



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 & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, June 7th, 2023 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 23-54000024 PLAT SHEET: E-8

REQUEST: Approval of a variance to the front and interior side yard setback to construct a new front porch.

OWNER: Greg Byrne
1122 2nd St N
St. Petersburg, FL 33701

ADDRESS: 1122 2nd St N

PARCEL ID NO.: 18-31-17-43560-002-0111

LEGAL DESCRIPTION: JACKSON'S BLK B, S 39.5 FT OF LOT 10 & S 39.5 FT OF E 30 FT OF LOT 11

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

Structure	Required	Requested	Variance	Magnitude
Front Porch	23-feet	9-feet, 9-inches	13-feet, 3-inches	57.6%
Stoop	20-feet	8-feet, 1-inch	11-feet, 11-inches	59.6%
Front Porch (Left Side)	7.5-feet	3-feet, 7-inches	3-feet, 11-inches	52.2%

BACKGROUND: The subject property consists of the south 39.5-feet of lot 10 and south 39.5-feet of the east 30-feet of lot 11 of Jacksons Subdivision block B, within the Historic Old Northeast Neighborhood Association. The parcel has a lot width of 39.5-feet and lot depth of 83.7-feet with approximately 3,308 square feet of lot area which is substandard for the NT-3 zoning district. The property is on the National Register Historic District as a contributing structure to the North Shore Historic District. Because the residence is not a locally designated historic structure and the property is not located in a Local Historic District it does not require a certificate of appropriateness prior to construction.

The property has an existing single-family home and a partially covered front porch along 2nd St N. The existing porch does not comply with the porch requirements of neighborhood traditional zoned properties. Section 16.20.010.11 requires principle entries to include, “a porch, portico or stoop, with a minimum usable depth of six feet (measured from the front façade of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area”. Based on the survey provided the existing porch is 5.8’ deep and 14.5’ wide with an additional portion that is 8.4’ deep and 6’ wide with a total area of 134.5 square feet, not including the existing railing and posts.

Based on the survey, the property exceeds the maximum impervious surface ratio (ISR) for the site. The total ISR is approximately 2,522 square feet (76%) where 2,148 square feet (65%) is the maximum permitted. As a nonconforming use of the site, under Section 16.60.030.6.1.b “Impervious surface ratios shall be reduced by a minimum of five percent.”. The reduction will be from the existing overall site ISR so long as this variance request is approved.

REQUEST: The applicant is requesting a variance to the Neighborhood Traditional front and interior side yard setbacks to construct a new covered porch on the front of the house. The proposed porch will have a depth of 8-feet and span the entire front façade of the house at 24.3-feet. Proposed setbacks are 3-feet 7-inches for the left side yard setback and 9-feet 9-inches to the porch, and 8-feet 1-inch to the stoop for the front yard setbacks. The required setbacks for NT-3 zoning district are 7.5-feet for interior side yard and 20-feet for a stoop, and 23-feet for an open porch for the front yard. Porches for NT zoned properties are only required to have a usable depth of 6 feet and 48 square feet of total floor area, excluding a 3-foot walkway and any floor area where railings exist. The proposed porch will be approximately 194 square feet inclusive of the 3-foot walkway and any railing.

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

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site contains an existing single-family residence with a front porch.

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

The subject property is deficient in both lot width and lot area for NT-3 zoning district. The property has a lot width of 39.5-feet and lot area of 3,308 square feet where the minimum required is 60-feet in width and 7,620 square feet in area.

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

This site is not within a designated preservation district.

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

The site is part of the North Shore National Registered Historic District as a contributing structure. It is not part of a local historic district therefore would not require a certificate of appropriateness prior to construction.

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

There is no significant vegetation on the property.

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

The request does promote neighborhood character by bringing the front porch into compliance with the NT zoning district requirements.

g. *Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criterion is not applicable.

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

The special conditions existing are not a result of the actions of the applicant, the lot is substandard in width and lot area for NT-3 zoned properties. The property was in its current condition when the applicant purchased the property in 2021.

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

A literal enforcement of the Code would not result in an unnecessary hardship to the applicant. There is an existing front porch on the house and it is not required to be brought into compliance with current zoning requirements as the property was developed in 1932.

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;*

Strict application of the Code would not deprive the applicant of reasonable use of the land. There is an existing front porch on the house and the use of the single-family residence would not be reliant on construction of a new front porch.

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

The requested variance is not the minimum variance that will make possible the reasonable use of the land or building. There is an existing front porch on the house that is not required to be reconstructed. The minimum front porch required for new construction for NT zoned properties is 6-feet in depth and 48 square feet of total floor area, excluding a 3-foot walkway and any floor area where railing exists. The applicant is proposing a porch with 8-feet in depth and 194 square feet in total floor area therefore not the minimum variance necessary to meet front porch requirements for the district.

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

The variance requested is not in harmony with the general purpose and intent of the City Code. City Code Section 16.10.010.4 states, "The purpose of setbacks is to ensure that an effective separation is provided between properties, structures and uses to foster compatibility, identity, privacy, light, air and ventilation". By allowing the structure to encroach further into the setback than the existing porch does and code permits, it could present drainage issues as increasing the footprint of the porch will increase the impervious surface of the site. The site already exceeds the maximum impervious surface and would need to be reduced.

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 may be injurious to neighboring properties or otherwise detrimental to public welfare. The proposed porch would increase the footprint on the site and increase the amount of runoff from the roof. This increase of footprint will reduce the already deficient greenspace on the property.

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

Staff finds that the reasons set forth in the application do not justify the granting of the variance as the applicant is not requesting the minimum variance necessary to comply with the NT zoning district front porch requirements.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None were considered.

PUBLIC COMMENTS: The applicant submitted signatures of support from the two most directly impacted property owners. As of the date of this report, staff has received no additional comments.

