



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

STAFF REPORT

**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING**

According to Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action **scheduled on Wednesday, October 7, 2020 at 2:00 P.M.**, by means of communications media technology pursuant to Executive Order 20-193 issued by the Governor on August 7, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Authorization for a virtual meeting has been extended through October 1st by Governor's executive order. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and/or contact the case planner for up-to-date information pertaining to this case.

CASE NO.: 20-54000043 PLAT SHEET: R-6

REQUEST: Approval to construct a circular driveway and front-loading garage within the platted front yard for a property in the NT-3 zoning district.

OWNER: Richard and Norine O'Neil
7851 9th Avenue South
Saint Petersburg, Florida 33707

AGENT: Conor W. O'Neil
7851 9th Avenue South
Saint Petersburg, Florida 33707

ADDRESS: 7320 9th Avenue North

PARCEL ID NO.: 18-31-16-09468-003-0030

LEGAL DESCRIPTION: On File

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

Structure	Required	Requested
Sec. 16.20.010.11: Building and site design. – Vehicle Connections and Parking		
Driveways & Garage Doors	Driveways and garage doors shall face the alley	Driveway and garage doors to face primary street
Sec. 16.40.090.3.3. - Development standards for private one- and two-family properties. - Parking		
Circular Driveways	Circular driveways within the front or street side yards are prohibited in Traditional zoning districts	A Circular driveway within the front yard in a NT-3 zoning district

BACKGROUND: The subject property consists of one platted lot of record (Lot 3, block 3 of the Boardman and Goetz Subdivision at Davista) The lot is 75-feet wide and 127-feet deep and abuts a 16-foot wide platted alley at the rear. The lot is currently vacant. The previous home was constructed in 1951 and demolished in 2014. While the home has been demolished, both the original apron and curb cut still exists in the right-of-way in front of the property. One of the conditions for approval on this demolition permit was that the curb cut must be restored, and the driveway removed. This condition was not satisfied by the previous owner.

REQUEST: The applicant is requesting a variance to the required vehicle connection and parking standards to construct a circular driveway and a front loading garage within the platted front yard of the property. The proposed driveway would require a design variance to the NT site design requirements to allow a vehicle connection from the primary street (9th Ave N.) instead of the navigable alley in the rear. The proposed circular driveway would also require a variance regarding the driveway type as circular driveways are prohibited in the NT zoning district.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC’s decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
 - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The request involves the future development of an existing undeveloped site.

- b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

This criterion is not applicable. The site has a lot width of 75-feet and approximately 9,522 square feet of lot area. The minimum lot width and area requirements for a property zoned NT-3 are 60-feet and 7,620 square feet respectively. The subject property exceeds minimum lot width and area requirements for the NT-3 zoning district.

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

This criterion is not applicable. The subject property is not located in a designated preservation district.

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

This criterion is not applicable. The subject property does not contain historic resources.

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

This criterion is not applicable. The subject property does not currently contain 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 existing development pattern indicates mixed utilization of either the primary street (9th Avenue North) or the side street for driveway location. In reference to the proposed driveway type, the circular driveway is not a historic or traditional characteristic in the NT-3 zoning district as they are prohibited.

- 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. The proposed project does not involve development of public facilities.

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

This criterion is not applicable, there are no existing special conditions as a result of the applicant. The subject property is currently an undeveloped site with a 16-foot wide alley at the rear of the property.

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

Literal enforcement of the Code requirements would not result in unnecessary hardship. The applicant can have both a driveway and a garage, however per code section 16.20.101.11 both must face the alley.

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 code would not provide the applicant without the means for reasonable use of the land, buildings or other future structures. The applicant is permitted to construct both a driveway and garage facing the rear of the property. While many of the properties on the block face have driveways on the primary street these are legal non-conforming driveways as it relates to their location in the front yard. These neighboring properties are not grounds for issuance of a variance.

