



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.: 22-54000014 PLAT SHEET: G-42

REQUEST: Approval of an after-the-fact variance to front yard setback to allow an accessory structure (carport) to remain.

OWNER: Lokesh James
7845 12th Street North
St. Petersburg, FL 33702

ADDRESS: 7845 12th Street North

PARCEL ID NO.: 25-30-16-98406-001-0220

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 Front Yard Setback | Requested | Variance | Magnitude |
|-----------|-----------------------------|-----------|-----------|-----------|
| Carport | 20 feet* | 7.8 feet | 12.2 feet | 61% |

* 20-foot front setback allowed for carports with allowable encroachment provision

BACKGROUND

The subject property consists of one platted lot of record (Lot 22, Block 1) of the Winston Park Subdivision within the Neighborhood Suburban-1 (NS-1) zoning district. The property is approximately 7,500 square feet (0.17 acres +/-) and contains a single-family home constructed in 1958. The applicant obtained a permit (21-07001547) to install a new roof, carport, and to renovate the existing front porch. Upon review by the Development Review Services Division, the permit was approved and issued to the property owner on September 13, 2021. The approved plans demonstrated compliance with the required setback standards (Table 2) of the Land Development Regulations (LDRs) for NS-1.

Table 2: Setback per Approved Plan (Permit No. 21-07001547)

| Structure | Carport | Porch |
|-----------|------------------|---------|
| Front | 21-feet | 36-feet |
| Left | n/a | 16-feet |
| Right | 4-feet, 2-inches | n/a |

Upon construction and inspection of the scope of work for the permit on December 2, 2021, the inspector noted that the carport's front setback was less than the required 20-feet from the property line. The allowable front encroachment setback for residential carport is 20-feet, where the leading edge is no more than 5-feet from setback line (25-feet). The constructed carport is 7.8-feet from the front property line. Upon further review of the issue, it was determined that the property lines depicted on the submitted plans during permitting were incorrect, resulting in the carport extending further into the setback than permitted. This incorrect setback resulted in a zoning code violation.

When a variance to a setback is being sought, no additional encroachment within [Section 16.60.050: Setbacks, Allowable Encroachments of the LDRs](#), is permissible. The applicant desires to retain the newly built structure, hereby seeking a variance to deviate from the minimum required front building setback of twenty-five (25) feet according to [Section 16.20.020.7: Maximum Height and Minimum Setback of the LDRs](#) within the NS-1 zoning district.

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. Based on the survey provided, the single-family residence has an interior right-side setback of 7.3-feet, where 7.5-feet is required within the NS-1 zoning district. Though nonconforming in setbacks, according to [Section 16.60.030.4:](#)

Nonconforming Structures of the LDRs, an addition to a nonconforming structure may be made, provided the addition meets the requirements of this chapter.

- 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.*
 - This criterion is not applicable. The subject property meets the minimum standards for lot width and area for the NS-1 zoning district.
- 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 79th Avenue North and east of 12th Street North curving southbound to 78th Avenue North and to 14th Street North. Upon Staff's evaluation of the block face counting properties on both sides of the street as it curves, there are twenty (20) lots excluding the subject property. Of the 20 lots, there are no other carports and/or carports encroaching into the required setbacks. Therefore, the proposed after-the-fact variance request does not appear to be a pattern in this neighborhood.

Though the typical composition of the suburban neighborhood allows for gracious front yards where driveways and garages are allowed, the encroachment of a carport (open on a minimum to two sides) is permitted within the front (F), side street (SS), side (S) and rear (R) yard setbacks (Table 3).

Table 3: Section 16.60.050.2 - Allowable Encroachment and Setbacks

| Structure/Improvement | | Suburban Zoning Districts |
|--|-------|--|
| Carport, residential (open on a minimum of two sides) | F, SS | Leading edge no more than 5 ft. from setback line |
| | S, R | Leading edge no closer to property line than 3 ft. |

Accounting for the front encroachment, the carport could be setback 20-feet from the front property line where the applicant has 7.8-feet, substandard by 12.2-feet or 61%. The side yard setback meets the allowable encroachment currently. Both deviations from the minimum front building setback of 25-feet and the permissible front encroachment of 20-feet are substantial. The proposed after-the-fact variance request does not promote the pattern of the block face.

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

- The special conditions of the existing carport are a result of actions of the applicant. The permit for the carport was approved based on plans submitted showing the front encroachment setback of 20-feet. The inaccurate dimensions on the plans resulted in the deficient setback of the carport.

Existing conditions provide a front building setback of approximately 30-feet. A carport would only be able to extend 10-feet into the front setback not covering a typical parking space. The dimensions of a parking space are 9-feet in width and 18-feet in length per [Section 16.40.090.3.3](#): Parking Standards for Private One- and Two- Family Properties of the LDRs. Staff finds no special conditions or circumstances peculiar to the property or which do not apply to other properties in the same zoning district.

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

- Literal enforcement of this Chapter would not result in unnecessary hardship where there are no physical hardships or special conditions 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;*

- The strict application of the applicable provisions of the LDRs, would still provide the applicant with means for reasonable use of the property.

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. The magnitude of the after-the-fact variance request is 69%, and upon applying the yielding encroachment, the magnitude is 61%.

