



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 and Development Services Department records, no Commission Member has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon 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, April 6, 2022, at 10:00 A.M.** at Council Chambers, City Hall, located at 175 - 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-54000005 PLAT SHEET: N-10

REQUEST: Approval of an after-the-fact variance to interior side yard and rear yard setbacks to allow an accessory structure (gazebo) to remain.

OWNER: Wendy Hessinger
1580 53rd Street North
St. Petersburg, FL 33710

ADDRESS: 1580 53rd Street North

PARCEL ID NO.: 16-31-16-97218-007-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban - 1 (NS-1)

Table 1: Section 16.20.020.7 – Building Envelope: Maximum Height and Minimum Setbacks

Structure	Required	Requested	Variance	Magnitude
Gazebo rear yard setback	10 feet	2.4 feet	7.6 feet	76%
Gazebo interior side yard setback	7.5 feet	3.6 feet	3.9 feet	52%

BACKGROUND

The subject property consists of one platted lot of record (Lot 2, Block 7) of the White's Lake Subdivision within the Neighborhood Suburban-1 (NS-1) zoning district. The property is approximately 5,875 square feet (0.13 acres +/-) and contains a single-family home constructed in 1956. The property is within the boundaries of the Disston Heights Neighborhood and located within the Archaeological Sensitive Area: Sensitivity Level 2. Archaeological sites are evidenced by the presence of archaeological resources and are subject to Section 16.30.070: Historic and Archeological Preservation Overlay of the Land Development Regulations (LDRs). For this case, the archaeological sensitive level does not impact the request at hand.

Upon purchase in May 2017, property owner/applicant Wendy Hessinger attained a lake-front single-story residence, with a wooden deck gazebo, pergola, and associated improvements. On November 19, 2019, the applicant received a notice of violation regarding the existing gazebo and trellis (pergola) which were constructed without permits by the previous owner. Thereafter, the applicant pursued a demolition permit on October 4, 2021, to demolish and remove the unpermitted gazebo and patio cover (pergola).

With an effort to preserve the gazebo facing the lake, the applicant underwent a permit to warrant the structure. The permit was submitted to the Development Review Services Division on January 14, 2021. Upon review by Zoning, the permit was denied due to not meeting the required setbacks in accordance with [Section 16.20.020.7](#): Maximum Height and Minimum Setback of the LDRs within the NS-1 zoning district.

The applicant hereby seeks variances to deviate from the minimum required interior side yard setback of 7.5 feet to maintain the established setback of 3.6 feet; and to deviate from the minimum required accessory rear yard setback of 10 feet to maintain the established setback of 2.4 feet. Noting the construction of the gazebo was completed by the previous owner, the applicant would like to maintain the structure requiring Development Review Commission (DRC) approval of an after-the-fact variance.

VARIANCE REVIEW CRITERIA

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 after-the-fact variance is **inconsistent** with these standards. The DRC's decision shall be guided by the Consistency Review of Standards per City Code [Section 16.70.040.1.6](#) Variances, Generally:

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 property is developed with an existing single-family residence and will continue to be used as a single-family residential use.
 - 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 lot is considered to be legal nonconforming. The subject lot is 68-feet wide and is approximately 5,875 square feet in lot area. The lot exceeds the minimum lot area for the NS-1 zoning district of 5,800 square feet, but does not meet the minimum lot width requirement according to [Section 16.20.020.6](#) which requires a lot width of at least 75-feet. According to [Section 16.60.030.2](#): Nonconforming Lots of the LDRs, no variance to lot width will be required to erect or keep any customary accessory structure on this lot due to the adjacent lots not being in common ownership, the lot is legally platted, and has an existing single-family home. All other requirements for the NS-1 zoning district must be met, or variances must be granted.
- c. *Preservation district. If the site contains a designated preservation district.*
- This criterion is not applicable.
- d. *Historic Resources. If the site contains historical significance.*
- This criterion is not applicable.
- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*
- This criterion is not applicable.
- 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 subject property is an interior residential lot, south of 16th Avenue North and east of 53rd Street North. Upon staff's evaluation of a bird's eye view of the properties surrounding the lake, the proposed request does not promote an established development pattern of the neighborhood. Furthermore, without a current survey and inspection of the existing accessory structures on each private property surrounding the lake, staff cannot address whether the accessory structures comply with the current land development regulations.