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 is not the minimum variance that will make possible the reasonable use of land or building. The subject property is currently vacant, exceeds the minimum lot width and area requirements and has alley access. Thus the applicant is able to construct both a driveway and garage which face the alley.

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

The request is not consistent with the purpose and intent of the Code to accommodate reasonable use of the property. Per Code Section 16.20.010.11, access for new garages and driveways shall be designed to take advantage of the first available alternative in a prioritized list. The first option on this list is for driveways and garages to face an alley. The subject property has a 16-foot wide alley at the rear of the property available for vehicular access.

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

The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to public welfare. However, it could set precedence for other undeveloped properties in the traditional district to submit similar requests. Locating the proposed driveway in the front yard also does not preserve the alley system as a mechanism to provide limited access for parking and utility functions at the rear of the site.

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

The reasons set forth in the application do not justify the granting of a variance. The applicant has stated that the alley is not traversable however, per the applicant, both trash and recycling are collected through the alley. Also the applicant has referenced the telephone pole at the rear of the property stating that the guide wire that extends approximately 25-feet from the pole limits access to the site. At 75-feet wide the site exceeds the minimum width requirements for properties in the NT-3 zoning district thus providing adequate space for vehicular access from the alley.

Reference was also made to the properties with driveways that are on the same block face as the applicant, however these are legal nonconforming driveways and were developed prior to the current code. The applicant has also referenced in their application that at least three properties on the North side of 9th Avenue North have a circular driveway while the remaining properties on the block face have standard driveways. However, these homes which are on the opposite block face are in the NS-1 zoning district. Properties in this zoning district do not have an alley behind their properties and are allowed to have front facing driveways as well as circular driveways.

Staff would like to note that there is a curb cut that still exists in the right-of-way in front of the subject property. A condition of approval of the demolition permit submitted for the home that was removed in 2014 was that the curb cut must be restored, and the driveway removed. This condition was not satisfied by the previous owner.

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.*

Neighboring properties with legal non-conforming driveways and or garages shall not be considered as grounds for issuance of a variance.

PUBLIC COMMENTS: The subject property is within the boundaries of the Azalea Homes Community Association. The applicant emailed the neighborhood association and staff received no comment. The applicant provided (9) signatures of nearby residents in support of the request.

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

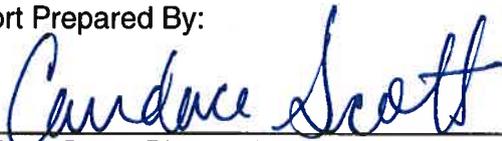
CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting must comply with the driveway requirements regarding size and materials listed in section 16.40.090.3.3.
2. This variance approval shall be valid through October 7, 2023. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.

3. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
4. Maximum front green yard impervious surface on the site must not exceed 45%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.

ATTACHMENTS: Map, aerial, survey, photographs, applicant's narrative, signatures of support, Neighborhood Participation Report.

Report Prepared By:



9-28-2020

Candace Scott, Planner I
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:



9-28-2020

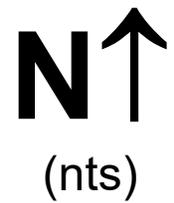
Jennifer Bryla, ACP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

JCB/CAS



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000043
Address: 7320 9th Avenue North

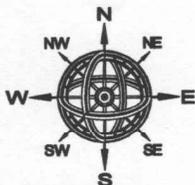


SECTION 18, TOWNSHIP 31 SOUTH, RANGE 16 EAST

CERTIFIED TO:
 RICHARD B. O'NEIL
 NORINE L. O'NEIL

⊙ **SITE TBM ELEV.=18.86'**
 SET NAIL & DISK (LB 760)
 IN ASPHALT PAVEMENT

⊙ **SITE TBM ELEV.=19.22'**
 SET NAIL & DISK (LB 760)
 IN ASPHALT PAVEMENT



NORTH BASIS:
 ASSUMED
SCALE: 1" = 20'

