



**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 and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 1,000 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 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.: 22-54000066 PLAT SHEET: E-10

REQUEST: Approval of a variance to the rear yard setback to construct a 2-story detached garage with an accessory dwelling unit.

OWNER: Margaritaville Property Management Inc.  
3225 McLeod Drive, Ste. 100  
Las Vegas, NV 89121

AGENT: Maureen Stafford  
116 9<sup>th</sup> Avenue Northeast  
St. Petersburg, FL 33701

ADDRESS: 346 16<sup>th</sup> Avenue Northeast

PARCEL ID NO.: 18-31-17-83216-030-0020

LEGAL DESCRIPTION: Lot 2, Block 30, Snell & Hamlett's North Shore Addition

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

Building Setback	Required	Requested	Variance	Magnitude
<b>2-story Detached Garage with Accessory Dwelling Unit (Accessory Structure)</b>				
Rear Yard	7-foot	3.7-feet	3.3-feet	47%

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**BACKGROUND:** The subject property consists of one platted lot (Lot 2, Block 30, Snell & Hamlett's North Shore Addition) and is located within the boundaries of the Historic Old Northeast Neighborhood Association. The existing single-family home was originally constructed in 1925 according to Pinellas County Property Appraiser records. The home was originally constructed with a garage facing 16<sup>th</sup> Avenue Northeast which was enclosed in 2005 and converted into habitable space. The property has a lot width of 60-feet and a lot depth of 110-feet with approximately 6,600 square feet of lot area.

**REQUEST:** The applicant is seeking a variance to the rear yard setback requirements to construct a two-story accessory structure with a two-car garage on the 1<sup>st</sup> floor and a 520 square foot Accessory Dwelling Unit on the 2<sup>nd</sup> floor in the rear of the property with a 3-foot, 9.5-inch rear yard setback. The minimum required rear yard setback for the property is 7-feet due to the 15-foot wide alley along the rear of 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 **consistent** 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 two-story single-family residence. The proposal is for new construction of a 2-story detached accessory structure with a two-car garage on the first floor accessed off the alley in the rear and an Accessory Dwelling Unit on the second floor, see attached plans.

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 substandard in terms of the minimum lot area required for properties zoned NT-3; Neighborhood Traditional, Single-Family. The NT-3 district requires a minimum lot width of 60-feet and a minimum lot area of 7,620 square feet. The property is 60-feet wide and 110-feet deep containing approximately 6,600 square feet of area. The subject property meets the minimum required lot width for property zoned NT-3, but it is substandard in terms of the minimum required lot area.

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

The site is located within the North Shore National Historic District.

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

The existing single-family residential structure is listed as a contributing structure within the North Shore National Historic District. The proposed accessory structure has been

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designed to be consistent with the existing principal structure in terms of architectural style, details and materials.

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

The request does not involve any existing significant vegetation or other natural features.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The proposed garage facing and accessed off of the alley is consistent with the established and traditional development pattern of the block. The existing accessory structures along the alley appear to not meet rear setbacks; however, they are only one-story in height. While the proposed project is consistent with the traditional development pattern of the block in terms of use and location it does not promote the established development pattern in terms of height.

- 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 pool in the rear yard are not the result of actions by the applicant who purchased the home in 2021. Due to the location of the pool any proposal for an enclosed garage would likely require a variance to the rear setback. The applicant could propose a carport as an alternative solution to providing covered parking and a carport can be accommodated on-site in conformance with required setbacks. The applicant could also redesign the Accessory Dwelling Unit (ADU) to meet required setbacks as the ADU is proposed to be located directly on top of the garage as is typical with garage-apartment accessory structures.

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 placement of required parking on-site and the proposed Accessory Dwelling Unit can be modified to meet required setbacks.

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;*

A strict application of the code will still allow the property owner reasonable use of the land and buildings. It would not allow for an enclosed garage on the property that would provide for additional security of vehicles and private property when other similar or smaller sized properties on the subject block have enclosed garages that may or may not meet rear setbacks.

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

The variance requested to the rear yard setback is necessary for an enclosed garage to be constructed on the property due to the location of the existing pool. The applicant has proposed placing the garage as close to the existing pool as possible to minimize the rear yard setback variance request.

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

The granting of the variance will be consistent with the general purpose and intent of the Code to provide sufficient rear setbacks along alleys to accommodate vehicles maneuvering in to and out of private property without traversing over neighboring properties. A Turning Radius Diagram, see attached, was provided by the applicant demonstrating that a standard passenger vehicle can maneuver in to and out of the proposed garage without traversing over neighboring properties. Staff confirmed with the City's Engineering Department that the Turning Radius Diagram provided does correctly depict the turning radius for a standard passenger vehicle, see attached.

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

The most affected property is 345 15<sup>th</sup> Avenue Northeast located across the alley to the south of the subject property. The applicant has provided a Turning Radius Diagram, see attached, showing that the vehicles entering and existing the proposed garage will be able to back out into the alley without having to traverse over neighboring properties. Should the variance be granted it would not be injurious to neighboring properties.

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

Staff finds the reasons set forth in the application do justify the granting of the variance as alternate locations are not available for a detached garage that would meet setbacks.

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 Historic Old Northeast Neighborhood Association. Staff received an email in support of the applicant's request from the Chair of the Historic Old Northeast Neighborhood Association Planning and Preservation Committee, see attached. The applicant submitted a Neighborhood Worksheet, see attached, with their application that includes signatures of support from five (5) individuals, two of which are property owners for the same property and one signature is from a renter. After the application was submitted staff did receive an email requesting to rescind a signature of support from one of the property owners that signed the Neighborhood Worksheet, see attached. As a result, there are a total of two (2) properties in the surrounding area that the owners have indicated support for the requested variance. Three (3) emails were sent to staff indicating that they will be objecting

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to the request, see attached. The emails are from the most affected neighbor across the alley from the subject property, a property owner on the subject block, and a renter.