2. *The special conditions existing are not the result of the actions of the applicant;*
- The special conditions of the existing gazebo were not an action or result of the applicant, but of the previous owner of the subject property.
3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*
- The subject property is unique in shape, as it is not a complete rectangle. The rear property line is shorter in width to provide greater view/access to the existing lake. Regardless of the narrow width at the rear of the property of 37.7-feet, a 16-foot by 16-foot gazebo would suitably fit in accordance with the required side setback. The applicant may relocate the gazebo to meet the required setback standards or remove the nonconforming gazebo.

There are no physical hardships or special conditions that have been noted. Literal enforcement to meet the side yard setback of 7.5-feet and rear yard setback of 10-feet per [Section 16.20.020.7](#) would not result in unnecessary hardship.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

- The strict application of the applicable provisions of the LDRs would still provide the applicant with means for reasonable use of the property. The applicant is permitted to have a covered patio (no more than 12 inches above existing grade) no less than 7.5-feet from side and rear property lines per [Section 16.60.050](#): Setbacks, Allowable Encroachments of the LDRs.

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

- The applicant is able to make reasonable use of the property without approval of the variances.

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

- The granting of the after-the-fact setback variance would not be harmony with the general purpose and intent of the code. According to [Section 16.10.010.4.J](#) of the LDRs, the purpose of setback regulations are to “ensure that an effective separation is provided between properties, structures and uses to foster compatibility, identity, privacy, light, air and ventilation.” Setbacks are further used to provide safety and environmental protection.

In some cases, building beyond the setback line may be permitted through allowable encroachments. However, the granting of an additional encroachment, while not providing effective separation and privacy from adjoining property, will not be in harmony with the general purpose and intent of the code.

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

- The granting of the variance will not be detrimental to public welfare. The applicant provided four (4) signatures of support from neighboring properties. Of the four signatures, there are two that are adjacent to the north of the subject property who can catch sight of the gazebo in the rear yard. However, it may be injurious to the adjacent neighboring property to the south mostly impacted due to the additional encroachment into the required setbacks. The granting of the after-the-fact setback variance would be inconsistent with the general purpose and intent of the above-referenced LDRs.

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

- Staff finds that the reason provided in the applicants narrative do not justify the granting of the variances.

9. *No nonconforming use/structure 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.*

- The applicant cited four (4) accessory structure examples located in the NS-1 zoning district as follows:
 1. Located at 1543 15th Avenue North within the NT-2 (Neighborhood Traditional) zoning district and is not applicable.
 2. Located at 5298 15th Avenue North, no permit is needed for what seems to be a shed less than 100 sq. ft. The interior side yard setback permitted is 3-feet and the rear yard setback permitted is 2-feet from the property line for the overhang.
 3. Located at 5261 15th Avenue North, permit no. 00-01001034 for an eight by twelve shed was completed. A patio cover (no more than 12 inches above existing grade) is permitted to be 7.5-feet from side and rear property lines.

4. Located at 5325 14th Avenue North, no permit is needed for what seems to be a shed less than 100 sq. ft. The interior side yard setback permitted is 3-feet and the rear yard setback permitted is 2-feet from the property line for the overhang.

This criterion specifies that any similar structures are not to be used as justification for granting of the variances.

PUBLIC COMMENTS: The subject property is within the Disston Heights Civic Association. As of the date of this report, Staff received inquiries, but no formal comments from the public and no comments from CONA, or FICO have been received.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning & Development Services Department Staff recommends **DENIAL** of the requested variances.

CONDITIONS OF APPROVAL: If the after-the-fact variances are approved, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. A permit shall be required for the gazebo and the as-built plans submitted for permitting shall substantially reflect the approval granted by the Development Review Commission.
2. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
3. This variance approval shall be valid through April 6, 2025. Permits for the gazebo and any associated construction must be substantially completed by this expiration date.

Report Prepared By:

/s/ Katrina Lunan-Gordon

3/23/22

Katrina Lunan-Gordon, Planner II
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

/s/ Elizabeth Abernethy for

03/23/22

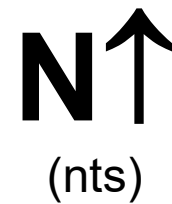
Dave S. Goodwin, Interim Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

ATTACHMENTS: Location Map
Application – Narrative – Public Participation Report – Neighborhood Worksheet
Survey
Letter from Structural Engineer



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000005
Address: 1580 53rd St. N.





