



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, June 8, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission 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.



Case Nos.:	21-90200049 and 21-54000032
Address:	261 29 th Street North
Legal Description:	HALL'S CENTRAL AVE NO. 2. BLK 12, N ½ OF VILLA SITE 7
Parcel ID No.:	23-31-16-35118-012-0071
Date of Construction:	1925
Local Landmark:	Kenwood Section - Seminole Park Local Historic District (17-90300003)– Contributing Property
Owner:	William Tanner Boyle and Traci Nicole Boyle
Applicant:	Alexander Smith, Architect

Request: **COA 21-90200049:** Review of a Certificate of Appropriateness for the partial conversion of a detached garage to Accessory Living Space at a contributing property to a local historic district.

Variance 21-54000032: Approval of a 6.2 feet variance to the rear yard setback from 10 feet to 3.8 feet for the conversion of a portion of the detached garage into an Accessory Living Space at the property of 261 29th Ave N.

Zoning: Neighborhood Traditional-2 (NT-2)

Overview

The application considerations herein propose both the historic integrity of a modifications to an Accessory Structure in a local historic landmark district through a Certificate of Appropriateness (COA) review and a request for a Variance to the Land Development Regulations in the City Code for a reduced rear yard setback. Section 16.70.015 and 16.80.010 of the City Code requires the CPPC to act on historic and archaeological matters, including acting as the Land Development Regulation Commission (LDRC) for the purposes of and as required by the Community Planning Act to review and evaluate proposed modifications to the Land Development Regulations related to historic and archaeological preservation, to review and evaluate proposed historic designations, certificates of appropriateness and any other action to be performed pursuant to the Historic and Archaeological Preservation Overlay Section.

This report addresses first a review of the COA and then a review of the Variance application.

Historical Context and Significance

The Craftsman-style single family residence and detached garage at 261 29th Street North was constructed in 1925 by A.A. Stebbins. The property was designated as a contributing resource to both the Kenwood Section – Seminole Park Local Historic District (HPC 17-90300003) and the Kenwood National Register Historic District. Because of its location within the Seminole Park Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City’s COA Matrix, changes in openings require review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review (COA 21-90200049)

Project Description

The COA application (Appendix A) proposes the partial conversion of an existing detached garage to accessory living space and minor modifications to the main house.

The project includes the following:

- Existing historic wood carriage doors on the garage will remain. New living space will be constructed within the interior of the structure. Half of the garage will remain for parking;
- New doors and one new window on the detached garage;
- New mini-split A/C system to be installed on detached garage for converted living space; and
- New front and rear entry door to main house.

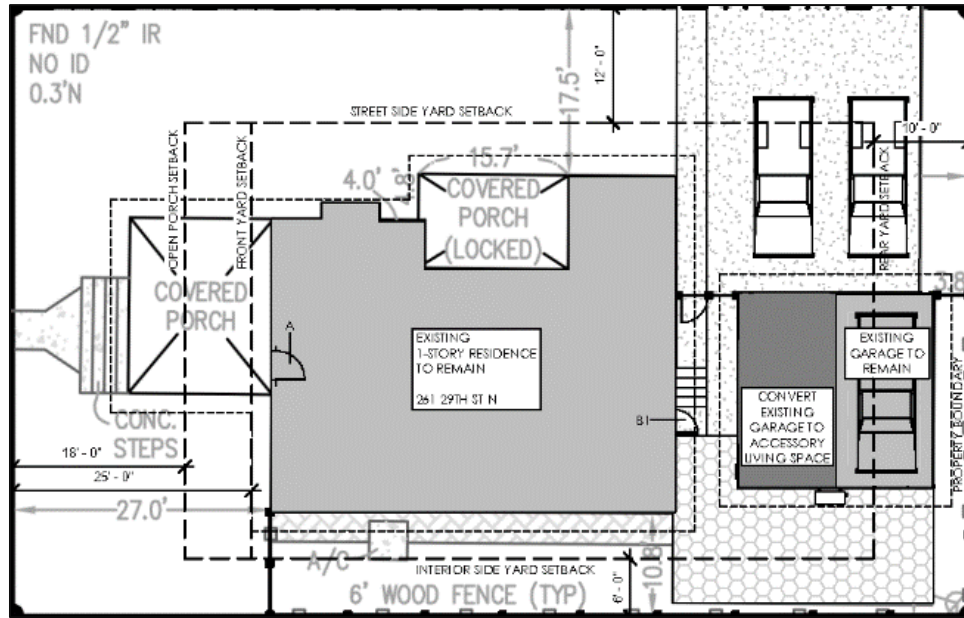


Figure 1: Proposed site plan, showing partial detached garage conversion.