**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 **APPROVAL** 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 existing driveway off of 16<sup>th</sup> Avenue Northeast shall be removed and the curb shall be restored to City Engineering standards.
2. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application and the detached garage shall be consistent with the architectural style, materials, and color of the principal structure except for the garage door facing the alley which shall be a double-wide garage door.
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: Location Map, Photographs, Applicant's Narrative, Site Plan, Floor Plans, Elevation Drawings, Turning Radius Diagram, Email from Engineering dated October 24, 2022, Email from HONNA, Neighborhood Worksheet, Email Rescinding Signature of Support, Emails in Opposition to Request, Public Participation Report

Report Prepared By:

*/s/ Scot Bolyard*

*10/25/2022*

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Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

Report Prepared For:

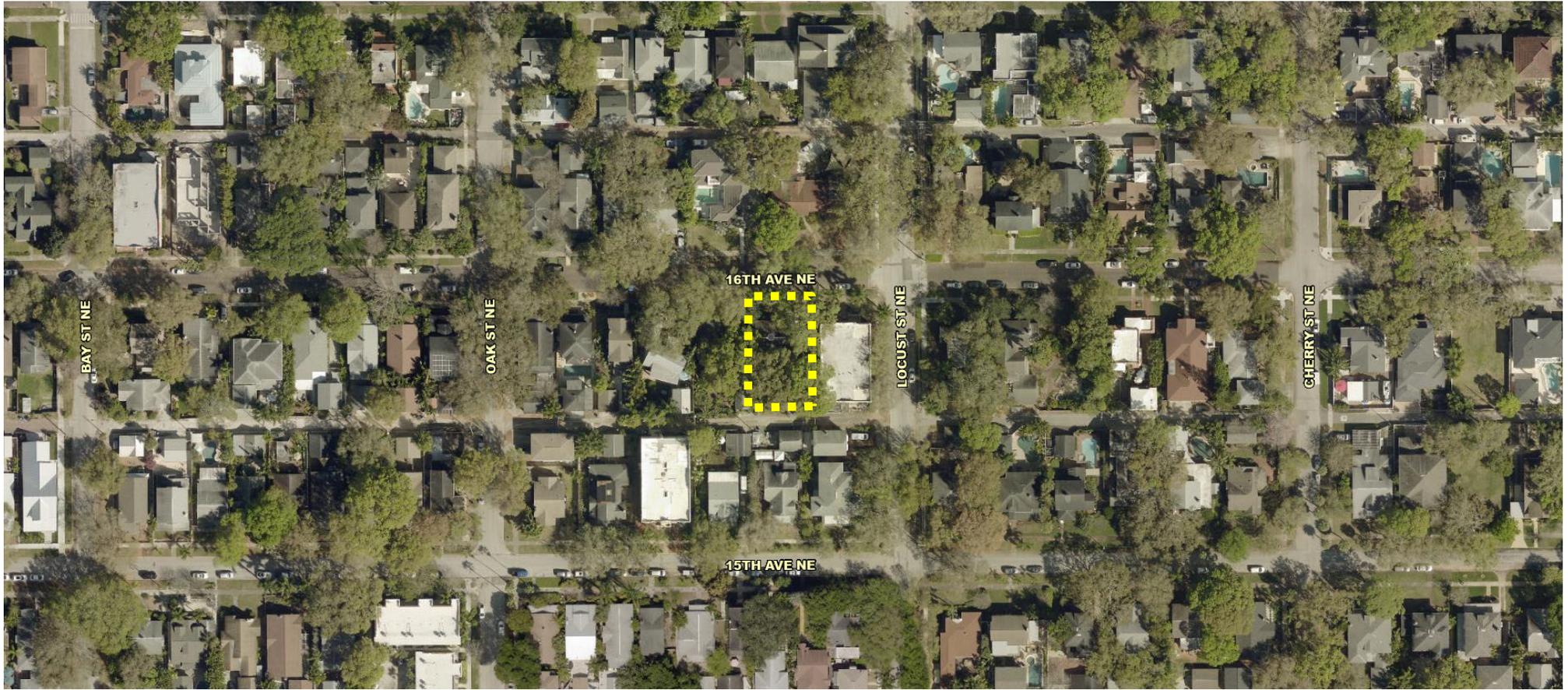
*/s/ Corey Malyszka*

*10-25-2022*

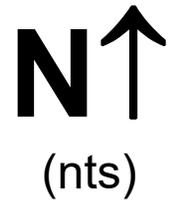
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Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

Date



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 22-54000066  
Address: 346 16<sup>th</sup> Avenue Northeast

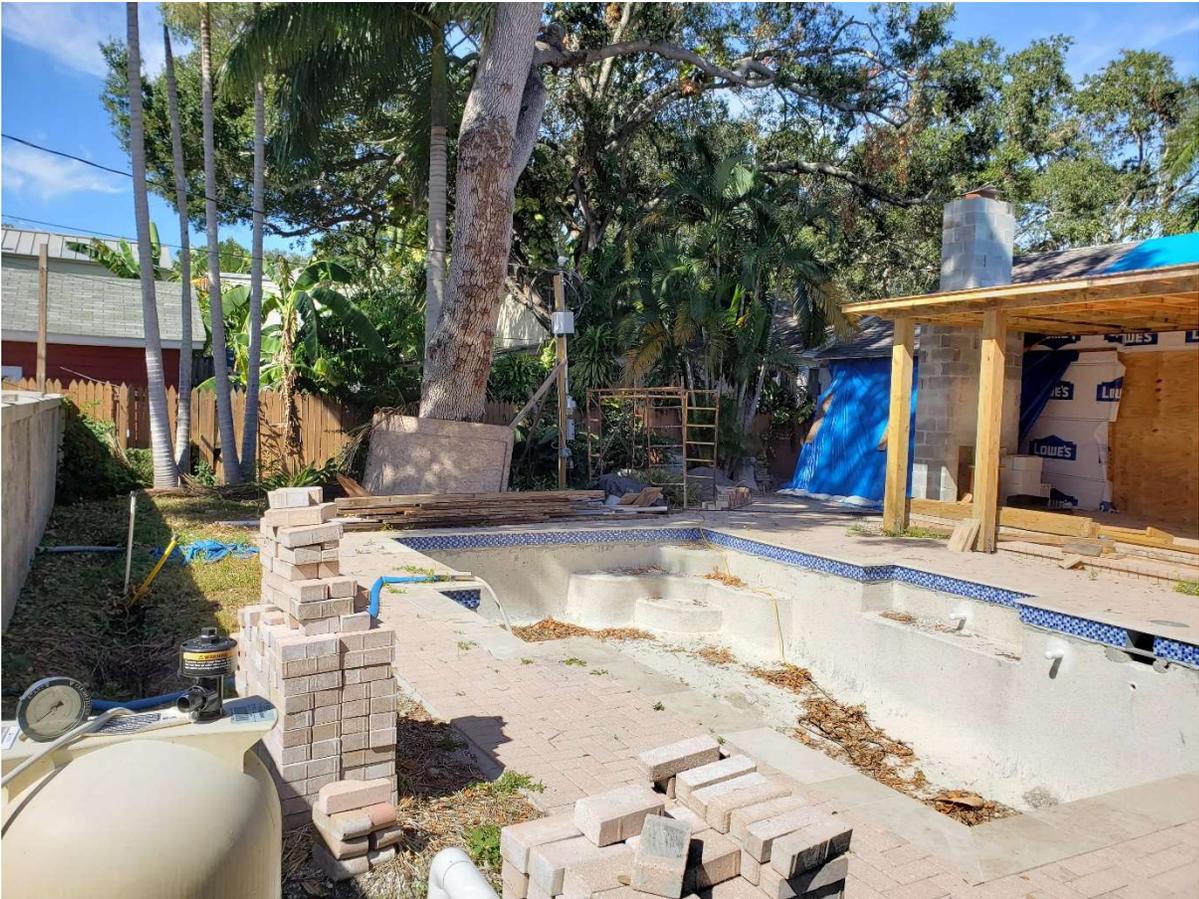


# Photographs for DRC Case No. 22-5400066

346 16<sup>th</sup> Ave NE



Photographs for DRC Case No. 22-5400066



Photographs for DRC Case No. 22-5400066



Photographs for DRC Case No. 22-5400066

Alley Photos



Photographs for DRC Case No. 22-5400066



Photographs for DRC Case No. 22-5400066



Maureen Stafford  
Agent for: Margaritaville Properties INC.  
346 16<sup>th</sup> Ave. NE, St. Petersburg, FL 33704