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 in 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. A uniform front setback prevents houses from crowding the adjacent structure or streets and reinforce the pedestrian and vehicle connections between right-of-way and private property. The granting of an additional encroachment for the carport 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 applicant provided five (5) letters of support from neighboring properties mostly impacted within the block face. Though the public participation process may not produce complete consensus on all applications, the effective communication is noted by staff as an attempt to mitigate the carport encroachment on those mostly impacted. Staff finds that the granting of the requested after-the-fact variance will be injurious to the neighboring properties and 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;*
- Based on the analysis provided, the reasons outlined in the report do not justify the granting of this variance.
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 six (6) carport examples installed between 1989-2000, dispersed within the NS-1 and NT-1 (Neighborhood Traditional) zoning districts. Conversely, the examples provide for varying circumstances not complying with LDRs, [Section 16.60.050](#): Setbacks, Allowable Encroachments and [Section 16.20.020.7](#): Maximum Height and Minimum Setback. The following statements represent the disposition of the six (6) referenced carports:
 - Four carports approved and installed with approval of a permit
 - Located at 510 72nd Avenue North, permit no. 89-02139089 (within the Neighborhood Traditional-1 and not applicable)
 - Located at 7584 17th Lane North, permit no. 00-05000367, 22-feet from curb
 - Located at 1471 77th Avenue North, permit no. 72912A (1961), 21-feet from curb
 - Located at 7515 17th Lane North, permit no. 47206A (1959), 16-feet from curb
 - Two carports permitted to stay upon approval of a variance
 - Located at 7501 17th Lane North, case no. 99-02-014 approval of a variance to encroach in the street side yard setback, 13-feet from curb
 - Located at 1360 80th Avenue North, case no. BOA 96-01-006 approval of a variance to encroach in front and side setbacks, 24 feet from curb

The applicant seeks the same allowances extended to the carports mentioned above. However, two carports received a variance, four received permits making the structures legal nonconforming. If destroyed, removed, and/or replaced, any new carport shall meet the standards of the LDRs today or the property owner may seek a variance to maintain a new carport in the same location. This criterion specifically states that these other structures are not to be considered.

PUBLIC COMMENTS: The subject property is within the Winston Park Subdivision. As of the date of this report, Staff received inquiries, but no formal comments from the public and no comments from CONA, or FICO.

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 variance.

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

1. The permit application needs to be revised to show the corrected setbacks in accordance with the as-built plans and 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. The building permit plans shall be corrected prior to this expiration date.

Report Prepared By:

| | |
|--|----------------|
| <u>/s/ Katrina Lunan-Gordon</u> | <u>3/23/22</u> |
| Katrina Lunan-Gordon, Planner II | Date |
| Development Review Services Division | |
| Planning & Development Services Department | |

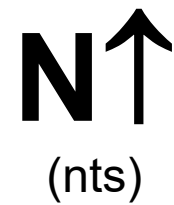
Report Approved By:

| | |
|--|-----------------|
| <u>/s/ Elizabeth Abernethy for</u> | <u>03/23/22</u> |
| Dave S. Goodwin, Interim Zoning Official (POD) | Date |
| Development Review Services Division | |
| Planning & Development Services Department | |

ATTACHMENTS: Location Map
Application – Narrative – Public Participation Report – Neighborhood Worksheet
Survey
Permit No. 21-07001547 Package (Site Plan and Elevations)
Photos of Existing Conditions
Photos of Cited Carport Examples



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-54000014
 Address: 7845 12th St. N.





VARIANCE

Application No. _____

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

| GENERAL INFORMATION | |
|--|---|
| NAME of APPLICANT (Property Owner): Lokesh James | |
| Street Address: 7845 12th Street N. | |
| City, State, Zip: St. Petersburg, FL 33702 | |
| Telephone No: 727.481.3290 | Email Address: gator2000grad@yahoo.com |
| NAME of AGENT or REPRESENTATIVE: Kyle D. Bass, Esq. | |
| Street Address: 5453 Central Ave. | |
| City, State, Zip: St. Petersburg, FL 33710 | |
| Telephone No: 727.828.9919 | Email Address: kyle.bass@webercrabb.com |
| PROPERTY INFORMATION: | |
| Street Address or General Location: 7845 12th Street N., St. Petersburg, FL 33702 | |
| Parcel ID#(s): 25-30-16-98406-001-0220 | |
| DESCRIPTION OF REQUEST: After-the-fact variance for covered parking structure | |
| | |
| PRE-APPLICATION DATE: | 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: 01/19/2022

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

Typed Name of Signatory: Lokesh James



**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: Lokesh James

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

Property Address: 7845 12th St. N., St. Petersburg, FL 33702

Parcel ID No.: 25-30-16-98406-001-0220

Request: Mr. James is seeking an after-the-fact variance for the extended cover over the driveway.

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): Kyle D. Bass, Esq.

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):

Lokesh James

Printed Name

Sworn to and subscribed on this date

Identification or personally known: Florida drivers license

Notary Signature:

Date: March 29, 2022

Commission Expiration (Stamp or date):



JESSE K. WAGNER
Commission # GG 223136
Expires May 30, 2022
Bonded Thru Budget Notary Services