LEGAL DESCRIPTION

LOT 3, BLOCK 3, ACCORDING
 TO THE PLAT OF
**BOARDMAN & GOETZ
 SUB. AT DAVISTA**
 AS RECORDED IN PLAT BOOK 1,
 PAGE 12 OF THE PUBLIC RECORDS
 OF PINELLAS COUNTY, FLORIDA.
 BOUNDARY AND TOPOGRAPHIC
 SURVEY WITH TREE
 LOCATION - 8/03/20

ABBREVIATIONS:

- Ⓢ = CENTERLINE
- ELEV = ELEVATION
- ID = IDENTIFICATION
- IR = IRON ROD
- LB = LICENSED BUSINESS
- (M) = MEASURED
- (P) = PLAT
- TBM = TEMPORARY BENCHMARK
- TEL = TELEPHONE

74TH STREET NORTH

FEMA Flood Zone Data:

FLOOD ZONE(S): X
 COMMUNITY PANEL #125148 12103C0218 G
 REVISED 9/3/03

Assumed Basis of Bearings:

SOUTH RIGHT-OF-WAY LINE OF 9TH AVENUE
 NORTH AS BEING N.90°00'00"E, ASSUMED.
 (NO PLAT BEARINGS)

Reference Benchmark:

PINELLAS COUNTY MAP #680 (TURTLE 2 M)
 ELEV.=9.793' NGVD, ADJUSTED TO
 ELEV.=9.19' NAVD, MSL=0.00'

NOTE: This survey is made for the
 exclusive use of the current owners
 of the property and also those who
 purchase, mortgage or guarantee the
 title thereto within one (1) year from
 latest date shown herein.

1703-68.CRD
 FIELD BOOK 943 PAGE(S) 10

This survey was prepared with a title search and is
 subject to all easements, rights-of-way, and other matters of record.

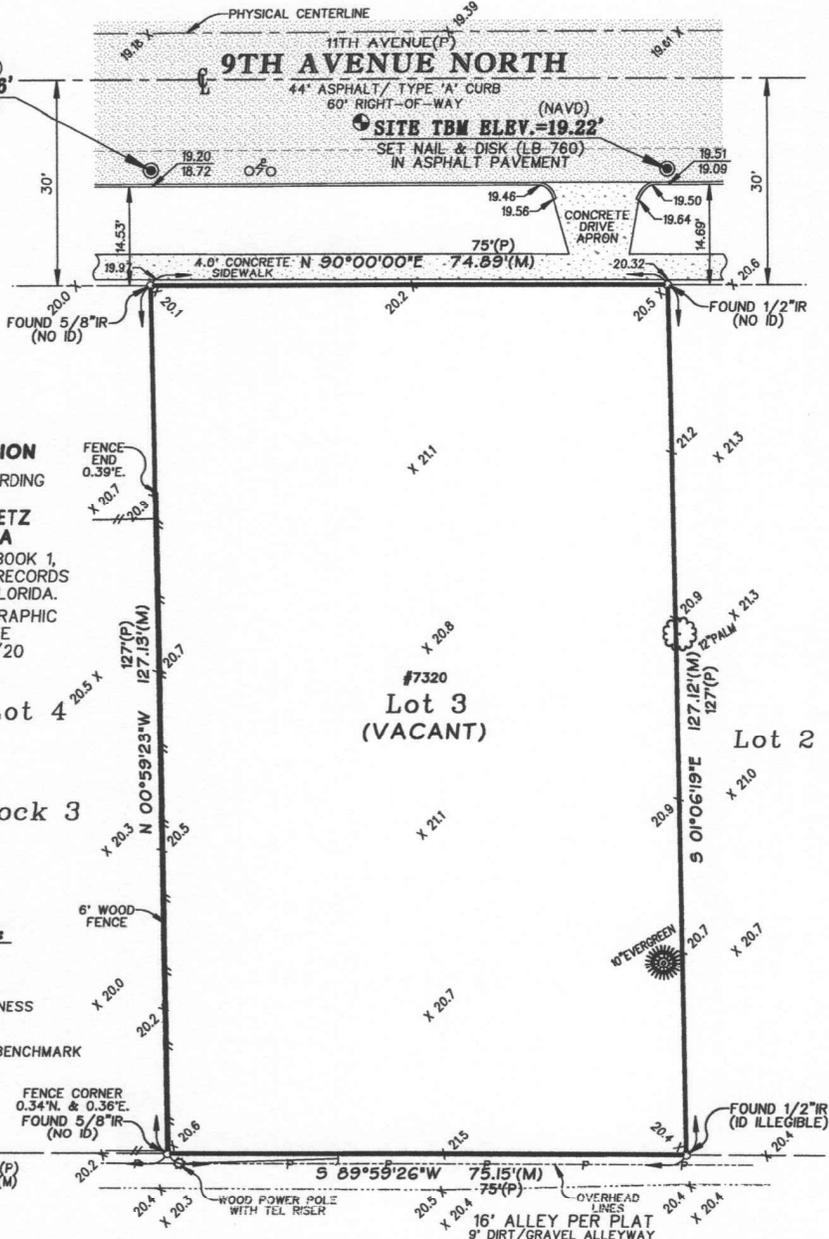
NOTE: Survey not valid without the signature and the original
 raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 1703-68
 Drawn: DS