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

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

1. The applicant must reduce the overall site impervious surface ratio by 5%.
2. The applicant must submit a roof design for the porch that matches the existing architectural style of the house.
3. The plans submitted for permitting should substantially resemble the plans submitted with this application.
4. This variance approval shall be valid through June 7, 2026. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: A. Location Map, B. Survey, C. Site Plan & Elevations, D. Application Packet

Report Prepared By:

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

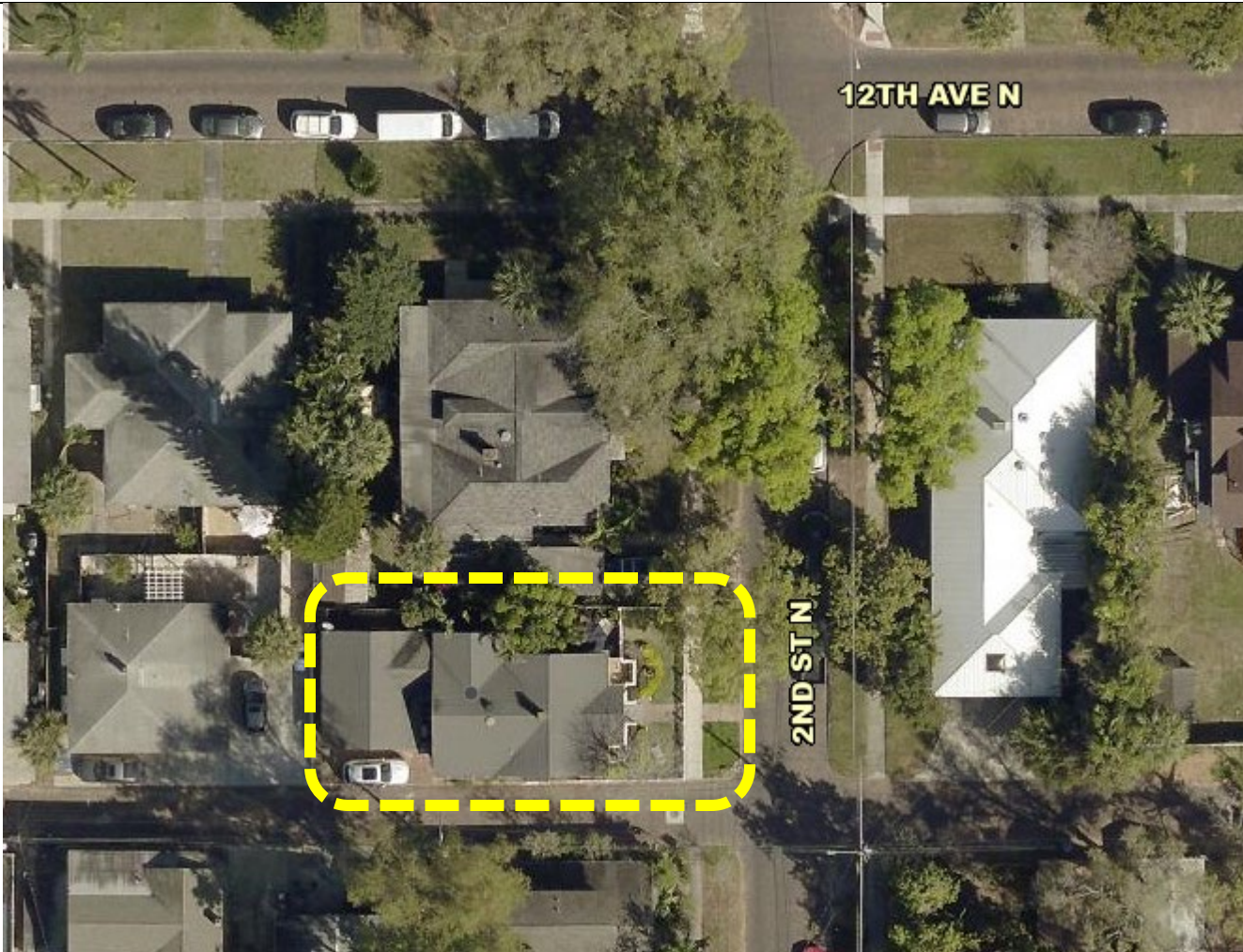
5/24/23
Date

Report Approved By:

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

5/24/2023
Date

ATTACHMENT A

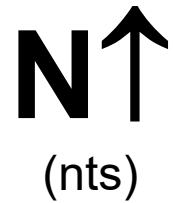


PROJECT LOCATION MAP

Case No.: 23-5400024

Address: 1122 2nd Street North

City of St. Petersburg, Florida
Planning & Development Services Department



ATTACHMENT B

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Lot 10, Less the North 88 feet thereof and Lot 11, Less the North 88 feet thereof, also Less the West 20 feet thereof, Block B, JACKSON SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 5, of the Public Records of Pinellas County, Florida.

Property Address:

1122 2nd Street North
Saint Petersburg, Florida 33701

21-0180
PAGE 1 OF 2

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/CAS/LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

N.A.V.D. 1988 NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929 NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S. GLOBAL POSITIONING SYSTEM
N.A.D. 27 NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83 NORTH AMERICAN HORIZONTAL DATUM 1983

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 51-17.052 (2)(g), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 125149-0217 G, LAST REVISION DATE 09/03/2003. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. © SHEET 1 OF 2

CERTIFIED TO:

Gregory Anthony Byrne;
Pamela Elizabeth Gibson;
Compass Land & Title, LLC;
Fidelity National Title Insurance Company;
Movement Mortgage, LLC, its successors and/or assigns.