August 29, 2022

City of St. Petersburg  
Planning & Economic Development Department  
Development Review Services Division  
One 4<sup>th</sup> Street North  
P.O. Box 2842  
St. Petersburg, FL 33701-2842

Dear Commissioners:

Re: 346 16<sup>th</sup> Ave NE – Variance for Rear Yard Setback for Garage and ADU

This letter is to support an application for a rear yard variance in order to build a 2-storey, detached, accessory dwelling structure at the rear of our property consisting of a 2-car garage with an ADU above.

Because there is an existing swimming pool 3 feet from the requested 20 feet depth of the garage, we are 3 feet, 9 & ½ inches short of the required 7 feet, rear yard setback. Therefore, we are requesting a variance from the required 7 feet to 3 feet 9 & ½ inches.

Adding the garages will keep our vehicles off the street, away from crime and help free the neighborhood from overcrowded parking. Additionally, it will provide a rentable unit to the scarcity of affordable housing and fulfill the city's intent for approving ADUs in the NT3 zoning.

In support of our application, below are our responses to the application's six criteria:

- 1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?*

While there is no unique anomaly about the size, shape or topography, the building does have a unique characteristic. We bought the house to save a contributing, historic structure to the Historic Old Northeast Neighborhood. The house was once the home of Babe Ruth and had fallen into extremely bad disrepair. Within weeks after the purchase, a codes case was created to fix the swimming pool. We spent over \$30,000 to have the pool repaired and then began the repairs to the house. Soon thereafter, City Council approved the addition of ADUs to the NT3 zoning. We find ourselves now short of the rear yard setback 3 feet 2. 1/2 inches to accommodate a 20' deep garage.

After surveying the alleys throughout the immediate neighborhood it became clear that an abundance of houses built in the 1920s, with rear yard garages have less than the 7 feet rear yard setback, including along the alley we share.

2. *Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.*

Yes. The following are a several examples and photographs of similar structures in our immediate neighborhood.

- **305 16<sup>th</sup> Ave. NE:** Garage is approximately 3 feet 6 inches from rear yard setback.



- **345 15<sup>th</sup> Ave. NE:** Garage is 2 feet 4 inches from rear yard setback.



Maureen Stafford  
Agent for: Margaritaville Properties INC.  
346 16<sup>th</sup> Ave. NE, St. Petersburg, FL 33704

- **405 15<sup>th</sup> Ave. NE:** Garage is 3 feet from rear yard setback.



- **316 16<sup>th</sup> Ave. NE:** Garage is 4 feet from rear yard setback.



Maureen Stafford  
Agent for: Margaritaville Properties INC.  
346 16<sup>th</sup> Ave. NE, St. Petersburg, FL 33704

- **326 16<sup>th</sup> Ave. NE:** Garage is 3 feet 4 inches from rear yard setback.



- **350 16<sup>th</sup> Ave. NE:** Rear of property is 2 feet 2 ½ inches from rear yard setback.



Maureen Stafford  
Agent for: Margaritaville Properties INC.  
346 16<sup>th</sup> Ave. NE, St. Petersburg, FL 33704

- **305-1515 15<sup>th</sup> Ave. NE:** Garage is 2 feet 1 inch from rear yard setback.

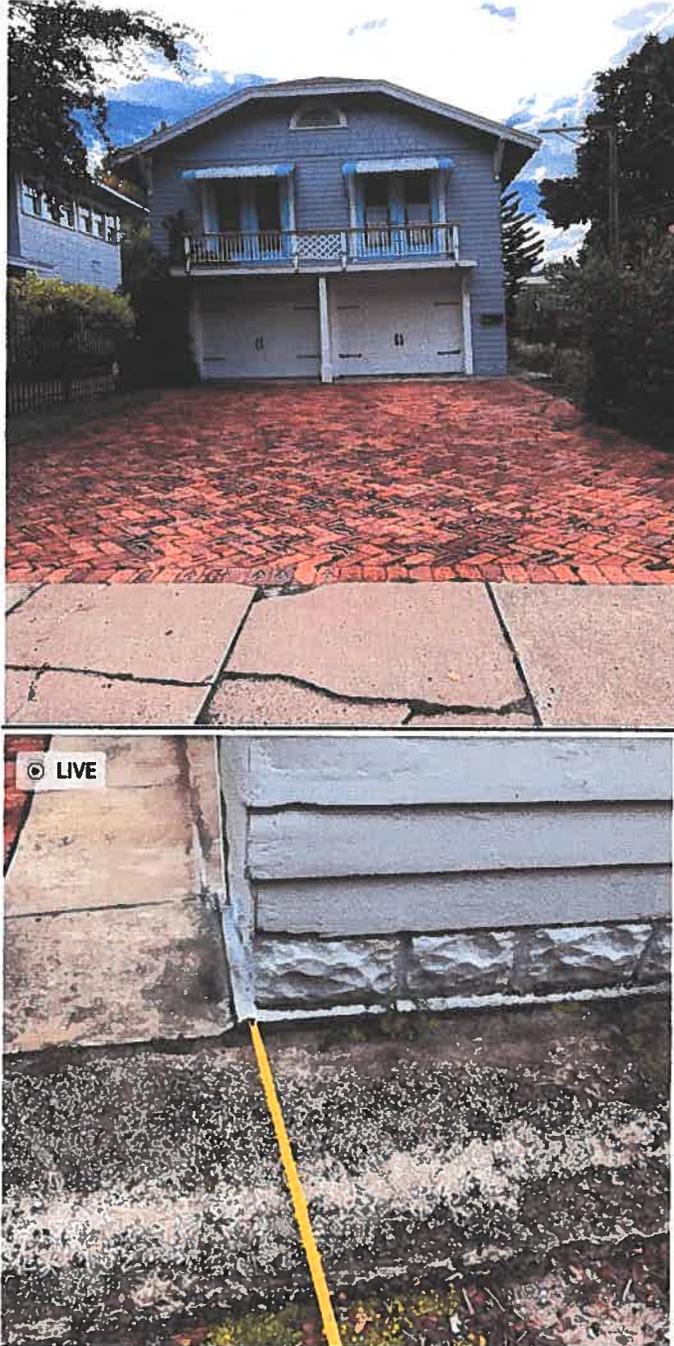


- **315 15<sup>th</sup> Ave. NE:** Garage is 2 feet 8 inches from rear yard setback.