I hereby certify that the survey represented hereon meets
 the requirements of Chapter 51-17, Florida
 Administrative Code.

STATE OF FLORIDA
 JOHN O. BRENDLA
 Florida Surveyor Registration No. 4601
 Get Certified at Administration No. 760
 LICENSED SURVEYOR

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932









VARIANCE



Application No. 20-54000043

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): Richard B. and Norine L O'Neil	
Street Address: 7851 9th Avenue South	
City, State, Zip: Saint Petersburg, Florida 33707	
Telephone No: 4135311144	Email Address: ropc3@tampabay.rr.com
NAME of AGENT or REPRESENTATIVE: Conor W. O'Neil	
Street Address: 7851 9th Avenue South	
City, State, Zip: Saint Petersburg, Florida 33707	
Telephone No: 7276311895	Email Address: conor.parico.oneil@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location: 7320 9th Avenue North, Saint Petersburg, Florida 33710	
Parcel ID#(s): 18/31/16/09468/003/0030	
DESCRIPTION OF REQUEST: A design variance to allow a circular driveway and front loading garage to be permitted on a NT-3 zoned property with alley access.	
Variance would like to consider 2 scenarios: 1.) driveway(circular if possible) and garage facing 9th Ave N or 2.) Driveway facing 9th Ave N (circular if possible)	
PRE-APPLICATION DATE: 07/22/2020	PLANNER: Candace A. Scott

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"

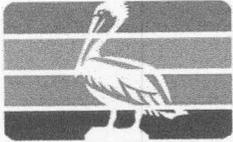
AUTHORIZATION

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: 07/27/2020
*Affidavit to Authorize Agent required, if signed by Agent.
Typed Name of Signatory: Conor W. O'Neil



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: 7320 9th Ave. N 33710 **Case No.:**
Description of Request: Request for a driveway and for circular driveway and for garage facing 9th Ave. N despite the existence of an alley