LEGEND & ABBREVIATIONS

AC	AIR CONDITIONER	N	NORTH
B.R.	BEARING REFERENCE	N&D	NAIL & DISC
C	CALCULATED	N.R.	NON RADIAL
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P	PLAT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CB	CHORD BEARING	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	PC	PLAT
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION
EL	ELEVATION	P.K.	PARKER-KAYLON NAIL
ELEV.	ELEVATION	P.O.L.	POINT ON LINE
E	EAST	P.P.	UTILITY POLE
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.U.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT
	UTILITY EASEMENT	P.R.C.	POINT OF REVERSE CURVE
ESMT.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY
FD.	FOUND	R	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M	FIELD MEASURED	S	SOUTH
M.E.	MAINTENANCE EASEMENT		

SW	SIDEWALK
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TR	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER

SYMBOLS

	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	P.V. FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

Section 18, Township 31 South, Range 17 East			
Drawn By: AV	Survey Number: 21-0180		
4			
3			
2			
1			
		00-00-2021	
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD PHONE 407-385-3161 DEER ISLAND, FL 32778 407-385-3162 CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-941-8769			

SURVEYOR'S CERTIFICATION

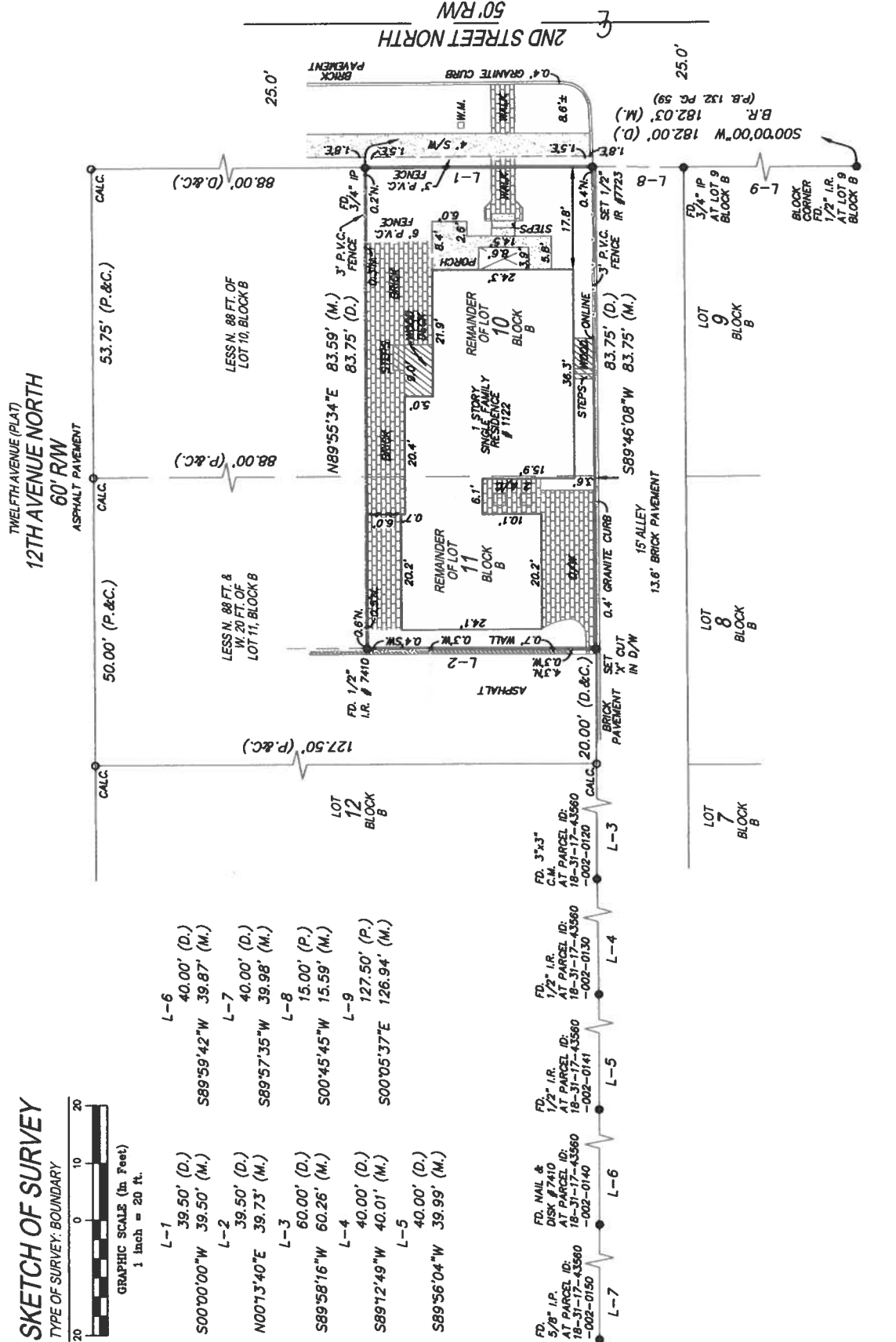
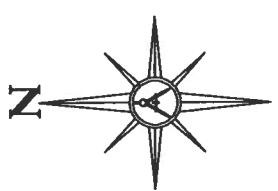
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 01-26-2021

Robert w Richmond
Digitally signed by Robert w Richmond
 DN: cn=RS, o=unaffiliated, ou=RS, email=robert@lrsurvey.com
 cn=RS, ou=RS, email=robert@lrsurvey.com
 Date: 2021.01.27 12:53:17 -0500

