6-foot-tall fence, front yard setback, design requirements and the maximum impervious surface ratio in the front yard to allow for the construction of a new in-ground pool and paver deck.

OWNER: Lara Hise  
251 61<sup>st</sup> St N  
St. Petersburg, FL 33710

AGENT: Amber Lissy, Island Way Pools  
110 Island Way  
Clearwater Beach, FL 33767

ADDRESS: 251 61<sup>st</sup> Street North

PARCEL ID NO.: 20-31-16-48222-032-0140

LEGAL DESCRIPTION: LAKE PASADENA DEVELOPMENT BLK 32, LOT 14

ZONING: Neighborhood Traditional, Single-Family (NT-3)

Structure	Required	Requested	Variance	Magnitude
Pool	30-feet	12-feet	18-feet	60%
Paver Patio	30-feet	5-feet 6-inches	24-feet 6-inches	81.6%
Fence	30-feet	0-feet	30-feet	100%
Front Yard ISR	25%	34.4%	9.4%	37.6%

**BACKGROUND:** The subject property consists of one platted lot (LAKE PASADENA DEVELOPMENT BLK 32, LOT 14) and is located on the northeast corner of 61st Street North and Burlington Avenue North within the boundaries of the Lake Pasadena Neighborhood Association. The front entrance of the existing single-family home faces 61st Street North, the platted street side, and the home was originally constructed in 1952. Because the narrow side of platted Lot 14 faces Burlington Avenue North it is the platted front yard, regardless of the location of the front entrance. The yard adjacent to 61st Street North is the street side yard. Section 16.60.010.8.1.B. 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. The property has a lot width of 95-feet and a lot depth of 110-feet with approximately 10,450 square feet of lot area. There is an existing 6-foot tall vinyl fence located in the front yard along Burlington Avenue North that extends 4.45-feet into the public right-of-way.

**REQUEST:** The applicant is requesting approval of variances for a 6-foot-tall fence, front yard setback, design requirements and the maximum impervious surface ratio in the front yard to allow for the construction of a new in-ground pool and paver deck. City Code Section 16.20.010.11. – Building and site design, subsection *Building layout and orientation*, subsection #3 states, "Accessory structures (including sheds) shall be located behind the front façade of the principal structure." The applicant is requesting to construct a pool and patio between the front façade of the principal structure and Burlington Avenue North with a setback of 12-feet for the pool and 5-feet 6-inches for the paver patio from the front property line, where a minimum 30-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.

City Code Section 16.40.040. - FENCE, WALL AND HEDGE REGULATIONS states that the maximum height for a residential fence on a non-major street is 4-feet in the front yard. No fence is permitted in the right-of way. There is an existing fence that is 6-feet tall in the front yard that extends 4.45-feet into the right-of-way. The location of the fence within the right-of-way is not part of the request. If the variance is approved the portion encroaching into the right-of-way shall be removed and constructed within the property boundaries.

City Code Section 16.40.060.2.1.2. - Additional requirements for new and existing one- and two-unit residential properties, "Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required yard area for corner lots and 45 percent of the required yard area for inside lots". The applicant is proposing a front yard impervious surface ratio of 34.4%.

**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 NT-3; Neighborhood Traditional, Single Family. The NT-3 zoning district requires a minimum lot width of 60 feet and a minimum lot area of 7,620 square feet. The subject property is 95 feet wide and 110 feet deep containing approximately 10,450 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 image from the most recent Google Street view dated November 2021 shows significant vegetation in the proposed location of the pool and patio. If there are trees to be removed, the applicant will be required to obtain a tree removal permit.

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 Burlington Avenue North also do not have swimming pools or patios in the front yard, or street side yard. There appears to be several other corner properties along Burlington Avenue North that have a 6-foot tall fence in their front yard however it can't be determined if any meet the required setback of 30 feet.

- 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 2013. 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 of the house 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 Traditional 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 the west and facing the front yard of the neighbor to the south across Burlington 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 Lake Pasadena Neighborhood Association. As of the date of this report, staff has received no public comment.