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: 7845 12th St. N., St. Petersburg, FL 33702 | Case No.: |
| Detailed Description of Project and Request: Mr. James and his wife are parents to a newborn and desired to have a covering over their driveway so they would have a dry place, safe from Florida unpredictable weather to get their newborn in and out of their vehicle. The structure extends out from the James' house over the driveway twenty-two (22) feet and is just over twenty (20) feet wide. The structure is just long enough to cover the length of their vehicles and just wide enough to cover the width of the driveway. | |
| 1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? | |
| Mr. James' property has a City set-back that runs across the front of his property that extends away from the road towards the home approximately thirteen (13) feet. This City set-back severely limits Mr. James' area within which he can develop his property. Specifically, in this case Mr. James had structured a covering for over his driveway to provide his he and his wife safety from the elements and whether while they are loading and unloading their newborn child from their vehicles. | |
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| | |
| 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. | |
| There are other properties in the immediate neighborhood and in the surrounding area that have the same and similar structures as the one Mr. and Mrs. James had constructed. Mr. James took photographs of numerous properties in the area and proximity of his property and calculated the distances from his house as well (each is noted on the individual photographs). Specifically being referenced in the photographs are the drive-covering structures as well as the proximity to the street (the distances between the structures and the street are also noted on the individual photographs). Attached you will find several photographs of other properties in the surrounding area that have similar structures in similar locations. In said photographs, you will notice that some of the properties have the same or similar structures that are much closer to the street than Mr. James' structure is. | |
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| | |
| | |
| 3. How is the requested variance not the result of actions of the applicant? | |
| The property on which the structure is built has a thirteen (13) foot city made setback extending from the street's edge toward the house. This setback was put in place by the City and severely limits the homeowners use and development of the property. The City Code requires, and the need for this variance is, that the sort of structure in question needs to be at least twenty (20) feet from the property line, however, for the structure to be effective for the purpose it was built it has to be at least as long as the vehicles it is intended to cover. In this particular case, the structure is the minimum length it needs to be to cover the vehicles, but then cannot be the requisite distance from the "property line." To be clear, the edge of James' structure is well over the necessary distance from the street that fronts his property. | |
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| | |

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>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?</p> <p>Mr. and Mrs. James are proud parents of a newborn and the underlying reason or need for the covered parking is to ensure protection from Florida's weather and other elements. Having covered parking at their home will protect the vehicle from getting too hot in Florida's sun, as well as allow Mr. and Mrs. James to place their newborn and all of the accompanying items in and out of the vehicle safely and out of rain. The James' addition was tastefully construed to match their home both in character and in color and evaluates the neighborhood as a whole by bringing curb appeal and increased ascetics. Also, because of the added desire for covered parking, such addition will likely increase property values. The structure is the minimum in length that it can be to still achieved the desired results. Mr. and Mrs. James built the structure to cover the entirety of their vehicle in order to create the safest possible environment for their newborn child. The structure extends from their home only as far as needed to cover a vehicle and no farther.</p> |
| <p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>Mr. James considered putting in a less permanent structure, however, quickly abandoned that idea in favor of the structure he had built because, although ultimately more costly, the structure he had built provides the necessary protection from the elements and adds to and elevates the surrounding neighborhood. Anything else that what was constructed, would result in the need for replacement in the coming years and would likely take away from the growing ascetics of the James' neighborhood.</p> |
| <p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The structure built was done so to match the existing home and the construction thereof. The addition was built to be an extension of the already existing house and blend seamlessly with the character. Mr. James elected to use the same or similar materials in the construction to add in its stylist matching.</p> |



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

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

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

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

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at [3301 24th Ave. S., St. Pete 33712](mailto:3301_24th_Ave_S.,_St._Pete_33712)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

☐ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____

☐ Attach the evidence of the required notices to this sheet such as Sent emails.

Kyle Bass

From: Kyle Bass
Sent: Tuesday, January 25, 2022 10:28 AM
To: president@stpetecon.org
Cc: Carol Sweeney
Subject: James' Intent to file Variance Application

Good morning,

I am emailing on behalf of Mr. Lokesh James. This email correspondence is to provide notice of our intent to file an application seeking a variance. The reason or need to apply for a variance is due to the City's thirteen (13) foot setback from the road towards the house. Mr. James has constructed a carport/driveway covering that just extends out from the home the length of a vehicle, however, due to the City's setback, although the structure that was constructed is over 20 feet from the road, it is not 20 feet from the property line. Mr. James' property is located at 7845 12th St. N., St. Petersburg, FL 33702.

Kyle D. Bass, Esq.

WEBER CRABB WEIN, P.A.

[5453 Central Avenue](#)

[Saint Petersburg, FL 33710](#)

P: [727-828-9919](tel:727-828-9919)

E: kyle.bass@webercrabb.com

www.webercrabb.com

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Fico President

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St. Petersburg, FL 33712

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: 7845 12th St. N., St. Petersburg, FL 33702 | Case No.: |
| Description of Request: Mr. James and his wife are parents to a newborn and desired to have a covering over their driveway so they would have a dry place, safe from Florida's unpredictable weather. The structure extends out from the James' house over the driveway twenty-two (22) feet and is just over twenty (20) feet wide. The structure is just long enough to cover a vehicle and just wide enough to cover the width of the driveway. | |
| The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary): SEE ATTACHED LETTERS OF NO OBJECTION - SIX (6) IN TOTAL - additionally, each of the adjacent property owners were provided cover letter specifically explaining the need for the variance and the basis of requesting their signatures. | |
| 1. Affected Property Address: 7800 12th St. N., St. Petersburg, FL 33702 | |
| Owner Name (print): Ina Hadcock | |
| Owner Signature: Signature on attached letter. | |
| 2. Affected Property Address: 7892 12th St. N., St. Petersburg, FL 33702 | |
| Owner Name (print): Tristan Miller | |
| Owner Signature: Signature on attached letter. | |
| 3. Affected Property Address: 7801 12th St. N., St. Petersburg, FL 33702 | |
| Owner Name (print): Laura Murphy | |
| Owner Signature: Signature on attached letter. | |
| 4. Affected Property Address: 7846 12th St. N., St. Petersburg, FL 33702 | |
| Owner Name (print): Scott Hamilton | |
| Owner Signature: Signature on attached letter. | |
| 5. Affected Property Address: 1190 79th Ave. N., St. Petersburg, FL 33702 | |
| Owner Name (print): Ralph and Nancy Del Giacco | |
| Owner Signature: Signature on attached letter. | |
| 6. Affected Property Address: 1212 78th Ave. N., St. Petersburg, FL 33702 | |
| Owner Name (print): Kimberly Hagans and Quan Hong Le | |
| Owner Signature: Signature on attached letter. | |
| 7. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |
| 8. Affected Property Address: | |
| Owner Name (print): | |
| Owner Signature: | |