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



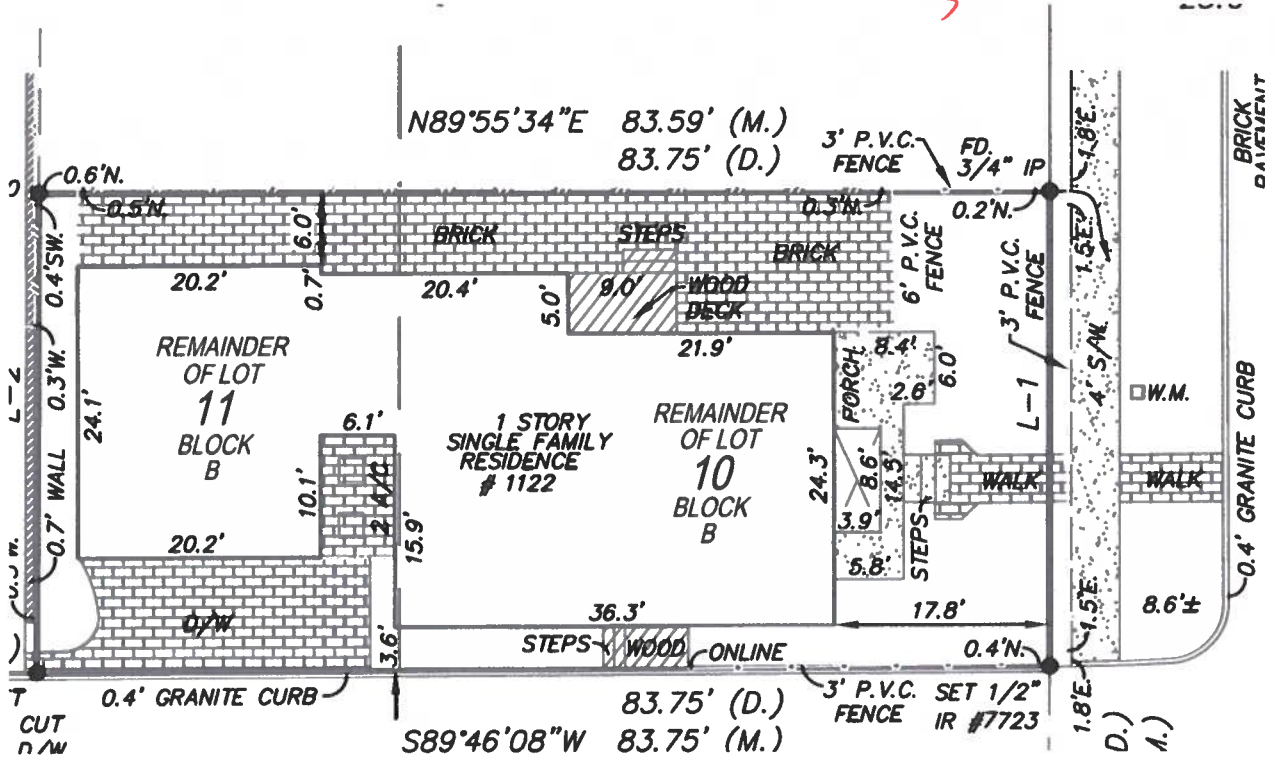
SKETCH OF SURVEY
 TYPE OF SURVEY: BOUNDARY

GRAPHIC SCALE (In Feet)
 1 inch = 20 ft.