**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 recommend that the approval shall be subject to the following:

1. The existing portion of the fence that is encroaching into the right-of-way must be moved to within the property boundaries and the applicant must landscape the exterior of the 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 November 2, 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: A. Location Map, B. Survey & Site Plan, C. Photographs, D. Application Packet

Report Prepared By:

*/s/ Jordan Elmore*

*10/24/2022*

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

Date

Report Approved By:

*/s/ Corey Malyszka*

*10/14/22*

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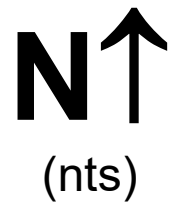
Corey Malyszka, AICP, Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

Attachment A

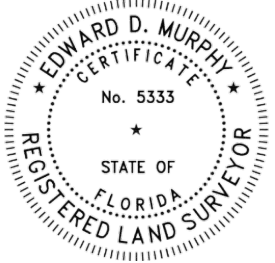
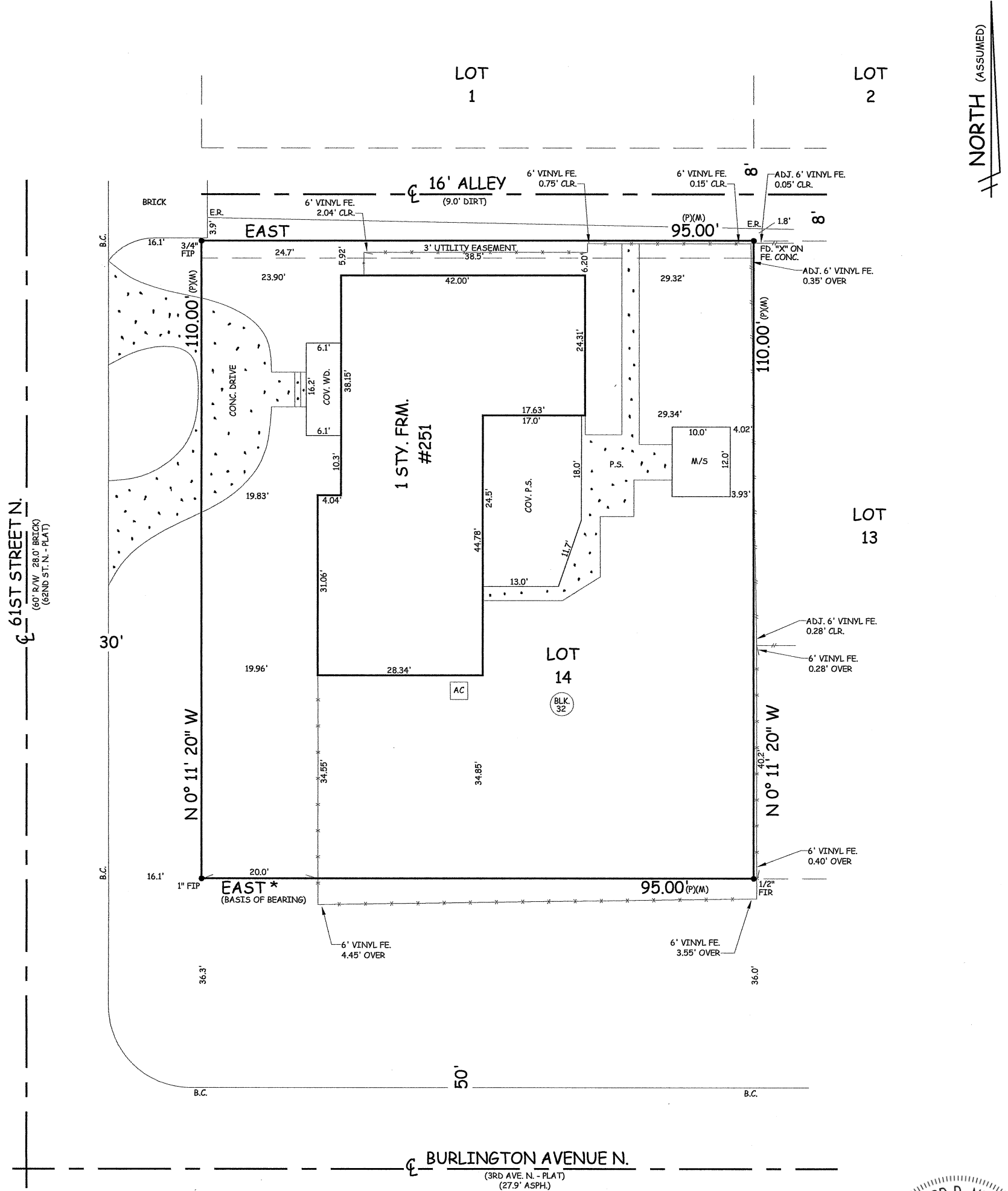


Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 22-54000062  
Address: 251 61<sup>st</sup> St. N.