VARIANCE

Application No. 22-5400005

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): <u>Wendy Hessinger</u>	
Street Address:	<u>1580 53rd St. N.</u>
City, State, Zip:	<u>St. Pete, FL 33710</u>
Telephone No:	<u>727 686 0123</u>
Email Address:	<u>stpetebeachyoga@gmail</u>
NAME of AGENT or REPRESENTATIVE:	
Street Address:	<u>1580 53rd St. N.</u>
City, State, Zip:	<u>St. Pete, FLA. 33710</u>
Telephone No:	
Email Address:	
PROPERTY INFORMATION:	
Street Address or General Location:	<u>1580 53rd St. N. St. Pete, FL 33710</u>
Parcel ID#(s):	<u>White's Lake @ LK 7, Lot 12</u>
DESCRIPTION OF REQUEST: <u>I bought my home with a gazebo that I was told was permitted but it wasn't, I am trying to get it legal.</u>	
PRE-APPLICATION DATE:	<u>8/9/2021</u>
PLANNER:	

FEE SCHEDULE

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

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

AUTHORIZATION

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

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

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

Signature of Owner / Agent*:

Date:

*Affidavit to Authorize Agent required, if signed by Agent

Typed Name of Signatory:

Wendy Hessinger

1/4/2022

VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: <u>1580 53rd St. N</u>	Case No.:
Detailed Description of Project and Request: <u>I would like to keep the gazebo that I purchased when I bought my home in May, 2017.</u>	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? <u>The gazebo is far away from the neighbors home. It is located in the South West corner of my property.</u>	
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. <u>Yes, there are many homes in the neighborhood that have other structures on their property, those structures are also close to the property line. The gazebo was never an issue until a spiteful, hateful neighbor moved in.</u>	
3. How is the requested variance not the result of actions of the applicant? <u>I did not build the gazebo. The listing for my home had a photo of the gazebo as the main photo in the listing.</u>	

Addresses: 1543 15th Ave. North 5325 14th Ave. N.
5298 15th Ave. North
5261 15th Ave. North

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
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?
The gazebo that was built by the previous owner Robert Quinn was built very well and sturdy and it looks very aesthetically pleasing the lake that it overlooks was at one time open to all the neighbors.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
There are two alternatives one is to get the gazebo legal and the other option is to get a permit to remove it.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The gazebo is a pleasant looking structure that is well maintained and was well built. It adds value to the neighborhood in many ways.



st.petersburg
www.stpete.org

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: <u>1586 53rd St. N.</u>	Case No.:
Description of Request: <u>variance to keep the gazebo I bought from the previous owner.</u>	
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: <u>1540 53rd St. North</u>	
Owner Name (print): <u>Jackie Kester</u>	
Owner Signature: <u>[Signature]</u>	
2. Affected Property Address: <u>1596 53rd St. N</u>	
Owner Name (print): <u>Richard McDaniel</u>	
Owner Signature: <u>[Signature]</u>	
3. Affected Property Address: <u>5328 16th Ave N.</u>	
Owner Name (print): <u>Christina Delany</u>	
Owner Signature: <u>[Signature]</u>	
4. Affected Property Address: <u>5298 Oxford Ave.</u>	
Owner Name (print): <u>Mark Blair</u>	
Owner Signature: <u>[Signature]</u>	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT	
Street Address:	1580 53rd St. North, St. Petersburg, FL 33710
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	
8/9/2021 room call with both Dylan Carlson and Jennifer Bryla	
7/28/2020 city hall meeting St. Pete	
1/25/2020 city hall St. Pete	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
Request for an after the fact permit.	
survey for the gazebo	
report from the structural engineer	
monthly correspondence with my attorney, code inspectors and Mike Vold	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Draston Heights area	
33710	
Pam Haff neighborhood association	
2. Summary of concerns, issues, and problems expressed during the process	
I have been trying to get the gazebo legal since I received the violation. There have been many problems during this process as each person I've spoken to has told me a different story.	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



PHC Security <workemail1839@gmail.com>

Fwd: Public participation report

1 message

Paul Kartsonis <pkartsonis@gmail.com>
To: workemail1839@gmail.com

Mon, Jan 3, 2022 at 7:20 PM

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

From: **wendy yoga** <stpetebeachyoga@gmail.com>
Date: Mon, Jan 3, 2022 at 3:30 PM
Subject: Fwd: Public participation report
To: Paul Kartsonis <pkartsonis@gmail.com>

CONA letter

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

From: **wendy yoga** <stpetebeachyoga@gmail.com>
Date: Fri, Sep 3, 2021 at 3:42 PM
Subject: Public participation report
To: <variance@stpetecon.org>

Hello Tom,

My name is Wendy Hessinger I live at: [1580 53rd St N, St. Petersburg, FL 33710](#).