December 27th, 2021

Ms. Ina Hadcock
7800 12th Street North
St. Petersburg, Florida 33702

Re: Variance Request

Dear Ms. Hadcock,

Mr. Lokesh James (the "Applicant"), is in the midst of obtaining the request approval from the City of St. Petersburg concerning an addition to his home. Specifically, the City is requiring him to seek a variance for the front set-back.

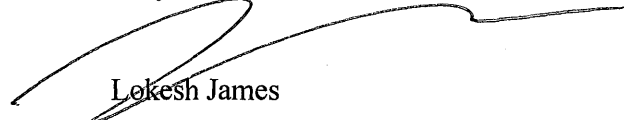
The reason for the need of the variance, and in complete transparency, Mr. James's custom front parking cover (the "Structure") extends across the front set-back line that has been arbitrarily designated by the City. The Structure technically sits 21 feet back from the road, however, because the City claims the first thirteen feet as their own. The Structure was built thinking, as any would, that the property line started at the road. Now, Mr. James is forced to seek a variance from the City.

In an effort to obtain such a variance, Mr. James seeks the support of his neighbors and as a part of his Variance Packet he is hoping to include a "Letter of No Objection" from each of his immediate neighbors.

If you have no objection to the Structure as referenced above and wish to support Mr. James in him obtaining the necessary variance, please sign the attached no objection letter.

Thank you for your attention to this matter.

Very truly yours,



Lokesh James

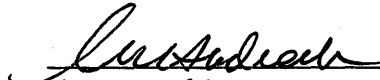
LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Ina Hadcock, certify that I am the owner of 7800 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,



Signature of Owner

12/27/21
Date

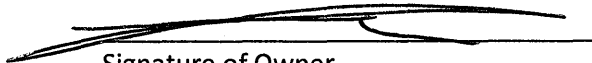
LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Tristan Miller, certify that I am the owner of 7892 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,



Signature of Owner

12/27/21
Date

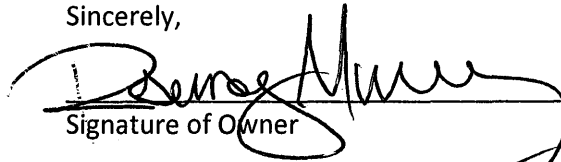
LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Laura Murphy, certify that I am the owner of 7801 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Murphy", written over a horizontal line.

Signature of Owner

12/30/21
Date


LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Scott Hamilton, certify that I am the owner of 7846 12th Street North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

I have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,



Signature of Owner

1-6-2022
Date

LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Ralph & Nancy Del Giacco certify that we are the owners of 1190 79th Avenue North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

We have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,



Signature of Owner

12-27-2025
Date

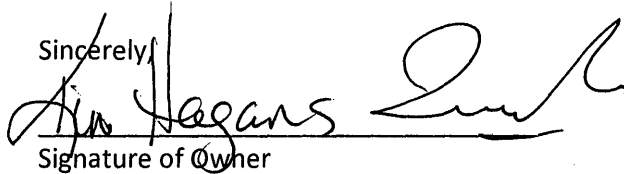
LETTER OF NO OBJECTION

Dear City of St. Petersburg, Board of Adjustment:

I, Kimberly Hagans & Quan Hong Le certify that we are the owners of 1212 78th Avenue North, St. Petersburg, Florida 33702 which is adjacent to the property owned by the Applicant and who is seeking a variance for the front Structure at the following address, 7845 12th Street North, St. Petersburg, Florida 33702.

We have seen the Structure and understand the need for a variance, and **DO NOT OBJECT** to the Applicants obtaining such a variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Hagans', written over a horizontal line.