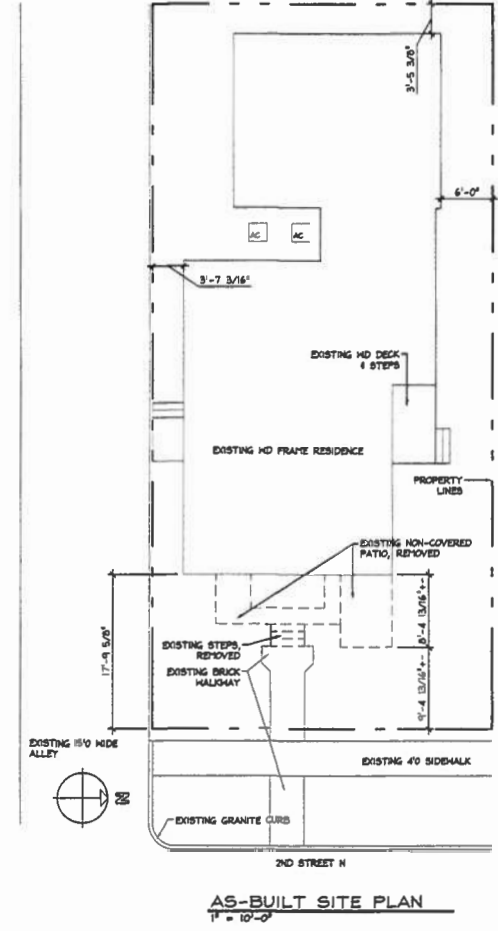
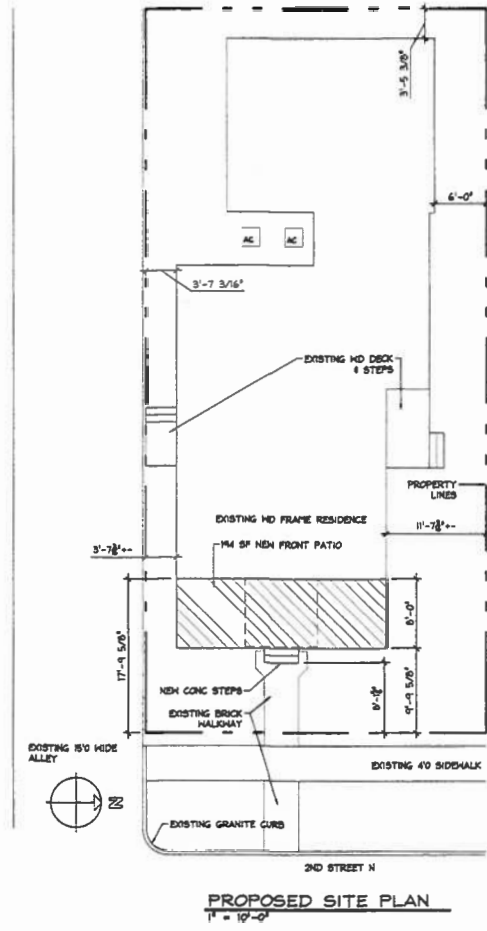
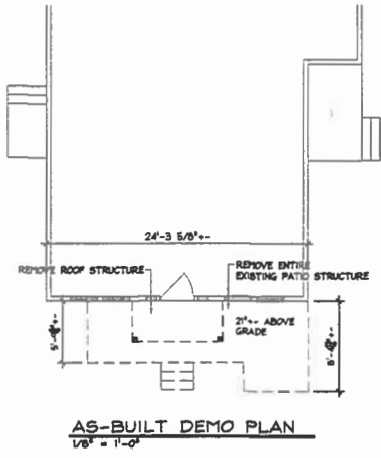
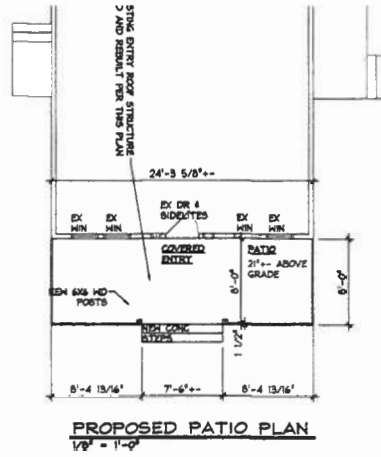
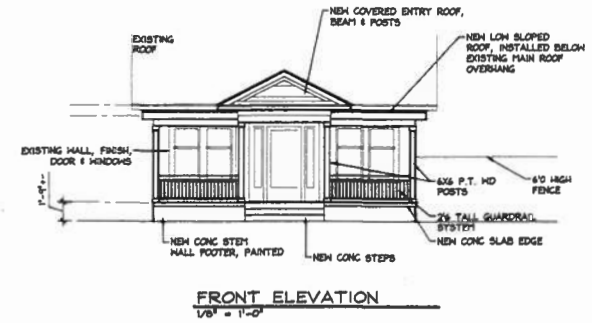
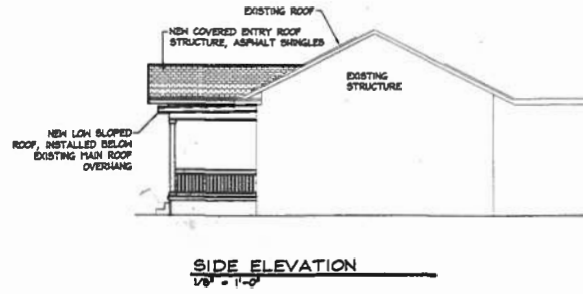
0 10 20

- L-1 39.50' (D.) S00°00'00"W 39.50' (M.)
- L-2 39.50' (D.) N00°13'40"E 39.73' (M.)
- L-3 60.00' (D.) S89°58'16"W 60.26' (M.)
- L-4 40.00' (D.) S89°12'49"W 40.01' (M.)
- L-5 40.00' (D.) S89°56'04"W 39.99' (M.)
- L-6 40.00' (D.) S89°59'42"W 39.87' (M.)
- L-7 40.00' (D.) S89°57'35"W 39.98' (M.)
- L-8 15.00' (P.) S00°45'45"W 15.59' (M.)
- L-9 127.50' (P.) S00°05'37"E 126.94' (M.)

Survey



ATTACHMENT C



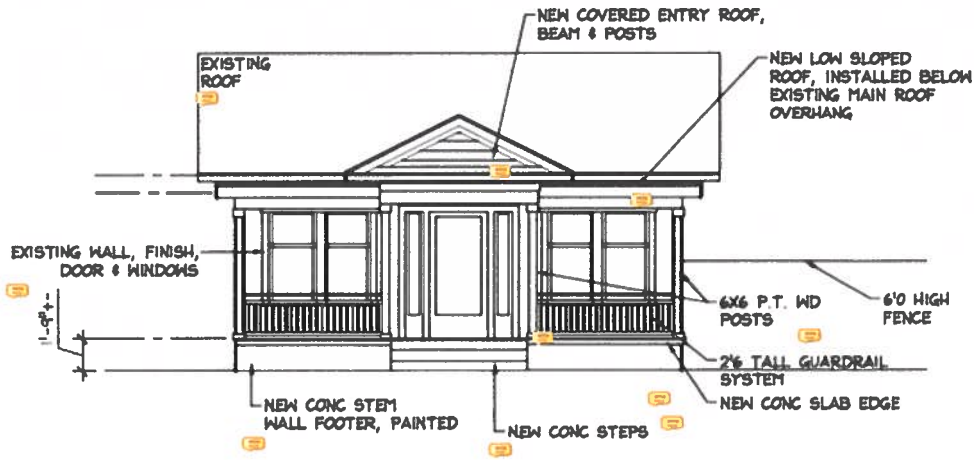
SCOTT K. SMITH
5519 Commonwealth Ave N, St. Petersburg, FL 33705
RESIDENTIAL / COMMERCIAL DESIGN
771 - 405 - 5454