I bought a home in May 2017 with a gazebo on the property, I was told verbally and in writing that the gazebo was legal and permitted, a neighbor that erected an illegal 10 foot fence was not happy when i called to report the "spite fence" and called codes in regards to my gazebo.

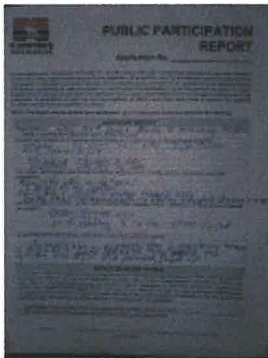
I've been trying to get it legal and permitted since early 2020.

Any questions about the request feel free to email me back. I'm happy to answer any questions you may have.

Thank you!

Kind regards,

Wendy Hessinger



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6685K

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

From: **wendy yoga** <stpetebeachyoga@gmail.com>
Date: Mon, Jan 3, 2022 at 7:54 PM
Subject: Fwd: Variance request
To: Paul Kartsonis <pkartsonis@gmail.com>

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

From: **wendy yoga** <stpetebeachyoga@gmail.com>
Date: Fri, Aug 20, 2021, 12:55 PM
Subject: Re: Variance request
To: Pamela Huff <pehuff@yahoo.com>

Good morning Pam!
Thank you for reaching out to me.
What exactly is the participation report?
How and where do I get that one?
Thank you,
Wendy

On Fri, Aug 20, 2021, 6:32 AM Pamela Huff <pehuff@yahoo.com> wrote:

Good morning Wendy - I want to make sure I acknowledge this email and also remind you the public participation report is what DHCA needs to sign. Thank you -
Pam

On Monday, August 16, 2021, 10:18:50 AM EDT, wendy yoga <stpetebeachyoga@gmail.com> wrote:

Good morning Pam,
I am contacting you as per the city of St Pete to request a variance for my gazebo. I inherited the gazebo when I bought my home.
The city has stated that I am to send a notice of intent to you. I bought my home in 2017 and was told by the previous owner all structures were permitted when in fact, they were not.
Can you please help me with this?
I am also to contact both FICO and CONA and am hoping you can help me with this matter.
Thank you for your time.
Kind regards,
Wendy Hessinger
[1580 53rd St N, St. Petersburg, FL 33710](mailto:158053rdStN@stpete.org)
7276860123

Hello Kimberly,

January 4, 2022

I am writing this letter to you in regards to a variance that I am submitting to the City of St. Pete.

I bought my home at: 1580 53rd St. N St. Petersburg, FL 33710 in May, 2017.

My home included a gazebo. I was told by the previous owner that the gazebo was permitted and legal, a few years later a new neighbor moved in and called codes I was then informed the gazebo was not permitted.

I would like to keep the gazebo, get it legal and permitted.

Thank you for your help regarding this matter. Please feel free to reach out to me if you have any questions.

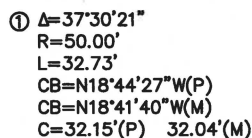
My contact information is: Wendy Hessinger 727-686-0123 and my email address is: wendylynnbuck@gmail.com

Kind Regards,

Wendy Hessinger

FICO proof
emailed to
DRC@stpete.org

NORTH



LEGEND

M	= PLAT
M	= MEASURE
A.U.E.	= ACCESS/UTILITY EASEMENT
P.I.	= POINT OF INTERSECTION
S	= CENTER LINE
N&D	= NAIL AND DISK
R/W	= RIGHT OF WAY
L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
P.C.P.	= PERMANENT CONTROL POINT
C	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
(D)	= DESCRIPTION
R	= RADIUS
L	= ARC LENGTH
A	= CENTRAL ANGLE
C	= CHORD
C.B.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
C.N.C.	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
WM	= WATER METER
PERM	= PERMANENT REFERENCE MONUMENT
OHU	= OVERHEAD UTILITY LINE
C.N.A.	= CORNER NOT ACCESSIBLE
POB	= POLE
C/S	= CONCRETE SLAB
U/E	= UTILITY EASEMENT
D.U.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
P	= POWER POLE
PS	= POLE EQUIPMENT

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS
TO BE LOCATED IN ZONE X, AREA OUTSIDE
THE 100 YEAR FLOOD PLAIN, PER F.L.R.M.
MAP NUMBER 12103C0212D, DATED 09/03/2003

THIS SURVEYOR MAKES NO GUARANTEES AS
THE ACCURACY OF THE ABOVE INFORMATION.
THE LOCAL F.E.M.A. AGENT SHOULD BE
CONTACTED FOR VERIFICATION.