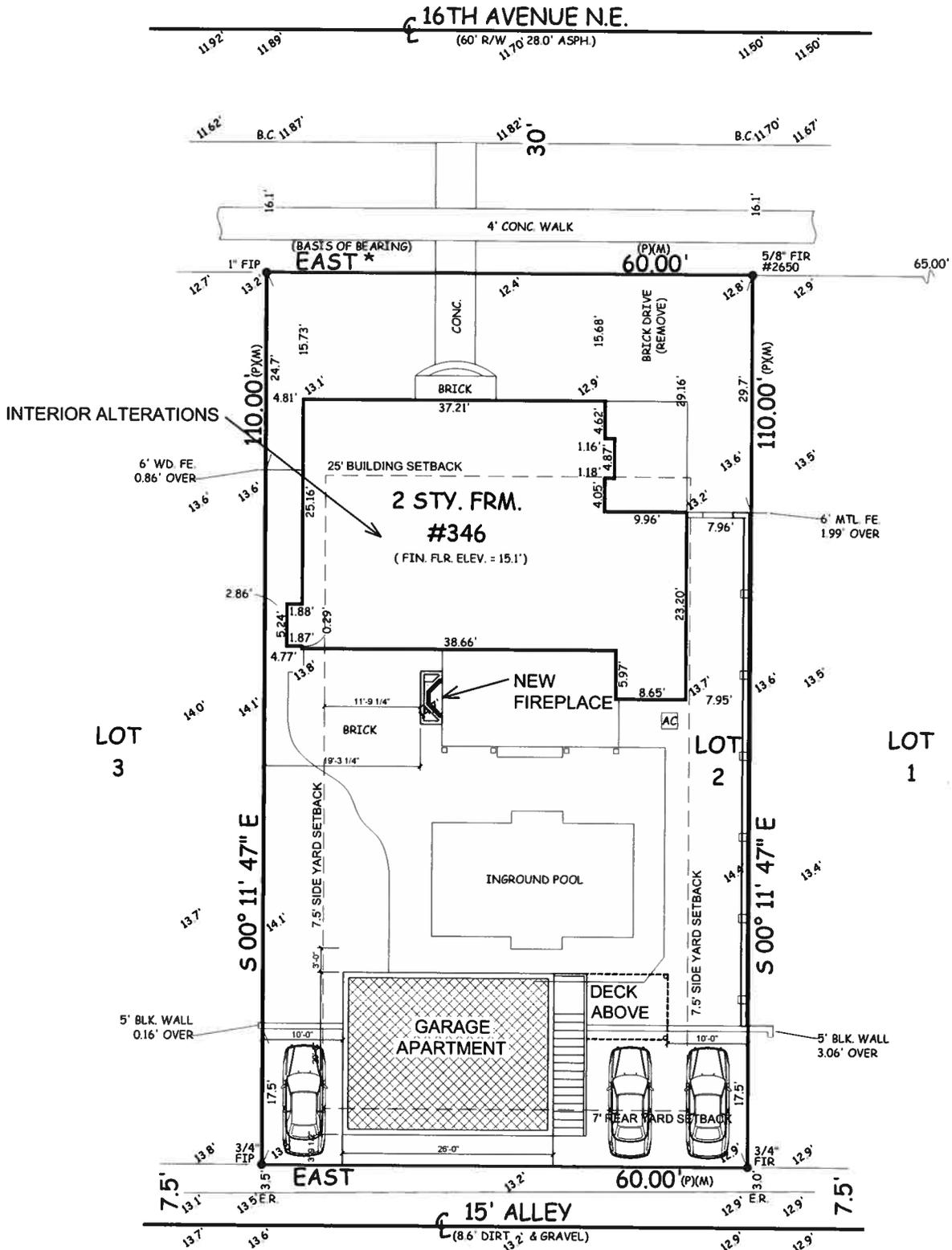


Maureen Stafford  
Agent for: Margaritaville Properties INC.  
346 16<sup>th</sup> Ave. NE, St. Petersburg, FL 33704

- 355-1514 15<sup>th</sup> Ave. NE: Garage is 2 feet 10 inches from the alley.