ENTRY PATIO PROJECT FOR
THE BYRNE'S
1122 2ND ST NORTH
ST PETERSBURG, FL

12/6/2022

A. Kevin S. Smith, A.I.A.
5519 Commonwealth Ave N, St. Petersburg, FL
Registration Number AR 11654

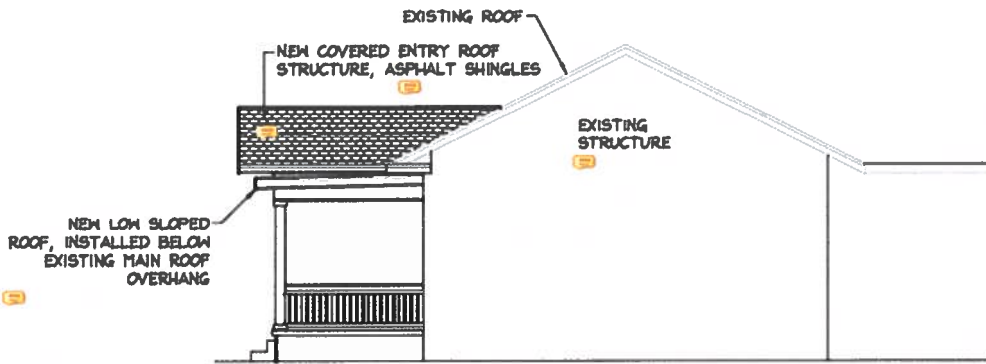
AI



FRONT ELEVATION

1/8" = 1'-0"

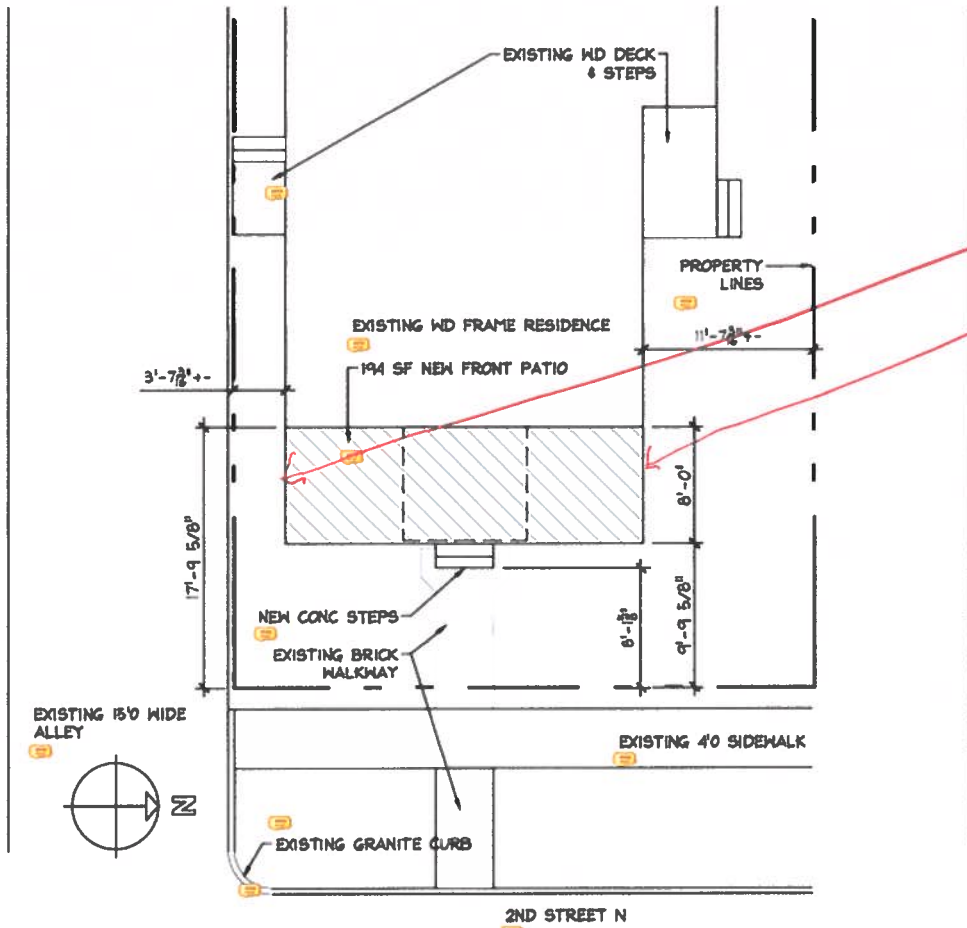
Proposed



SIDE ELEVATION

1/8" = 1'-0"

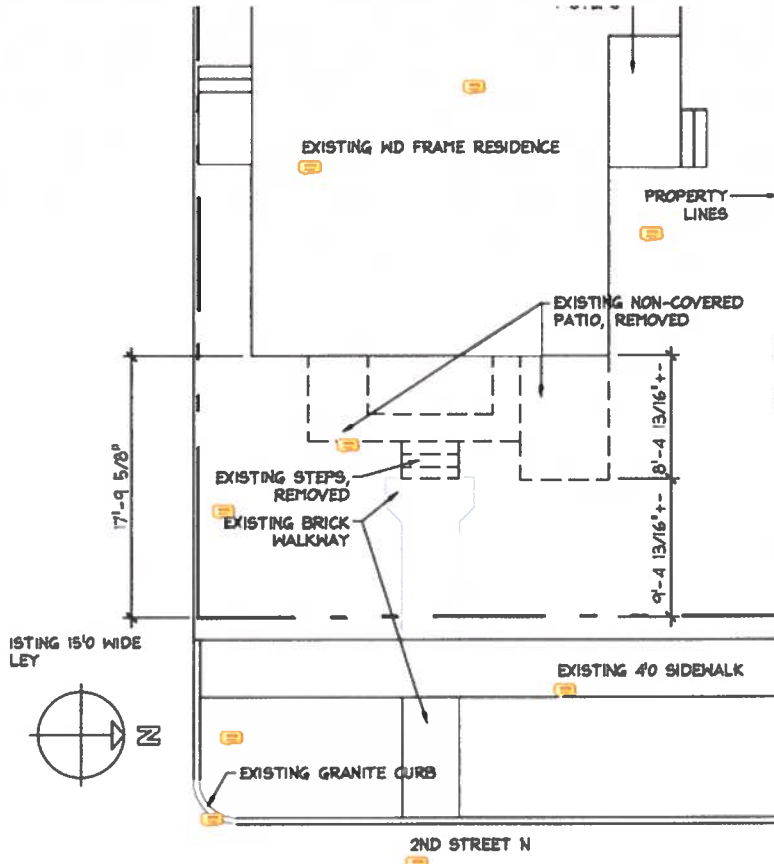
Proposed



The edge of the porch he would actually be indented about 6" from the side of the house.