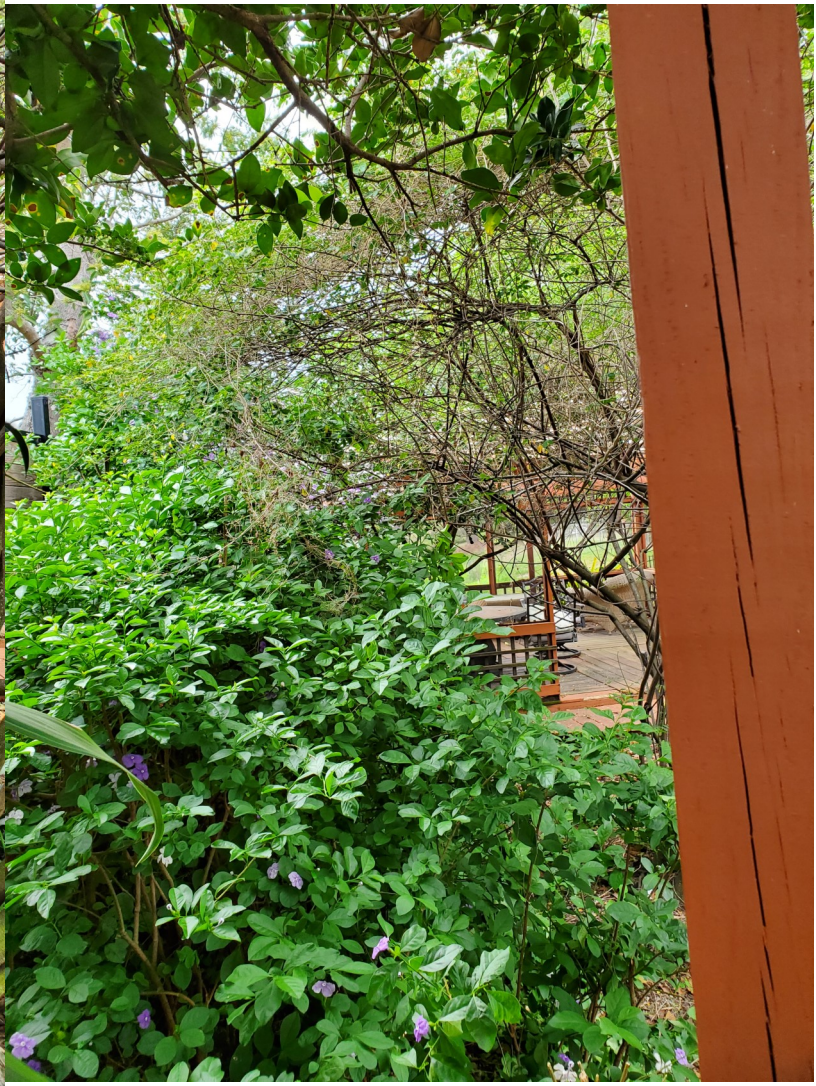
GRAPHIC SCALE: 1" = 30'

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT TO INSURANCE AND NO DESCRIPTION PROVIDED BY OTHERS.
2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. BEARINGS ARE BASED ON THE WEST R/W LINE OF 3RD STREET NORTH, AS SHOWN ON THE PLAT.
4. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. FENCE OWNERSHIP NOT DETERMINED.
6. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR BASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17.050 thru 53-17.053, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes.

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); LB #7564
NOT VALID WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION







Structural
Engineering, Inc.