ZONING: NT-3  
 ISR: 58

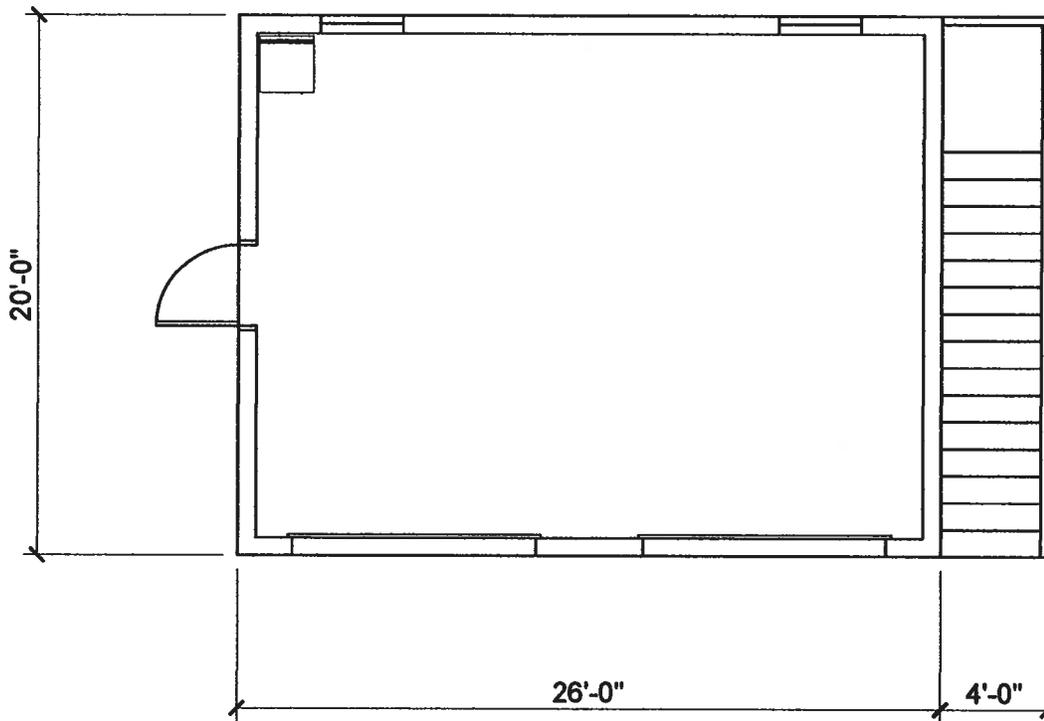
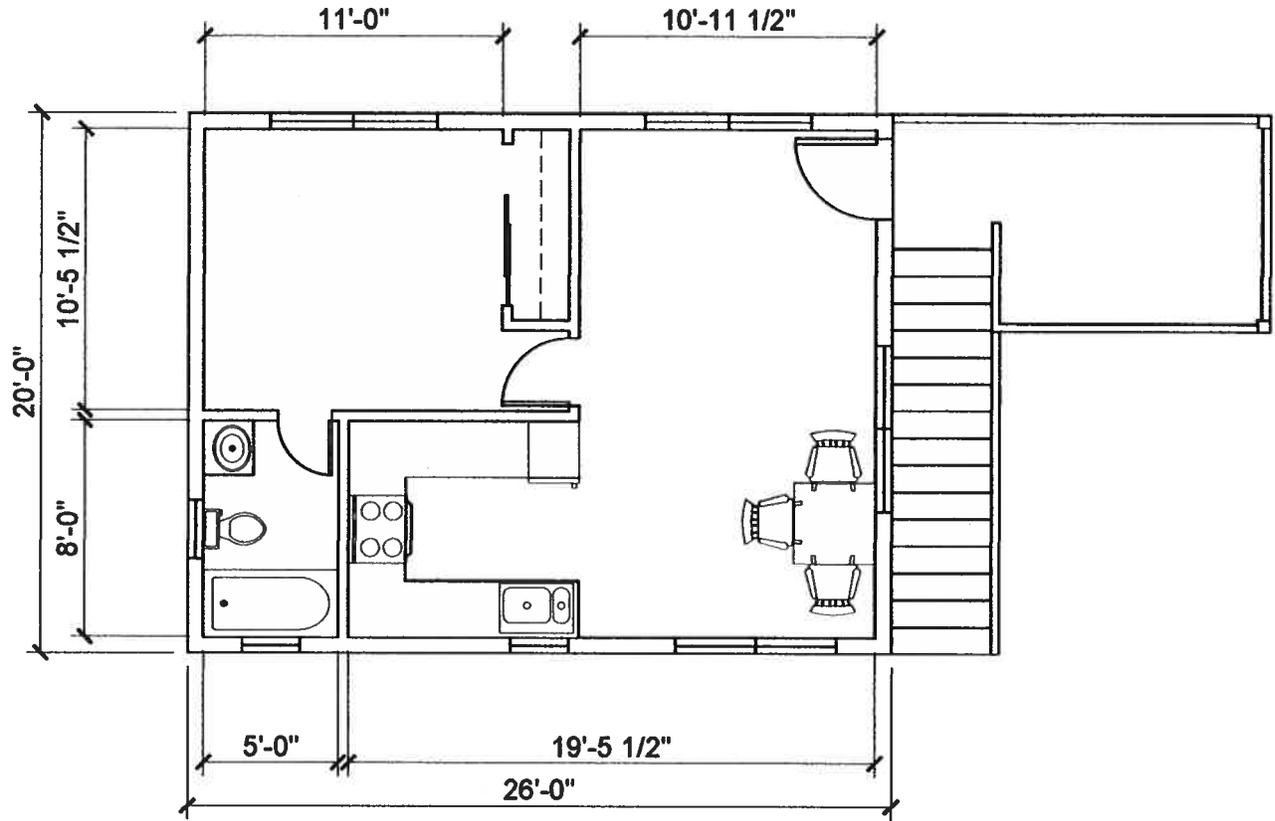


**SITE PLAN**

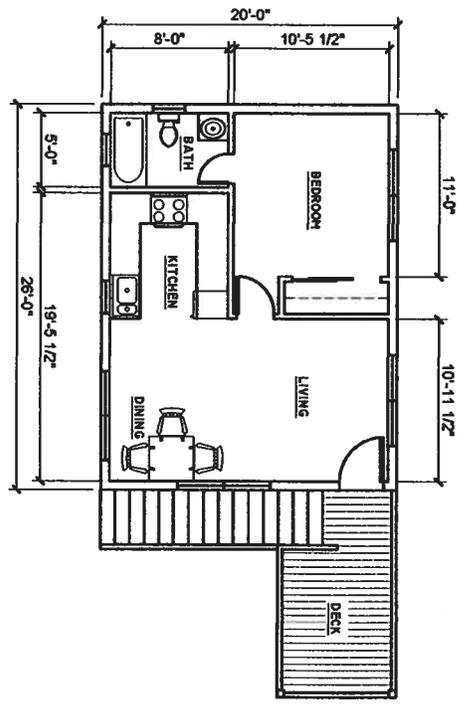
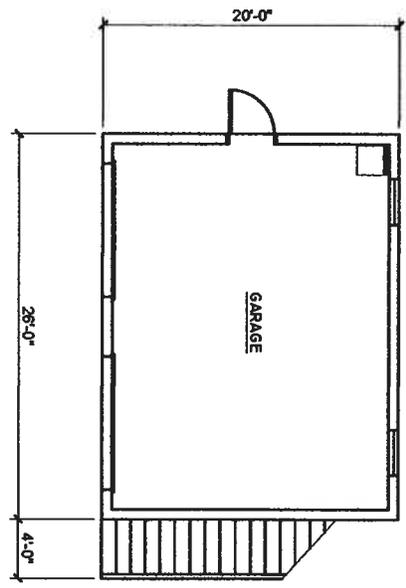
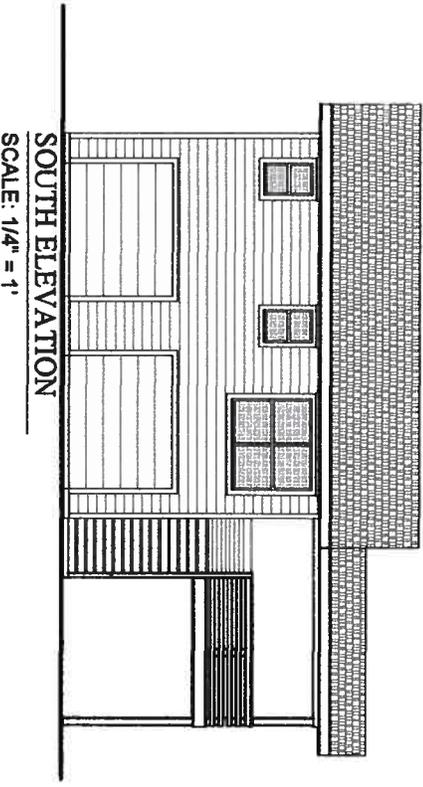
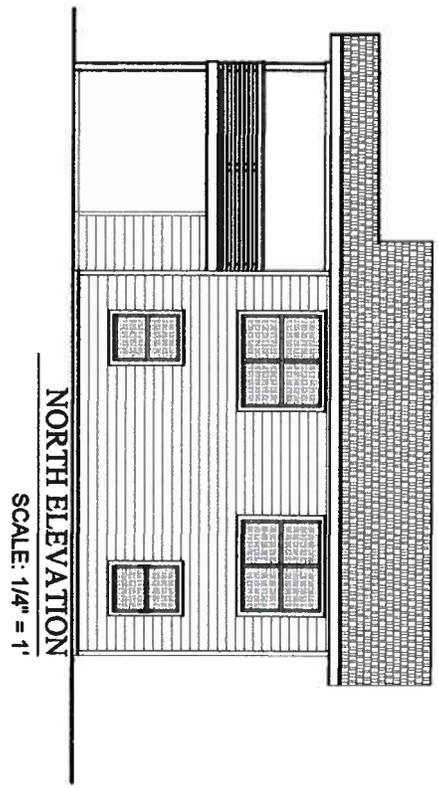
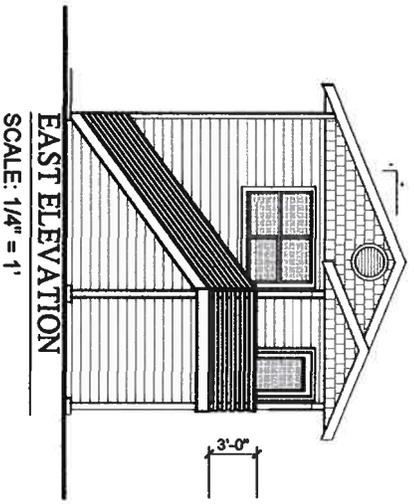
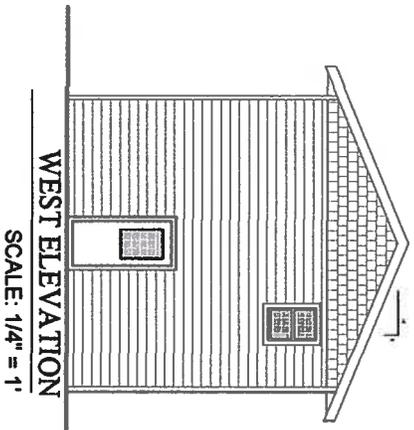
SCALE: 1" = 10'