Signature of Owner

1/6/22
Date

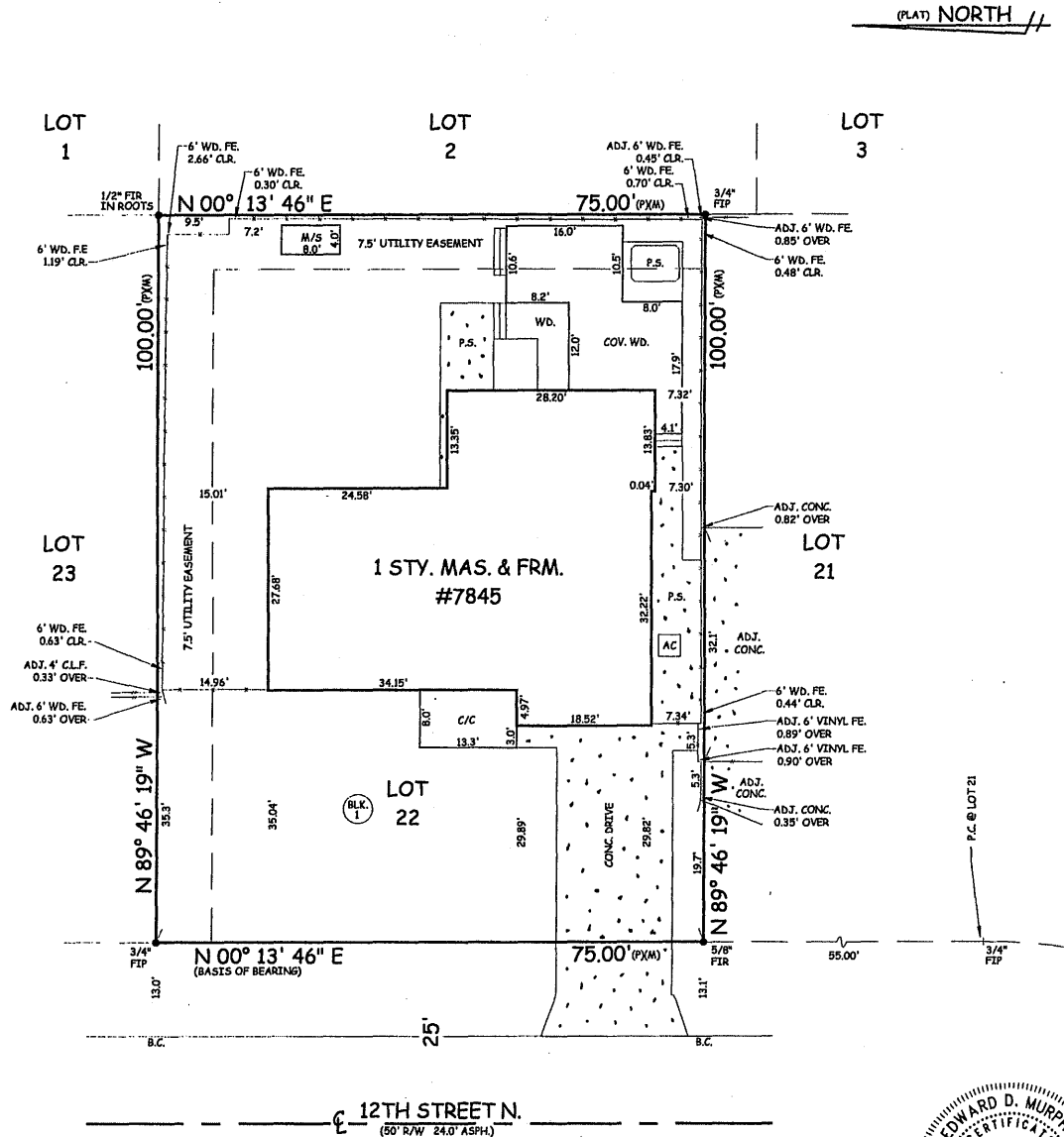
| | | | |
|-------------------------------|-----------------|---|--------------------|
| JOB NO.: 200846 | | MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM | L.B. #7410 |
| DRAWN BY: MCM | CHECKED BY: EDM | | PH. (727) 347-8740 |
| DATE OF FIELD WORK: 6/09/2020 | | | FAX (727) 344-4640 |

CERTIFIED TO: Lokesh James

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 25 TWP. 30 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 22, Block 1, WINSTON PARK UNIT ONE, as recorded in Plat Book 46, Pages 46 & 47 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: AE Comm. Panel No.: 125148 0207 G Map Date: 9/03/03 Base Flood Elev: 9.0'

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 SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

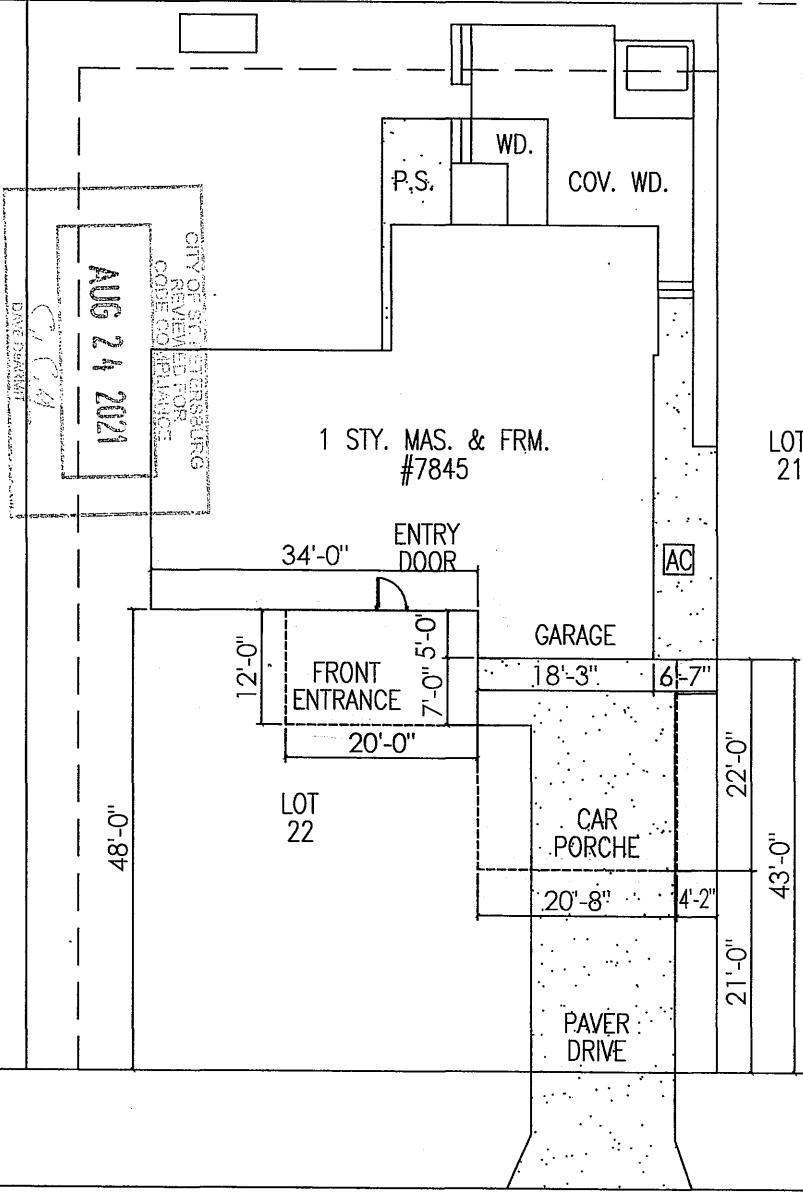
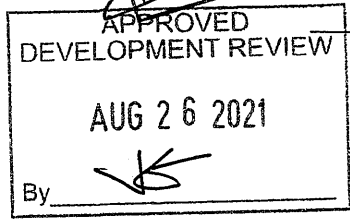
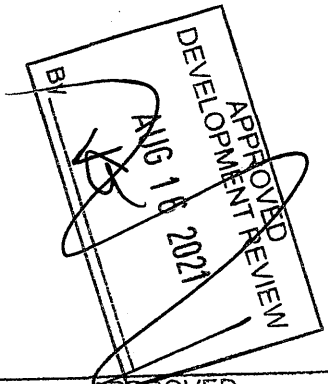
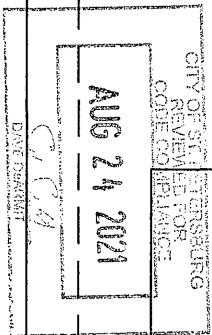
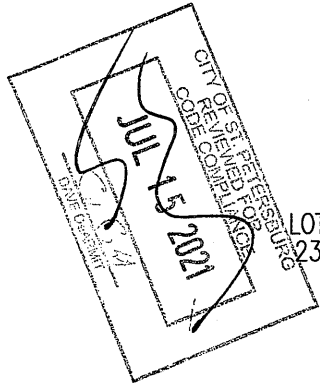
EDWARD D. MURPHY REG. P.L.S. #5333