JOB NO.: <b>221195</b>	<b>MURPHY'S LAND SURVEYING, INC.</b> <b>PROFESSIONAL LAND SURVEYORS</b> 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM	PH. (727) 347-8740
DATE OF FIELD WORK: 9/02/2022		FAX (727) 344-4640
CERTIFIED TO: Travis Hise and Lara Hise		

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 20 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 14, Block 32, LAKE PASADENA DEVELOPMENT, as recorded in Plat Book 9, Page 44 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in  
 Flood zone: X      Comm. Panel No. : 125148 0214 H      Map Date : 8/24/2021      Base Flood Elev : NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

*Edward D. Murphy*  
 EDWARD D. MURPHY REG. P.L.S. # 5333

\* BEARINGS SHOWN ARE ASSUMED

<b>LEGEND:</b> F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -// - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W/W - WING WALL CL - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESM'T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH -P-P- OVERHEAD POWER LINES -T-T- OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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16' ALLEY  
(9.0' DIRT)

6' VINYL FE.  
0.75' CLR.

6' VINYL FE.  
0.15' CLR.

ADJ. 6' VINI  
0.05' CLR.

6' VINYL FE.  
2.04' CLR.

(P)(M)  
95.00'

EAST

**Front Yard ISR**  
Front Yard: 4,050 sqft.  
Imp. Surf.: 1,394 sqft  
 $1,394/4,050 = .344$  **34.4%**

3' UTILITY EASEMENT  
38.5'

110.00' (P)(M)

POOL EQUIPMENT

M/S  
10.0' x 12.0'

PLANTER BED RAISED

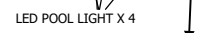
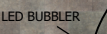
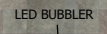
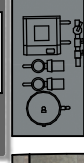
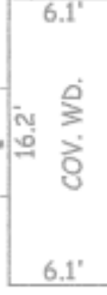
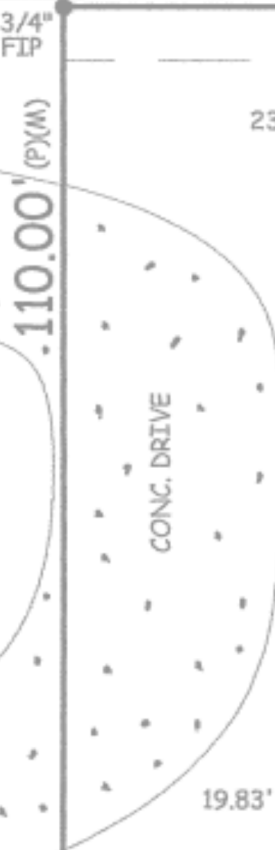
LED BUBBLER

LED BUBBLER

SPA RAISED 12"

SPA LED LIGHT

LED POOL LIGHT X 4



N 0° 11' 20" W

N 0° 11' 20" W

EAST \*  
(BASIS OF BEARING)

95.00' (P)(M)