NORTH





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A2

1/18/20  
 DRAWN BY: JLS  
 CHECKED BY: RANDY JACOB  
 NEWBORNE

**NEW GARAGE APARTMENT**  
**346 16TH AVENUE NE**  
**ST PETERSBURG, FLORIDA**

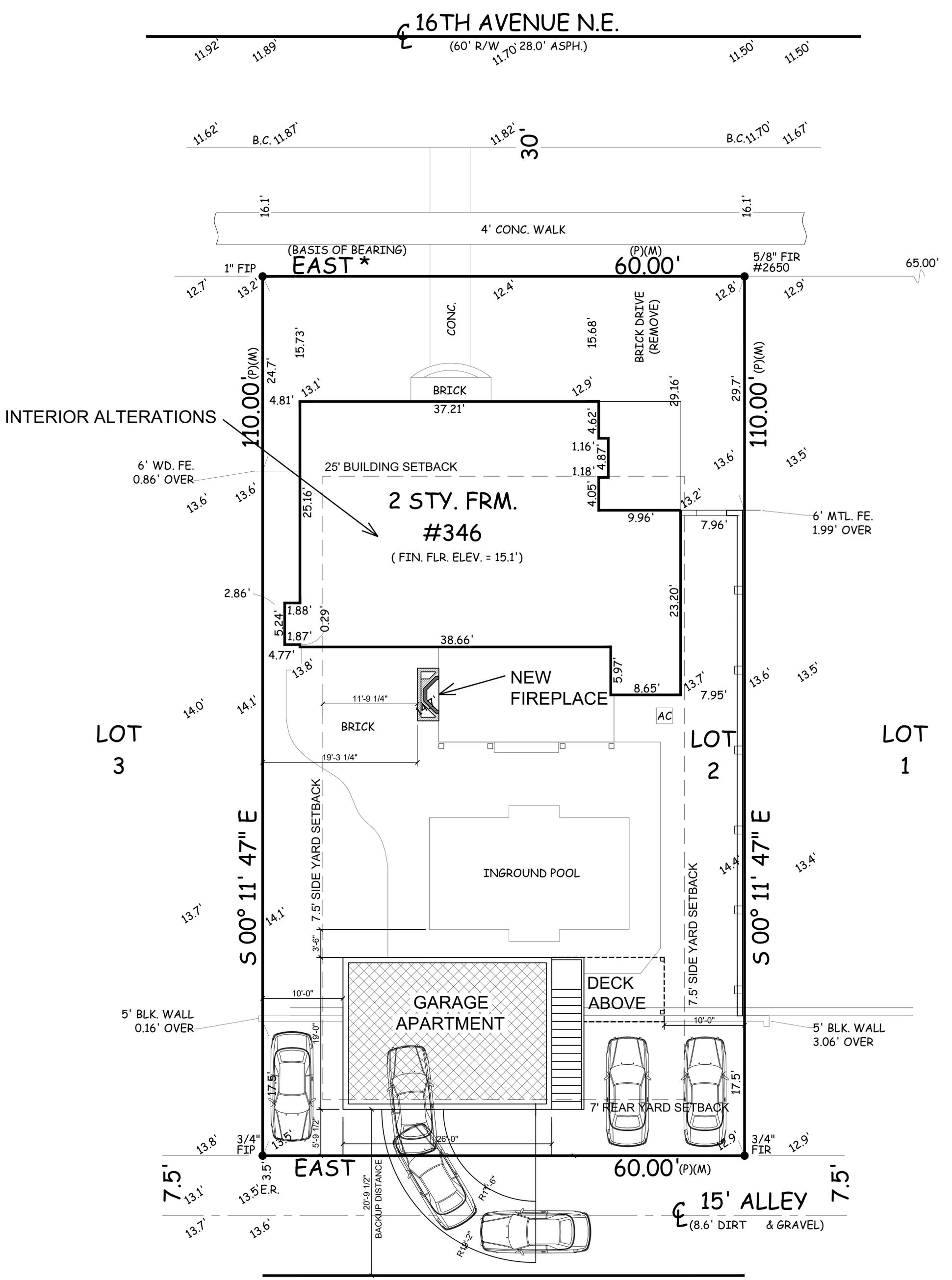
SEAL

**RANDALL MARKS ARCHITECT**  
 1012 COUNTRY CLUB WAY SOUTH  
 Saint Petersburg, Florida 33705  
 Phone: (727) 204-2328  
 randall.marks.arch@gmail.com



# 16TH AVENUE N.E.

(60' R/W 28.0' ASPH.)