| | | | | | |
|--|------------------------------|---------------------|-------------------------|--------------------|---------------------------------|
| LEGEND: | | | | | |
| F.I.P. - FOUND IRON PIPE | FD. - FOUND | R. - RADIUS | M/S - METAL SHED | WW - WING WALL | ESMT. - EASEMENT |
| F.C.M. - FOUND CONCRETE MONUMENT | N.A.D. - NAIL AND DISK | A. - ARC | ALUM. - ALUMINUM | C. - CENTERLINE | M.H. - MANHOLE |
| F.I.R. - FOUND IRON ROD | P.O.L. - POINT ON LINE | C. - CHORD | WH. - WATER HEATER | R/W - RIGHT OF WAY | C/W. - COVERED WOOD |
| S.I.R. - SET IRON ROD 1/2" LB #7410 | P.C. - POINT OF CURVATURE | A. - DELTA | P.S. - PATIO STONE | (P) - PLAT | CLR. - CLEAR |
| P.R.C. - POINT OF REVERSE CURVATURE | P.T. - POINT OF TANGENCY | R/W - RIGHT OF WAY | C.P. - CARPORT | (C) - CALCULATION | COL. - COLUMN |
| P.C.C. - POINT OF COMPOUND CURVATURE | P.I. - POINT OF INTERSECTION | # - NUMBER | PL. - PLANTER | (D) - DEED | WD. - WOOD |
| FIN. FLR. - FINISHED FLOOR ELEVATION | X.X.X. - FENCE | M.S. - MASONRY | B.C. - BACK OF CURB | (M) - MEASURED | BLK. - BLOCK |
| P.R.M. - PERMANENT REFERENCE MONUMENT | FE. - FENCE | FRM. - FRAME | E.P. - EDGE OF PAVEMENT | N. - NORTH | S/W - SEAWALL |
| N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | C.L.F. - CHAIN LINK FENCE | G.I. - GRATE INLET | E.R. - EDGE OF ROAD | S. - SOUTH | ASPH. - ASPHALT |
| | J.H. - ADJACENT FENCE | C.B. - CATCH BASIN | E.O.W. - EDGE OF WATER | E. - EAST | UTIL. - UTILITY |
| | ADJ. - ADJACENT | F.H. - FIRE HYDRANT | T.O.B. - TOP OF BANK | W. - WEST | 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 |

LOT
1

LOT
2

LOT
3



12TH STREET N.