January 23, 2020

CURRENT HOME OWNER: Wendy Hessinger
Address: 1580 53rd street N.
St. Petersburg, FL.
PREVIOUS HOME OWNER: Robert Quinn
City Permit Number: N/A

To Whom it May Concern:

There are two wood structures (a gazebo and a pergola) on the property that were not permitted at the time construction. The Gazebo and Pergola were built by the previous home owner (Robert Quinn) approximately 10 years ago. The structures were constructed on the property (not prefabricated)

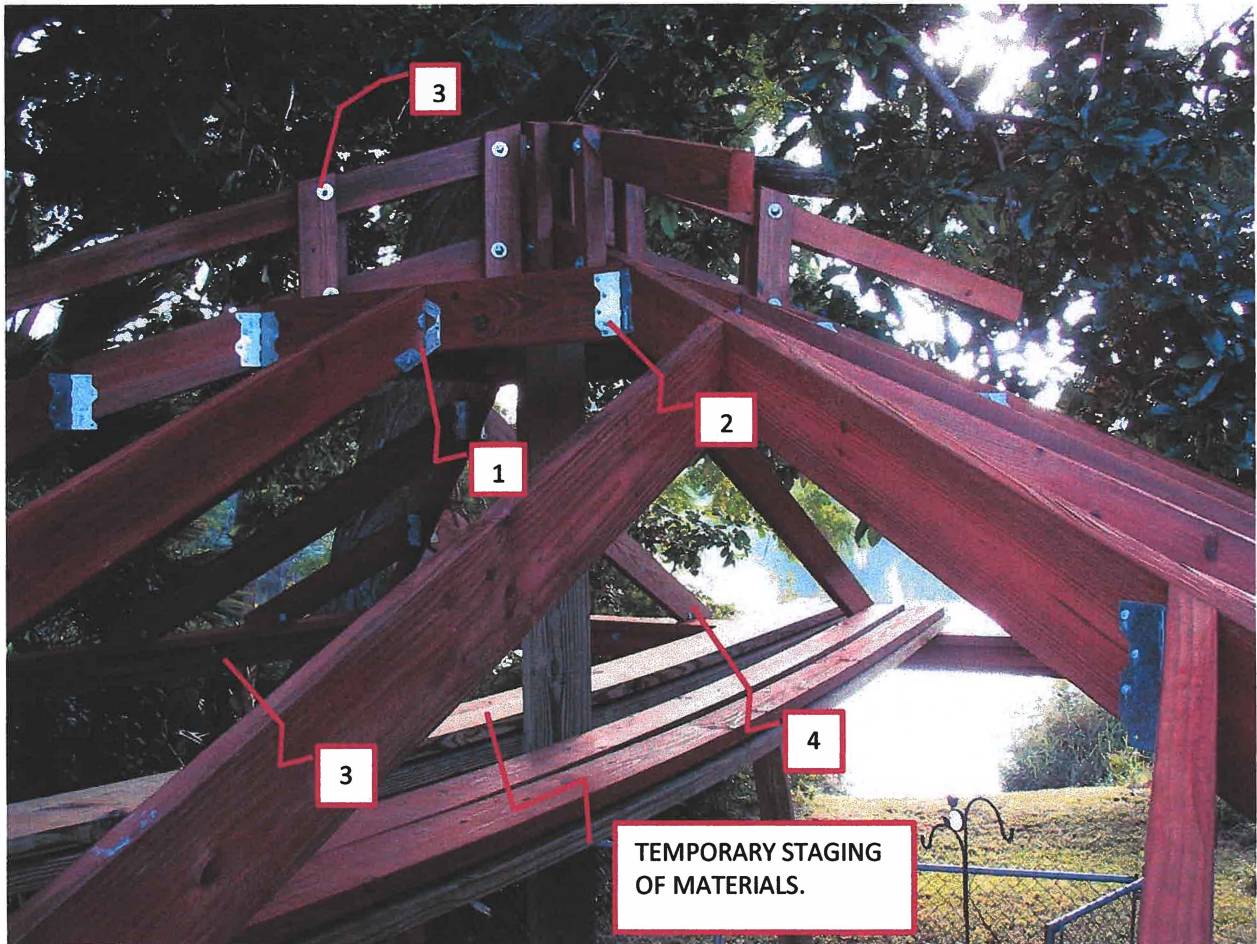
This letter is to state that a Structural engineer has conducted a visual observation at the above address of an existing gazebo and existing pergola. The following are the findings as of 01-23-20.



Photograph 1

Gazebo; approximate size: 16'-0" X 16'-0" X 7'-2" walls and a total height of 12'-0" above floor/deck (all measurements are approximate), with no roofing at time of observation. Gazebo is constructed with all pressure treated lumber; 6"x 6" corner posts (embedded 2'-0" below grade), 2"x 6" top plate & roof rafters, and 2"x 4" cupola members.