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: 7317 9th Ave N.
 Owner Name (print): Nigence Miller
 Owner Signature: *[Signature]*
2. Affected Property Address: 7301 9th Ave N.
 Owner Name (print): Suzanne Bargman
 Owner Signature: *[Signature]*
3. Affected Property Address: 7251 9th Ave N
 Owner Name (print): Firsta Abney
 Owner Signature: *[Signature]*
4. Affected Property Address: 7311 9th Av. N.
 Owner Name (print): Abigail Sanchez
 Owner Signature: *[Signature]*
5. Affected Property Address: 7341 9th Ave. N
 Owner Name (print):
 Owner Signature: See Attached Sheets
6. Affected Property Address: 7335 9th Ave N
 Owner Name (print):
 Owner Signature: See Attached Sheets
7. Affected Property Address: 7328 9th Ave. N
 Owner Name (print):
 Owner Signature: See Attached Sheets
8. Affected Property Address: 7232 9th Ave. N
 Owner Name (print):
 Owner Signature: See Attached Sheets
9. 7312 9th Ave. N

To My Future Neighbor,

My name is Conor O'Neil and I have just purchased the lot located at 7320 9th Avenue North. The property is a cleared lot, so we will be building a new construction home. The lot is zoned as NT-3, which requires any driveway and/or garage to be facing the alley. However, due to the prevailing pattern of the neighborhood being homes with front (9th Ave N) facing driveways, in addition to 1/3 of the rear of the lot being inaccessible for a driveway/garage due to a telephone guide wire, I intend to apply for a variance prior to beginning the construction of my new home.

To be more specific, we would like to apply for a variance for a driveway on 9th Ave N and separately a garage facing 9th Ave N even though an alley is present. We would like the variance to consider two scenarios:

- 1.) a driveway facing 9th Ave N
- 2.) a garage and driveway facing 9th Ave N.

As I begin the variance process, I would first like to notify and hear any concerns you may have with the above proposed variance. If you could please fill out the below lines with your name, signature, address and concerns if you have any this could help me streamline the variance process

Best,
Conor O'Neil
7320 9th Avenue North, Saint Petersburg, FL 33710

7341-9th Ave. North, St. Pete 33710

Address of Neighboring Homeowner

Concerns If Any:

None

Do I have your support in applying for the aforementioned variance? (circle one) yes/no

CATHERINE J. PICKER Catherine Picker 25 Jul 20

Neighboring Homeowner's Printed Name and Date of Signature

Please feel free to contact me on my cell at 727-631-1895 in case I may have missed you today and you would express support of the variance or you have any further questions. Your prompt response is much appreciated.

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Best,
Conor O'Neil
7320 9th Avenue North, Saint Petersburg, FL 33710

7335 9TH AVE N. ST. PETE, FL 33710

Address of Neighboring Homeowner

Concerns If Any:

CIRCLE DRIVEWAY WOULD BE THE
BEST CHOICE.

Do I have your support in applying for the aforementioned variance? (circle one) yes / no

OTTO KIEFFER Otto Kieffer 07-25-20
Neighboring Homeowner's Printed Name and Date of Signature

Please feel free to contact me on my cell at 727-631-1895 in case I may have missed you today and you would express support of the variance or you have any further questions. Your prompt response is much appreciated.

Word

Open in Desktop App Print Find Immersive Reader ...

To My Future Neighbor.

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- 1) a driveway facing 9th Ave N
- 2) a garage and driveway facing 9th Ave N

As I begin the variance process, I would first like to notify and hear any concerns you may have with the above proposed variance. If you could please fill out the below lines with your name, signature, address, and concerns if you have any, this could help me streamline the variance process.

Best,
Conor O'Neil
7320 9th Avenue North, Saint Petersburg, FL 33710

JAMES TAYLOR 7328 9TH AVE N, ST. PETERSBURG
Address of Neighboring Homeowner FL 33710

Concerns If Any:
I HAVE NO CONCERNS OR OBJECTION
WITH THE ABOVE VARIANCE REQUEST

Do I have your support in applying for the aforementioned variance? (circle one) yes/no
James C Taylor JAMES C TAYLOR
Neighboring Homeowner's Printed Name, Signature, and Date 7-26-2020

Please feel free to contact me on my cell at 727-631-1895 in case I may have missed you today and you would express support of the variance or you have any further questions. Your prompt response is much appreciated.