6' VINYL FE.  
4.45' OVER

6' VINYL FE.  
3.55' OVER

**Hise**  
**251 61st N**  
**St. Petersburg, FL 33710**

# Attachment C

## Photographs of 251 61st Street North—Subject Property

### View of Street Side Yard of property from 61st Street North

Google Street view image dated November 2021



**Photographs of 251 61st Street North—Subject Property**

**View of Front and Street Side Yard of property from 61st Street North**

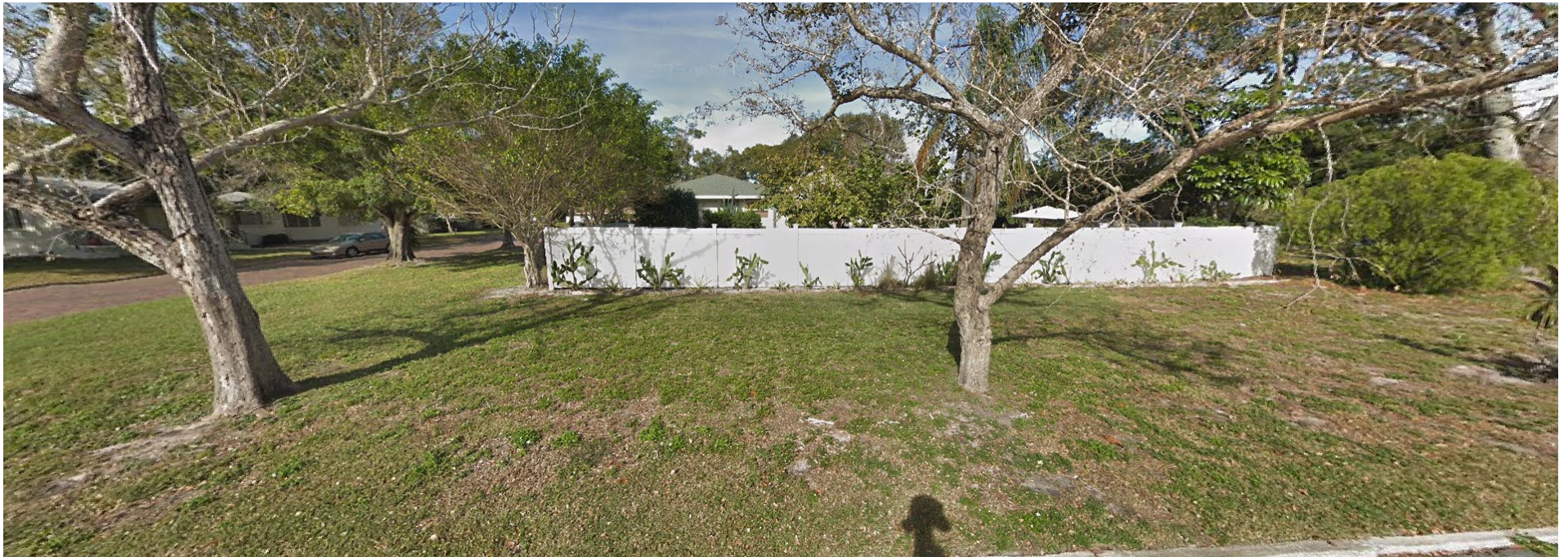
Google Street view image dated November 2021



**Photographs of 251 61st Street North—Subject Property**

**View of Front Yard of property from Burlington Avenue North**

Google Street view image dated January 2019



**Photograph of 231 61st Street North—Neighbor to South**

**View of Front and Street Side Yard of property from intersection of 61st Street North and Burlington Avenue North**

Google Street view image January 2019



**Photograph of 230 61st Street North—Neighbor to Southwest**

**View of Front and Street Side Yard of property from intersection of 61st Street North and Burlington Avenue North**

Google Street view image January 2019



**Photograph of 250 61st Street North—Neighbor to West**

**View of Front and Street Side Yard of property from intersection of 61st Street North and Burlington Avenue North**

Google Street view image January 2019



# 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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> LARA HISE	
Street Address: 251 61 <sup>st</sup> St.	
City, State, Zip: St. Petersburg	
Telephone No: 727-667-0791	Email Address: lmhise@gmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b> Island Way Pools - Amber Lissy	
Street Address: 110 Island Way	
City, State, Zip: Clearwater Beach FL 33767	
Telephone No: 727-488-2047	Email Address: permits@islandwaypools.net
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 251 61 <sup>st</sup> St.	
Parcel ID#(s): 20-31-16-48222-032-0140	
<b>DESCRIPTION OF REQUEST:</b>	
Place pool in legal front yard	
<b>PRE-APPLICATION DATE:</b> 7/20/22	<b>PLANNER:</b> Shervon Chambliss

## FEE SCHEDULE

1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 <sup>st</sup> Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00

Cash, credit, checks made payable to "City of St. Petersburg"

## AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner / Agent\*: \_\_\_\_\_

Date: 8/3/22

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

Typed Name of Signatory: Amber Lissy





# Pre-Application Meeting Notes

Meeting Date: 07/20/2022 Zoning District: NT-3

Address/Location: 251 61st Street North

Request: After the fact variance for a six-foot PVC fence in a front yard and a front yard setback variance to allow a pool and deck

Type of Application: Varaince Staff Planner for Pre-App: SAC

Attendees: Amber Lissy

### Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
LAKE PASADENA NBRHD ASSN	Catherine Parks	cparks76@msn.com	727-240-7023

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

Notes: Permit 22-5001681 was disapproved in plan review due to the proposed location of an in ground pool and deck being within the property's 30-foot front yard setback. The property consists of one single-family home with and tiki style hut. Ms. Lissy indicated that the location was mainly for functionality. Staff indicated that the interior sie yard could avil itself to a pool and deck redesign that would not require front yard setback variances. Additionally, it was noted that and existing six-foot PVC fence was installed in the front yard where the fence height limitation is four-feet. Front yard impervious surface, overall lot impervious surface, and pool equipment location/ setbacks will be required on plans. 10 day notices of intent to file shall be provided to CONA, FICO (last page of variance app) , and Lake Pasadena Neighborhood Associations prior to submission.