Thank you for considering RDI...



Photograph 2-Picture of Gazebo (during construction) depicting wood connectors (see table).

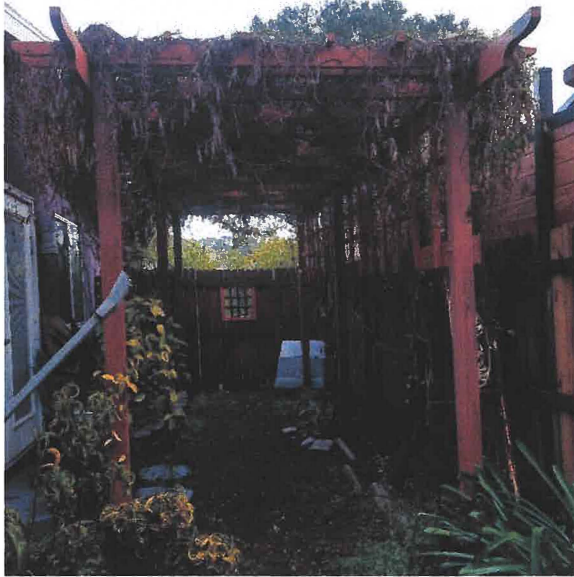


Photo 3-Pergola

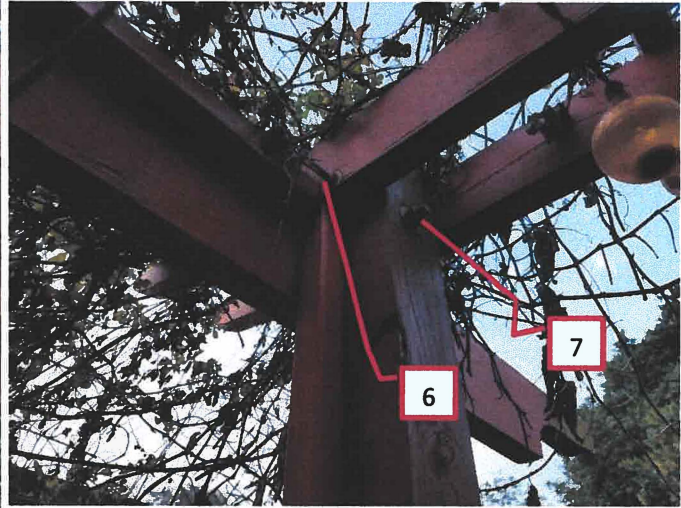
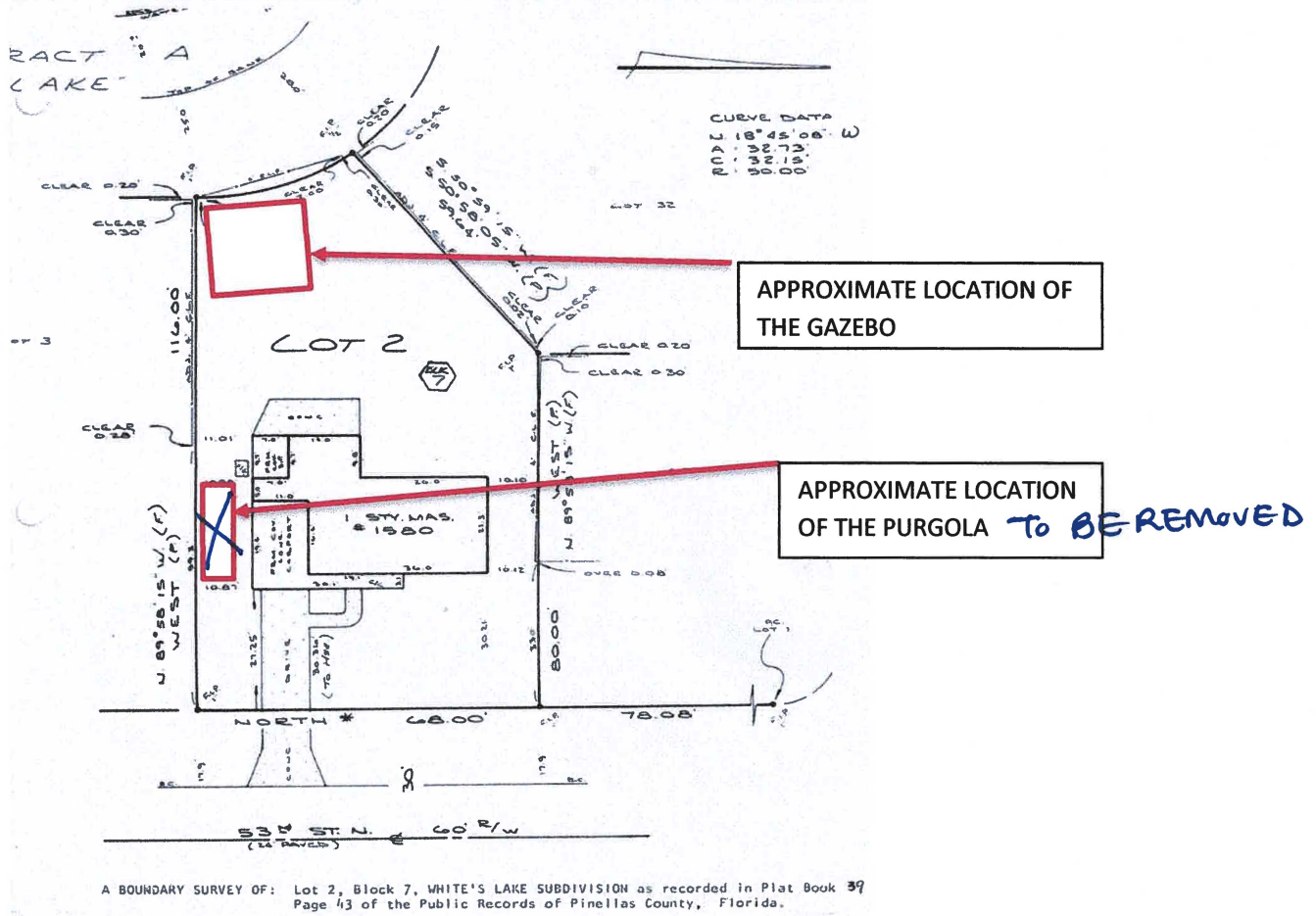