Proposed

PROPOSED SITE PLAN
 1" = 10'-0"



AS-BUILT SITE PLAN

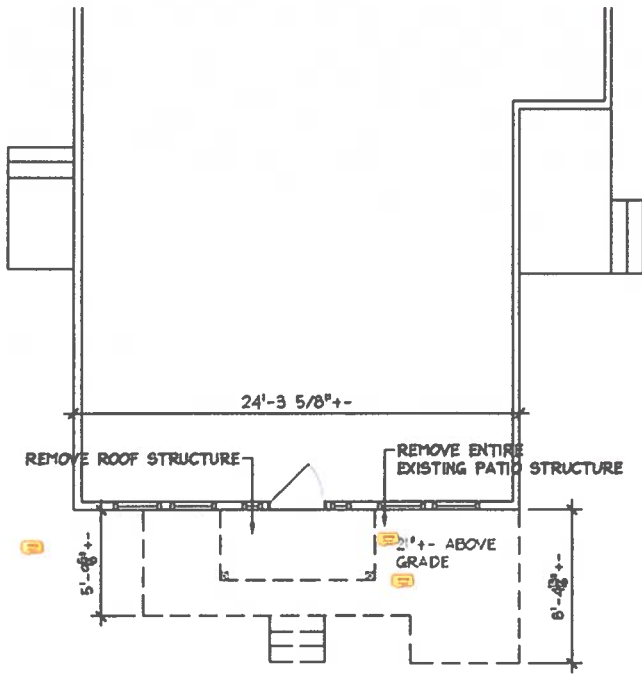
1" = 10'-0"

KEVIN S. SMITH
 12/16/2022
 11:06 AM

ARCHITECT
Kevin S. Smith, A.I.A.
 5519 Commonwealth Ave N, St Petersburg, FL 34713
 Registration Number AR 11656

AI

Existing



Existing

AS-BUILT DEMO PLAN
 1/8" = 1'-0"



st.petersburg
www.stpete.org

STAFF WORKSHEET

DEVELOPMENT REVIEW COMMISSION

THIS PAGE TO BE FILLED OUT BY CITY STAFF ONLY

Application Accepted By: JAE
Staff Planner from Pre-app: JAE
Date application complete: 4/3/23

DRC Cycle (month): June
Date form completed: 4/3/23

BACKGROUND INFORMATION

Property Address(es): 1122 2nd St N
Parcel ID(s): 18-31-17-43560-002-0111

Case No.: 23-54000024

Application Fee: \$350 paid \$100 for RFSB

Zoning Classification: NT-3

Plat Map Page: E-8

Neighborhood and Business Associations within 300-feet:

Is CRA Applicable: /

Historic Designation(s): National w/contributing

Council Member: Hanewicz

DRC Commissioner: /

Within School Radius: /

1/4 Mile from City Boundary: /

REQUEST DESCRIPTION:

Approval of a variance to the front and interior side setback to construct a new front porch.

VARIANCE DESCRIPTION:

	Front	
	Stoop	Porch
Standard Required:	20'	23'
Standard Proposed:	8' 1"	9' 9"
Variance:		

Standard Required:	side	7.5'
Standard Proposed:	side	3' 7"
Variance:		

Staff Planner Assigned to Case:

Streamlined: YES NO TBD ADMINISTRATIVE

Route: YES NO Routing Sheet Set-up via Naviline: YES NO N/A Initials/Date: _____



VARIANCE

Application No. 23-54000024

List of Required Submittals

Only complete applications will be accepted:

Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

- Completed variance application and narrative
- Pre-application Meeting Notes
- Affidavit to Authorize Agent, if Agent signs application
- Application fee payment
(See fee schedule on Variance Application)
- Public Participation Report
- Proof that Notice of Intent to File was sent to Neighborhood and Business Associations
- 2 copies of Site Plan or Survey of the subject property:
 - To scale on 8.5" x 11" or 11" x 17" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees, and landscaping
- 2 copies of Floor Plans:
 - To scale on 8.5" paper
 - Locations of all doorways, windows and walls (interior and exterior)
 - Dimensions and area of each room
- 2 copies of Elevation Drawings:
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- Samples or a detailed brochure for new materials to be used
- PDF of all above items (may be emailed to Staff Planner)

The following items are optional, but strongly suggested:

- Neighborhood Worksheet
- Photographs of the subject property and structure(s)

A Pre-Application Meeting is Required Prior to Submittal.

To schedule, please call (727) 892-5498.

Completeness review by City Staff 

Planning and
Development Services
Department

Development Review
Services

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL
33731-2842
727.893.7471

UPDATED: 12-17-2020



VARIANCE

GENERAL INFORMATION

Pre-application Meeting

All applicants are required to schedule a pre-application meeting **two weeks prior to submittal of an application**. Meetings may be held via telecom. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please contact Iris Winn to schedule: 727-892-5498.