## SITE PLAN

SCALE: 1" = 10'

NORTH



## Scot K. Bolyard

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**From:** Kyle J. Hurin  
**Sent:** Monday, October 24, 2022 4:32 PM  
**To:** Scot K. Bolyard  
**Subject:** RE: Turning Radius Diagram for 346 16th Ave NE; DRC 22-54000066

Hi Scot,

I am not familiar with this software and neither is our design staff, but the turning radius used in the diagram provided is that of a standard passenger vehicle typical for this property use.

Thank you,

**Kyle Hurin**  
**Civil Permit Examiner**

Engineering and Capital Improvements Department  
City of St. Petersburg  
One Fourth Street North, 7th Floor Engineering Dept.  
St. Petersburg, FL 33701-2842

Office Phone: 727-551-3058  
Fax: 727-892-5476  
Email: [Kyle.Hurin@StPete.org](mailto:Kyle.Hurin@StPete.org)

Please note all emails are subject to public records law.

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**From:** Scot K. Bolyard <Scot.Bolyard@stpete.org>  
**Sent:** Monday, October 24, 2022 3:29 PM  
**To:** Kyle J. Hurin <Kyle.Hurin@stpete.org>  
**Subject:** FW: Turning Radius Diagram for 346 16th Ave NE; DRC 22-54000066

Good afternoon Kyle,

Zoning has a variance request for a rear setback reduction for a new garage facing an alley where the backout from the face of the garage to the opposite side of the alley will be 20-ft, 9.5-inches. The applicant provided a turning radius diagram and indicated that it may have been prepared using the program Dimension Plus, an add on app for CAD. Are you familiar with that application? Also, in your opinion does the attached turning radius diagram appear acceptable? Any insight will be much appreciated.

Thanks,

Scot Bolyard, AICP  
Deputy Zoning Official, Planning & Development Services  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701

**From:** [rreed@tampabay.rr.com](mailto:rreed@tampabay.rr.com)  
**To:** [Candace A. Scott](#)  
**Cc:** ["John Johnson"](#); [April Cabral](#); [Charleen McGrath](#); [Doug Gillespie](#); [John Peter Barie](#); [kimbyflies@yahoo.com](mailto:kimbyflies@yahoo.com); [Nick Bell](#); [RLREED@tampabay.rr.com](mailto:RLREED@tampabay.rr.com)  
**Subject:** Re: 346 16th Avenue NE  
**Date:** Monday, September 26, 2022 7:29:05 AM

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**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.

Re: 346 16<sup>th</sup> Avenue NE

Ms. Scott,

The Historic Old Northeast Neighborhood Association supports the setback variance request for an ADU at the property located at 346 16<sup>th</sup> Avenue NE. As shown on the application, there are a number of similar non-conforming setbacks in close proximity to this property.

The contractor has removed the front facing driveway which remained after a previous owner enclosed the garage. In addition, the windows will replicate the remaining original windows on the house, and have 3-dimensional muntins. Parking will be provided on the first floor of the garage with additional parking spaces to accommodate the ADU.

We appreciate that the house, located in our National Register District, is being restored rather than demolished.

Sincerely,

Robin Reed

Chair, HONNA Planning and Preservation Committee



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# 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	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Description of Request:</b>	
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: 405 15TH AVE NE	
Owner Name (print): EDWARD KOMACKA	
Owner Signature: Edward Komacka	
2. Affected Property Address: 330-16 Ave NE	
Owner Name (print): Roger & Jamelic Johansson	
Owner Signature: Roger Johansson, Jamelic Johansson	
3. Affected Property Address: 355 16th Ave NE	
Owner Name (print): Nathan Frobisher	
Owner Signature: Nathan Frobisher	
4. Affected Property Address: 305 16th Ave NE	
Owner Name (print): David Clendenen	
Owner Signature: David Clendenen	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address: 305 16th Ave NE	
Owner Name (print): Amy Gleason	
Owner Signature: Amy Gleason	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

**From:** [Jor Johansson](#)  
**To:** [Candace A. Scott](#)  
**Subject:** Re: Concerning Support Worksheet for 346 16 Ave NE  
**Date:** Thursday, September 8, 2022 3:28:33 PM

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Thank you.  
J.O. Roger Johansson  
[johanssonjor@gmail.com](mailto:johanssonjor@gmail.com)

Confidentiality Notice:

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential, or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain copy or disseminate this message or any part thereof. If you receive this message in error, please notify the sender immediately by e-mail and delete all copies of this message.

On Thu, Sep 8, 2022 at 1:50 PM Candace A. Scott <[Candace.Scott@stpete.org](mailto:Candace.Scott@stpete.org)> wrote:

Good afternoon –

We are in receipt of your email notifying us that you wish to rescind your signature of no objection for the variance requested for the property located at 346 16<sup>th</sup> Ave NE.

The statement will be added to the case file.

Regards,

Candace Scott

Planner I , Planning and Development Services

City of St. Petersburg

727-892-5192 / Fax: 727-892-5557

[C2Scott@stpete.org](mailto:C2Scott@stpete.org)

*Please note all emails are subject to public records law.*

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**From:** Jor Johansson <[johanssonjor@gmail.com](mailto:johanssonjor@gmail.com)>  
**Sent:** Friday, September 2, 2022 2:41 PM  
**To:** DRC <[DRC@stpete.org](mailto:DRC@stpete.org)>  
**Subject:** Concerning Support Worksheet for 346 16 Ave NE

**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.

Dear Madam/Sir,

We would like to rescind our signatures on the support worksheet for 346 16 AVE NE, St. Petersburg.

We have since we signed the worksheet become increasingly concerned about flooding issues of our property as a result of the requested set back variance.

Sincerely,

Roger and Jamelie Johansson

330 16 Ave NE, St. Petersburg

[johanssonjor@gmail.com](mailto:johanssonjor@gmail.com)

Please acknowledge the receipt of this e-mail

Confidentiality Notice:

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential, or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain

## Katrina L. Lunan-Gordon

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**From:** David Chittum <david.chittum@gmail.com>  
**Sent:** Monday, October 17, 2022 4:42 PM  
**To:** Katrina L. Lunan-Gordon  
**Subject:** Opposition to Case No. 22-54000066

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

To: Ms. Katrina Lunan-Gordon

From: David Chittum  
345 15thAve NE  
St Petersburg, FL 33704

Re: Registration as an opponent to Case No. 22-54000066

Dear Ms. Lunan-Gordon,

I am the owner of 345 15th Ave NE (parcel 18/31/17/83216/030/0110, SNELL & HAMLETT'S NORTH SHORE ADD BLK 30, W 52FT OF LOT 11). My property is immediately behind the applicant's property (346 16th Ave NE, owned by Margaritaville Property Management Inc, of Las Vegas, NV).