Photo 4- depicting wood connectors (see table).

Pergola approximate size: 5'-6" wide, 18' long and 8'-7" tall constructed with all pressure treated lumber; 4"x 4" posts (embedded 2'-0" below grade), 2"x 2" purlins, 2"x 6" beams & rafters.

Table of connectors and fasteners

Mark #	Connector Name	Application
1	Simpson tie: LSU26Z	Rafter top connector
2	Simpson tie: LS50Z	Hip rafter connector
3	3/8" carriage bolts & washers	Cupola & top plate 2x4 connections
4	Simpson tie: RTU2/H3	Rafter seat connectors
5	Simpson tie: A212	Typical corner connections
6	3/8" carriage bolts & washers	Post to rafter connection
7	1/2" carriage bolts & washers	Post to beam connection



Conclusion: Based on our site visit and on the provided photographs, it is acceptable to put roof over the Gazebo.

Respectfully submitted

Yevgeniya Fagerquist
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PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION

REGISTERED OPPONENT FORM

(Registration available only for Applications, or for Appeals in which
Appellant is the Owner/Applicant)

Contact Information

Name	Dani Rose Shur
Street Address	1560 53rd Street N 33710
City ST ZIP Code	St. Pete FL 33710
Telephone	727-331-2683
Email Address	DaniRoseShur@gmail.com
Signature	 Date 3-30-22

Date of Hearing

Date of Hearing	4-6-22
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Case No.

Case No.	22-540000006
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Case Address

Case Address	1580 53 St N St. Pete FL 33710
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Special Requirements

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Information on Procedures for Hearing

- 1) Staff, applicant, and, registered opponent (if applicable) will have a total of ten (10) minutes each to present their case.
- 2) The cross-examination phase allows each participant five (5) minutes to ask questions of any individual or party that presented testimony in the presentation phase or public hearing. All questions shall be directed to the Chair who will direct the question to the appropriate person.
- 3) The rebuttal/closing statements phase allows each participant five (5) minutes to rebut prior arguments and make closing statements.
- 4) The Commission Chair will then close the proceedings and go into Executive Action and make a decision. The Commission members may ask questions at any time during the Quasi-Judicial process. Return form to the Clerk of DRC Commission, Kayla.Eger@stpete.org,