Public Participation Report

All applicants are required to contact the applicable Neighborhood Association President, **Business Association, CONA and FICO, a minimum of 10-days prior to filing the application** and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting. **Reports may be updated and resubmitted up to 10-days prior to the scheduled public hearing.**

Commission Review

By applying to the Commission, the applicant grants permission for Staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Commission are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within **300-feet** of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing **and sign posting** returned to Staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. **and will be held temporarily at the Sunshine Center (Auditorium), located at 330 5th Street North**. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Commission Approvals

If approved by the Commission, permits, inspections, business taxes, and certificates of occupancy are required, when applicable. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

VARIANCE



Application No. 23-5400024

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): Greg Byrne	
Street Address: 1122 2nd St. N	
City, State, Zip: St. Petersburg, FL	
Telephone No: 3018010530	Email Address: byrassoc@aol.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION: 1122 2nd St. N	
Street Address or General Location:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST: Requesting reduced front and side setback to construct new porch 8'1" for stoop, 9'9" for porch, 3'7" for side. AAlign with existing structure. Will comply with NT3 front porch regs.	
PRE-APPLICATION DATE: 01/09/2023	PLANNER: Jordan Elmore

FEE SCHEDULE				
1 & 2 Unit, Residential - 1 st Variance	\$350.00	250	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*: [Signature] Date: 4/3/23
*Affidavit to Authorize Agent required, if signed by Agent.
Typed Name of Signatory: _____



Pre-Application Meeting Notes

Meeting Date: 01/09/2023 Zoning District: NT-3

Address/Location: 1122 2nd St N

Request: Reduced front and side setback for front porch

Type of Application: Variance Staff Planner for Pre-App: JAE

Attendees: Greg Byrne

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Old Northeast Neighborhood Assoc.	John Johnson	Honnapresident@gmail.com	917-532-1732

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

Notes: Applicant is requesting a reduced front and side setback to construct a new front porch.

Requesting 8'1" for stoop, 9'9" for porch, 3'7" for side. New porch will align with existing structure. New porch will comply with NT front porch regulations.

CONA contact: Tom Lally variance@stpetecon.org

FICO contact: Kim Leggett kleggs11@outlook.com



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 Tom Lally at variance@stpeteconna.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: _____
- Attach the evidence of the required notices to this sheet such as Sent emails.



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:	Case No.:
Description of Request:	
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:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
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:	



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: 1122 2ND ST N	Case No.:
Detailed Description of Project and Request: side and front setbacks to allow to rebuild the front porch	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The house was built circa 1927 and the proposed porch design is consistent with the norms of this older neighborhood.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
yes - 1114 2ND ST N } similar front setbacks 1234 2ND ST N } 1030 2ND ST N }	
925 Locust St NE } similar side setbacks 914 2ND ST N }	
3. How is the requested variance not the result of actions of the applicant?	
N/A	

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 porch modifications will be in keeping w/ the style of older homes in the neighborhood.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
The other alternatives would result in a porch that would be oddly oddy oddly-shaped.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The variance would make the home more consistent w/ the design of the neighborhood.

DATE March 1, 2023

TO HONNA President,
 CONA
 FICO

FROM Greg Byrne, Owner
 1122 2nd St. N
 St. Petersburg, FL 33701

RE Reduced Front and Side Setback for Front Porch

Per city requirements, we are notifying you of our plans for front and side setback variance in order to construct a new porch. The existing porch does not drain properly and we need to rebuild it; however, when we rebuild it, we would also like to make it a more complete/functional porch.

The existing porch is not symmetrical. Its depth is 8' 6" on the north side and 5' 8" on the south side. Additionally, the south side length essentially extends to the edge of the house but the north side length only goes past the first window. But even more problematic, the posts (supports) are inside the porch as opposed to being on the perimeter.

Attached are the site plans prepared by our architect. It would be 8' deep on both sides, and run from just inside the exterior of the house. To pull this off, we run into two setback issues:

- Front set-back: We'll need to push the front steps out by about 18 inches (towards the sidewalk); and
- Side set-back: The side of the porch, facing the alley, will be a little more than 3'7" from the alley.

Notwithstanding the above, we believe that these plans are in keeping with the design and feel of the neighborhood, particularly for older structures. Below is a picture of two old homes at 9th and Locust with porches that have similar side and front setback issues.



We have received approval from our neighbor across the street from us (124 12th Ave N) and across the alley (1114 2nd St N).

Also enclosed is the existing survey and layout of the home, along with the proposed porch improvements. I have also attached a photo of a house I found on the internet that seems to capture the design of the porch.

Thank you,

Greg Byrne

301 801 0530 cell



Our
Home!



EXAMPLE of type of
PROPOSED PORCH of
design

TO GREG BYRNE,
OWNER, 1122 2nd St N, St Petersburg, FL 33701

FROM Gabriele Hiemann, BRUNIX LLC
OWNER, 124 12th Ave N, St. Petersburg, FL 33701

RE VARIANCE REQUEST FOR CONSTRUCTION OF NEW FRONT PORCH

We have reviewed the plans (below) that you have submitted for the demolition of the existing porch structure and construction of a new porch. We recognize that those plans require a variance to the set-back requirements for the front steps and the side set-back.

With respect to the above, we:

- Approve
- Disapprove
- Approve with the following modifications (list).

Thank you.


Signature/Date

2-15-23

TO GREG BYRNE,
OWNER, 1122 2nd St N, St Petersburg, FL 33701

FROM RICK SMITH AND HOLLY PETERSON,
OWNERS, 1114 2ND St. N, St. Petersburg, FL 33701


RE VARIANCE REQUEST FOR CONSTRUCTION OF NEW FRONT PORCH

We have reviewed the plans (below) that you have submitted for the demolition of the existing porch structure and construction of a new porch. We recognize that those plans require a variance to the set-back requirements for the front steps and the side set-back.

With respect to the above, we:

- Approve
- Disapprove
- Approve with the following modifications (list).

Thank you.

 1 March 2023 Rick Smith for Holly Peterson 1 March 2023

Signature/Date