ADDRESS:
7845 12th Street North Saint Petersburg 33702

OWNER:
Lokesh James

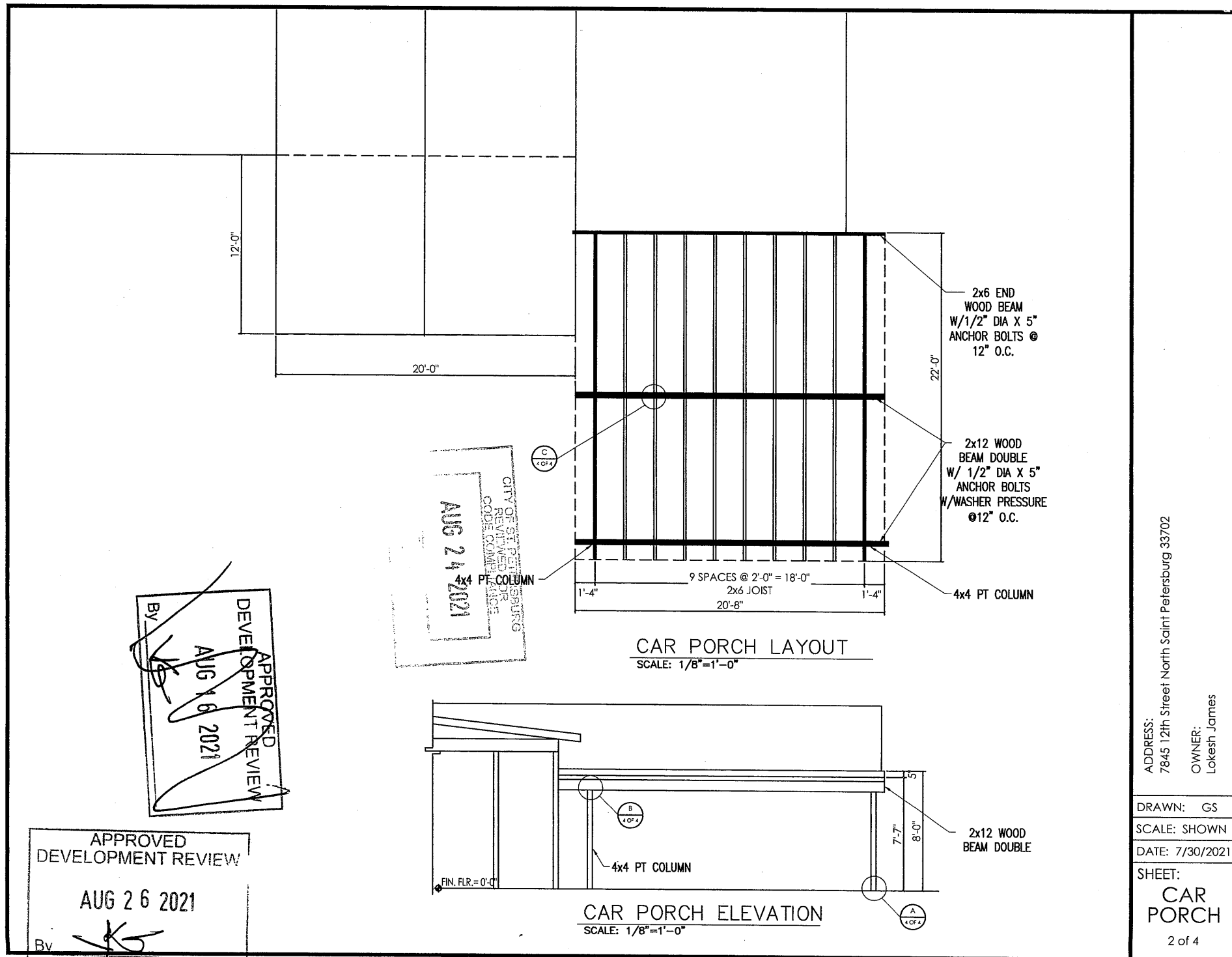
DRAWN: GS

SCALE: N.T.S.

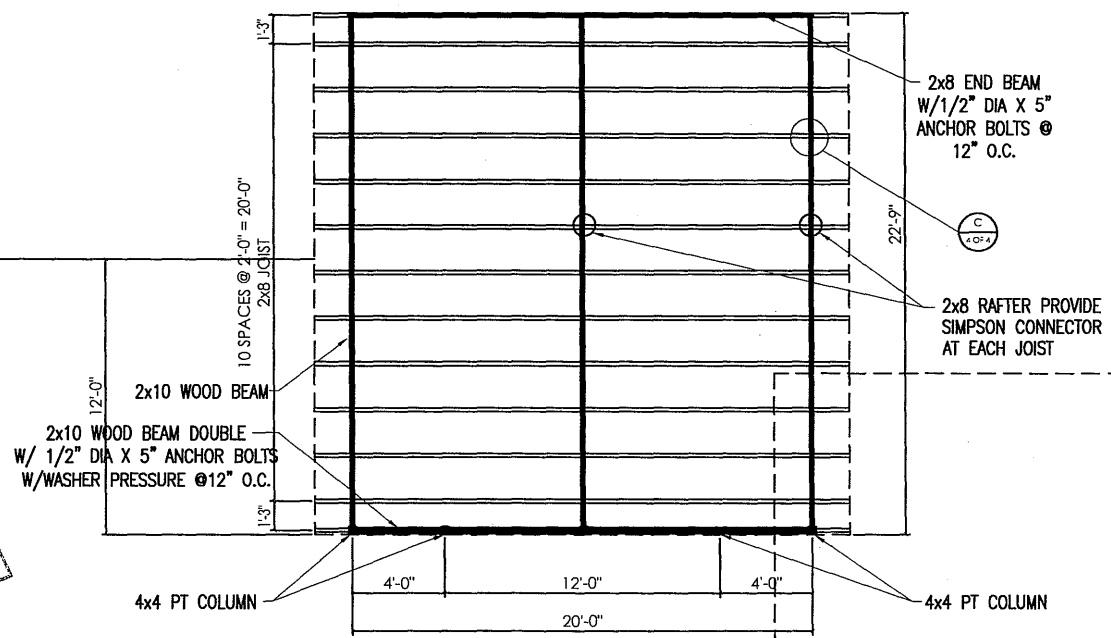
DATE: 7/30/2021

SHEET:

LAYOUT

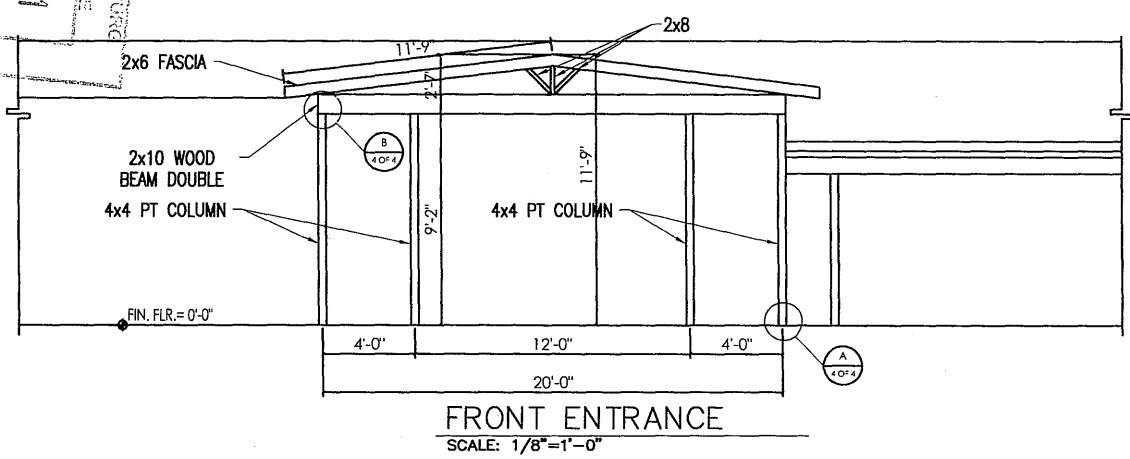


CITY OF SAINT PETERSBURG
 CODE REVIEWED FOR COMPLIANCE
 JUL 15 2021
 DATE DEADLINE



FRONT ENTRANCE LAYOUT
 SCALE: 1/8"=1'-0"

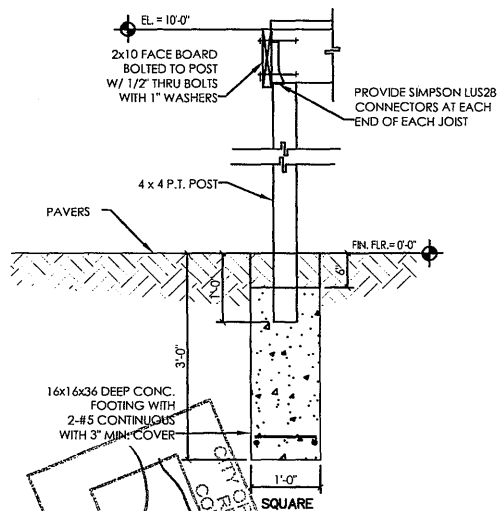
CITY OF SAINT PETERSBURG
 CODE REVIEWED FOR COMPLIANCE
 AUG 24 2021
 DATE DEADLINE



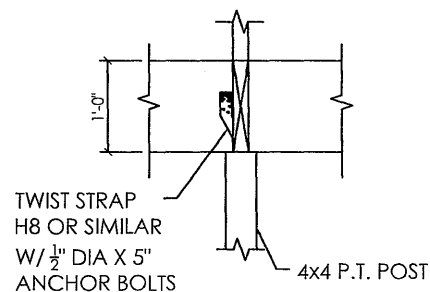
FRONT ENTRANCE
 SCALE: 1/8"=1'-0"

APPROVED
 DEVELOPMENT REVIEW
 AUG 26 2021
 By *[Signature]*

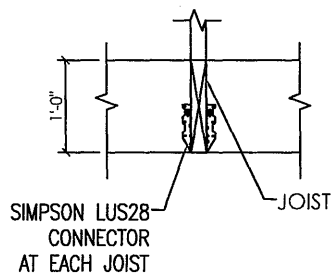
ADDRESS: 7845 12th Street North Saint Petersburg 33702
 OWNER: Lokesh James
 DRAWN: GS
 SCALE: SHOWN
 DATE: 7/30/2021
 SHEET: ENTRANCE
 3 of 4



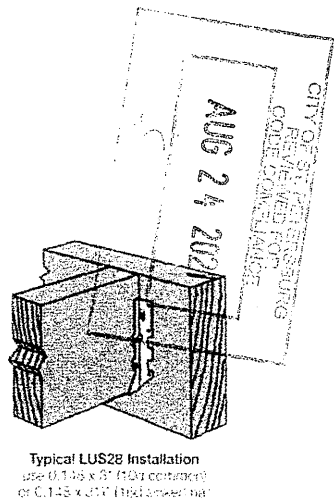
A FOOTINGS DETAIL
4 OF 4 SCALE: N.T.S.



B CONNECTION DETAIL
4 OF 4 SCALE: N.T.S.



C JOIST CONN. DETAIL
4 OF 4 SCALE: N.T.S.



Typical LUS28 Installation
use 0.145 x 5' (10'1\"/>

ADDRESS:
7845 12th Street North Saint Petersburg 33702

OWNER:
Lokesh James

DRAWN: GS
SCALE: SHOWN
DATE: 7/30/2021
SHEET:
DETAILS

7845 12th St. N

(Subject Residence)

- 22 ft from end of structure to the road.



510 72nd Ave (.7M)

- 12 ft from end of structure to the road.



7501 17th Lane (.5M)

- 13 feet from end of structure to the road.



7515 17th Lane (.5M)

- 16 feet from end of structure to the road.



1471 77th Ave N (.2M)

- 21 ft from end of structure to the road



7584 17th Lane (.5M)

- 22 feet from end of structure to the road.



1360 80th Ave (.6M)

- 24 feet from end of structure to the road.