To My Future Neighbor,

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As I begin the variance process, I would first like to notify and hear any concerns you may have with the above proposed variance. If you could please fill out the below lines with your name, signature, address and concerns if you have any this could help me streamline the variance process

Best,
Conor O'Neil
7320 9th Avenue North, Saint Petersburg, FL 33710

7232 9th ave N. St. Pete, Fl. 33710
Address of Neighboring Homeowner

Concerns If Any: NONE Good Luck!
welcome to the neighborhood

Do I have your support in applying for the aforementioned variance? (circle one) yes/no
Joan Reubens 7/30/20 yes
Neighboring Homeowner's Printed Name and Date of Signature

[Signature]
Please feel free to contact me on my cell at 727-631-1895 in case I may have missed you today and you would express support of the variance or you have any further questions. Your prompt response is much appreciated.

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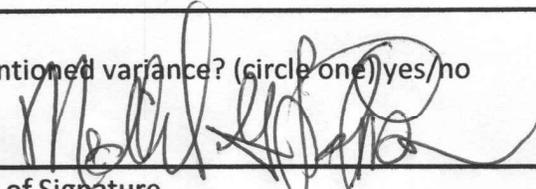
Best,
Conor O'Neil
7320 9th Avenue North, Saint Petersburg, FL 33710

7312 9th ave NO ST. ALLE, FL. 33710
Address of Neighboring Homeowner

Concerns If Any:

NO CONCERNS - Looking Forward
to the new construction - Welcome!

Do I have your support in applying for the aforementioned variance? (circle one) yes/no

Michael Johnson 7/30/20 
Neighboring Homeowner's Printed Name and Date of Signature

Please feel free to contact me on my cell at 727-631-1895 in case I may have missed you today and you would express support of the variance or you have any further questions. Your prompt response is much appreciated.

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: 7320 9th Avenue North, Saint Petersburg, Florida 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

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications A letter was hand delivered to 12 of the neighboring residences on 7/27. See the attachments to the neighborhood worksheet for an example from the residents who were not present at the time of letter delivery.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located See the neighborhood worksheet and attachments for addresses of neighboring properties that we're informally notified/involved on 7/27/20 by the property owner.

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

No concerns arose from the informal notice letters delivered on 7/27/20, but one neighbor did recommend the installation of a circular driveway for enhanced traffic safety.

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@stpeteconacona.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.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 7/27/20
- Attach the evidence of the required notices to this sheet such as Sent emails.

From: **Conor Oneil** conor.parico.oneil@gmail.com
Subject: Notice of Intent to File for Design Variance
Date: July 27, 2020 at 2:19 PM
To: azaleaassociation@yahoo.com

Hi Dominick,

My name is Conor O'Neil and I am an agent acting on behalf of my parents who have recently purchased 7320 9th Ave. N. I will be building a new construction home on this property and intend to apply for a design variance to allow me to have a driveway and/or garage facing 9th Avenue N although an alley is present. For your reference, I've attached the Application we intend to file further detailing the variance.

Please advise if you have any further questions or if there are any additional steps necessary.

Best,
Conor O'Neil
Future Resident of 7320 9th Ave. N.



Variance
Applica...e N.pdf

From: **Conor Oneil** conor.parico.oneil@gmail.com 
Subject: Notice of Intent to File for Design Variance 7320 9th Ave N
Date: July 27, 2020 at 2:23 PM
To: variance@stpetecona.org

To Whom It May Concern,

My name is Conor O'Neil and I am an agent acting on behalf of my parents who have recently purchased 7320 9th Ave. N. I will be building a new construction home on this property and intend to apply for a design variance to allow me to have a driveway and/or garage facing 9th Avenue N although an alley is present. For your reference, I've attached the Application we intend to file further detailing the variance.

Please advise if you have any further questions or if there are any additional steps necessary.

Best,
Conor O'Neil
Future Resident of 7320 9th Ave. N.



Variance
Applica...e N.pdf