I oppose the proposed setback variation and intend to be present for the Development Review Services Commission public hearing scheduled to occur on Wednesday, November 2, 2022. Should other attendees appearing before me not cover my specific objections, it is my intent to offer testimony.

Best Regards,

David Chittum  
[david.chittum@gmail.com](mailto:david.chittum@gmail.com)  
727.565.6054

A copy of this communication was also sent to the following email address on 10/17/2022.  
[adriana.shaw@stpete.org](mailto:adriana.shaw@stpete.org).

## Katrina L. Lunan-Gordon

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**From:** Alice Tenney <birdwva@aol.com>  
**Sent:** Monday, October 17, 2022 2:23 PM  
**To:** Katrina L. Lunan-Gordon  
**Subject:** Case no. 22-54000066

**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.

I will be attending this hearing and I am opposed.  
Alice Tenney

## Katrina L. Lunan-Gordon

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**From:** Kathi <ambrosiainc@msn.com>  
**Sent:** Monday, October 17, 2022 2:42 PM  
**To:** Katrina L. Lunan-Gordon  
**Cc:** Kathi  
**Subject:** RE: Case No. 22-54000066

**Importance:** High

**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.

Hello:

Regarding Case No. 22-54000066 Variance, I am notifying I, Kathleen Harris (335 15<sup>th</sup> Ave NE), plan to attend the Public Hearing on 11/2/22.

\*\*\* I am opposed to granting this Variance\*\*\*

Sincerely,  
Kathleen Harris



# 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

Visited all addresses twice on north side of 15th Ave NE and south side of 16th Ave NE. Several owners were either on vacation or live out of town. Showed copy of site plan to all those I spoke to. Left a couple of copies with individuals. Had conversation with :

James Albert, 355 15th Ave NE. He was not opposed to the variance but said he would only sign in support if Ms. Harris did.

Gary Tenney, 315 15th Ave NE. Said he would support the variance but would only sign if Ms. Harris did.

Kathrine Harris, 335 15th Ave. NE. Does not support. Water runoff, Doesn't want the building there, Too tall.

##### (b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Mailed letter of intent to file variance application to: FICO, CONA, HONNA August 15, 2022

##### (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

Objections were only made by Ms. Harris: water runoff into the alley. Alley is not paved and water tends to pool. Don't want any new buildings.

## 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@stpeteconacona.org](mailto:variance@stpeteconacona.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> 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.

Maureen Stafford  
116 9<sup>th</sup> Ave. NE  
St. Petersburg, FL 33701

August 15, 2022

Inner-City Community Organizations (FICO)  
c/o Kimberly Frazier-Leggett  
3301 24<sup>th</sup> Ave. S.  
St. Petersburg, FL 33712

Dear Ms. Frazier-Leggett

RE: Application for Variance - 346 16<sup>th</sup> Ave. NE

Please be advised that I am applying for permission to construct a new, 2-storey, detached, accessory structure at the rear of the above property consisting of a 2-car garage with an Accessory Dwelling Unit above. The required rear setback is 7 feet from the rear property line. Because of the limited, rear yard, available space I am proposing a setback of 3' 9 1/2". Thus, a variance is required.

Please feel free to call me if you wish to discuss this application further.

Sincerely,

Maureen Stafford  
727-488-8154

A handwritten signature in black ink, appearing to read "M. Stafford", with a large, stylized flourish at the end.



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here.

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

From: MAUREEN STAFFORD  
116 9th AVE NE  
ST. PETERSBURG FL 337



To: INNER CITY Community Organization  
C/O Kimberly Frasier + Lodge  
3301 24th Ave. S.  
ST. PETERSBURG, FL 33712

Postmark Here

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



1023

U.S. POSTAGE PAID  
FCM LETTER  
SAINT PETERSBURG, FL  
33730  
AUG 15, 22  
AMOUNT  
**\$1.75**  
R2305P149795-18

MIME-Version: 1.0

Date: Mon, 15 Aug 2022 15:45:19 -0400

Message-ID: <CAKu4GgYB-4WvS60AwGQHRjo2vwy\_87CCsxeU99GS-7bVcjWWog@mail.gmail.com>

Subject: Proposed Variance - 346 16th Ave. NE

From: Maureen Stafford <mjstafford12@gmail.com>

To: John Johnson <HONNAPresident@gmail.com>

Content-Type: multipart/alternative; boundary="0000000000002fa83805e64cdf9a"

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Content-Type: text/plain; charset="UTF-8"

Dear Mr. Johnson,

Please be advised that I am applying for permission to construct a new, 2-storey, detached, accessory structure at the rear of the above property consisting of a 2- car garage with an Accessory Dwelling Unit above. The required rear setback is 7 feet from the rear property line. Because of the limited, rear yard, available space I am proposing a setback of 3' 9 1/2". Thus, a variance is required.

Please feel free to call me if you wish to discuss this application further.

Sincerely,

Maureen Stafford

727-488-8154

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Content-Type: text/html; charset="UTF-8"

Content-Transfer-Encoding: quoted-printable

<div dir=3D"ltr"><div class=3D"gmail\_default" style=3D"font-family:comic sa  
ns ms,sans-serif">Dear Mr. Johnson,</div><div class=3D"gmail\_default" style=  
=3D"font-family:comic sans ms,sans-serif"><br></div><div class=3D"gmail\_def  
ault" style=3D"font-family:comic sans ms,sans-serif"><div id=3D"gmail-:4jh"  
class=3D"gmail-Ar gmail-Au gmail-Ao"><div id=3D"gmail-:4jd" class=3D"gmail-  
-Am gmail-Al editable gmail-LW-avf gmail-tS-tW gmail-tS-tY" aria-label=3D"M=  
essage Body" role=3D"textbox" aria-multiline=3D"true" tabindex=3D"1" style=  
=3D"direction:ltr;min-height:261px" aria-controls=3D":4m7"><div class=3D"gm=  
ail\_default">Please be advised that I am applying for permission=C2=A0to co  
nstruct a new, 2-storey, detached,=C2=A0accessory=C2=A0structure at the rea  
r of the above property consisting=C2=A0of a 2- car garage with an Accessor  
y Dwelling=C2=A0Unit above. The required rear setback is 7 feet from the re