# 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	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Detailed Description of Project and Request:</b> place pool, spa, deck and left privacy fence in legal front yard	
<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>The nature of this property is unique in nature <del>because</del> because it is a corner lot with a lot of ROW (Right-of-way) space. There is 35'10" of ROW space until Road. Pool &amp; spa would be 51'4" away from street and legal front yard. The house sits closest to the alley leaving no rear yard space like where their neighbors have placed pools.</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>Corner lots can be particularly complex when trying to fit a pool. Similar properties include:</p> <p>5995 3rd Ave N.  6183 4th Ave N  6100 3rd Ave N  6083 4th Ave N.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>The applicants would just like a pool like others in their neighborhood but due to the corner lot and setbacks, it makes it hard to place their dream pool.</p>	



**st.petersburg**  
www.stpete.org

# 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><b>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?</b></p> <p>currently there is a left privacy white vinyl fence that is aesthetically pleasing. We did not learn this was not a permitted fence until the pre-app meeting. If granted, a pool would not change the look as a pool goes down into the ground and not seen from road.</p>
<p><b>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</b></p> <p>We have tried to move this into other locations but it is most functional and practical in this space.</p>
<p><b>6. In what ways will granting the requested variance enhance the character of the neighborhood?</b></p> <p>Granting this variance will allow the residence to keep their well-maintained yard essentially the same. It will allow for more <del>privacy</del> privacy of a pool instead of requirement of only left fence where you can see over.</p>



# 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 5<sup>th</sup> 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.



# Receipt

Print Date: Aug 08, 2022

## RETURN TO

Island Way Pools  
110 Island Way  
Clearwater Beach, FL 33767

## SHIP TO

FICO  
3301 24th Ave S  
Saint Petersburg, FL 33712 US

## REFERENCE

Ship Date: Jul 28, 2022  
Ship from ZIP: 33767  
Weight: 0 lbs. 2 oz.  
User: ambs0502  
Cost Code: <None>  
Refund Type: Mail-in  
Reference #:  
Printed on: Shipping label  
Tracking #: 00040108033534132918

## SERVICE

First Class ® Large Envelope/Flat  
Tracking  
Insurance (N/A)

## UNIT PRICE

\$1.44  
\$0.00

Subtotal \$1.44  
Label Quantity 1  
Total Cost \$1.44

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**Lara Hise**

251 61st N  
St. Petersburg, FL 33710

July 27, 2022

**Lake Pasadena Neighborhood Associations**  
**cparks76@msn.com**

## **Notice of an Intent to File for a Variance**

To whom this may concern,

We are notifying you of our intent to file a variance request at 251 61st N St. Petersburg, FL 33710. We are requesting to place a pool in the legal front yard on a corner lot. This is our notice of intent to file as required by the city building department.

Thank you so much for your time,

Sincerely,

**Lara Hise, Owner**

251 61st N  
St. Petersburg, FL 33710

**Amber Lissy, IslandWay Pools**

110 Island Way  
Clearwater Beach, FL 33767

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**Lara Hise**

251 61st N  
St. Petersburg, FL 33710

July 27, 2022

**Council of Neighborhood Associations (CONA)**  
c/o Tom Lally at [variance@stpeteconacona.org](mailto:variance@stpeteconacona.org)

## **Notice of an Intent to File for a Variance**

To whom this may concern,

We are notifying you of our intent to file a variance request at 251 61st N St. Petersburg, FL 33710. We are requesting to place a pool in the legal front yard on a corner lot. This is our notice of intent to file as required by the city building department.

Thank you so much for your time,

Sincerely,

**Lara Hise, Owner**

251 61st N  
St. Petersburg, FL 33710

**Amber Lissy, IslandWay Pools**

110 Island Way  
Clearwater Beach, FL 33767



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: Lara Hise

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

Property Address: 251 61<sup>st</sup> St. N

Parcel ID No.: 20-31-16-48222-032-0140

Request: Place pool in legal front yard and after-the-fact-  
variance for lot existing fence

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): Amber Lissy of Island Way Pools

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): [Signature]

Lara Hise  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Florida Driver License

Notary Signature: [Signature]  
Commission Expiration (Stamp or date):

Date: 8/6/2022