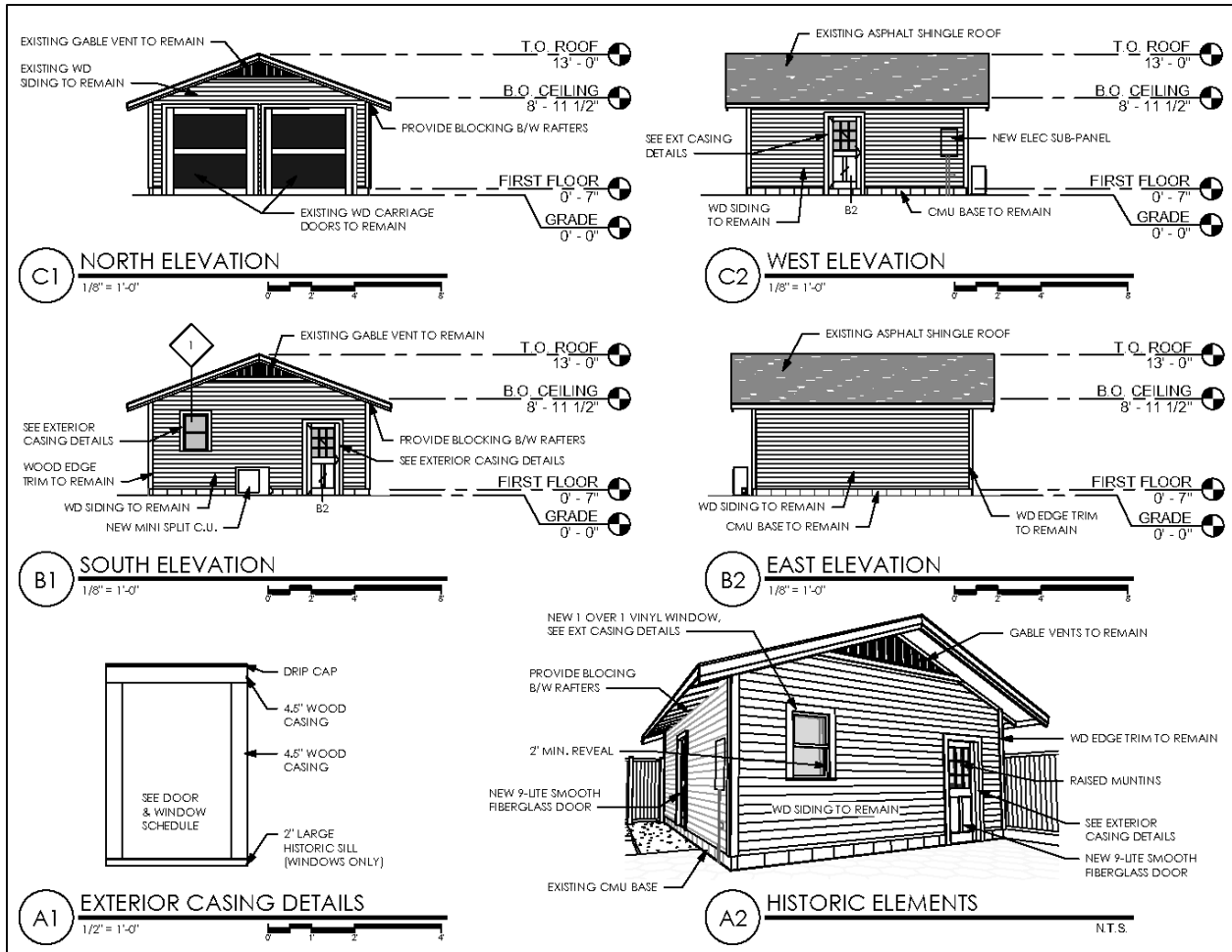


Figure 2: Proposed elevations of detached garage building.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Consistent The proposed project will add door and window openings to secondary elevations of a detached two-car garage. Although simple accessory structures such as the one proposed for alteration were typically fairly utilitarian in nature and often lacked openings beyond the garage entrance and perhaps a side door, many evolved to include additional openings within the period of significance.

Staff considers the addition of compatible window and door units, as well as a small air conditioning unit, to be part of an appropriate rehabilitation project at this property. The addition of window and door units will preserve the overall character of the detached garage as a simple accessory building.

The proposed replacement doors and new window will replicate traditional door design for Craftsman-style houses, but will introduce non-historic materials, such as fiberglass and vinyl.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

Consistent The window proposed to be introduced to the detached garage building will be located at the south elevation, and face into the property's rear and side yard.

The proposed doors will be compatible with other door styles in the local historic district.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

Consistent The footprint and vernacular character of the accessory building will be preserved.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

Not applicable There is no indication that denial of a COA would substantially adversely affect the property owner's use of the subject property.

5. *Whether the plans may be reasonably carried out by the applicant.*

Consistent The proposed project appears to be appropriate under this criterion.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Not applicable The primary house and detached garage are both contributing element of the Seminole Park Local Historic District.

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The proposed property appears to meet this criterion as it remains in use as a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Consistent The footprint and vernacular character of the accessory building will be preserved.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Consistent

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

Consistent The detached garage building, like many accessory buildings in early twentieth century suburban neighborhoods of the type, was designed with relatively utilitarian characteristics. The proposed doors and windows should be complimentary of this vernacular style.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Consistent

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Not applicable

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not applicable No indication that harsh treatment will be used has been given.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The application does not propose ground-disturbing activity.

Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Additional Guidelines for Alteration: 5 of 5 relevant criteria satisfied.

Variance to Land Development Regulations (File 21-54000032)

The subject property is located within a neighborhood area zoned Neighborhood Traditional-2 (NT-2). The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for the NT districts are intended to reflect and reinforce their unique character.

The NT-2 district generally includes neighborhoods developed by the end of the 1920s. The character and context along the street should reinforce the pattern of a traditional single-family neighborhood. These areas typically exhibit a higher degree of architectural legacy and characteristics. Site layout and architectural detailing is emphasized to preserve and reinforce the existing development pattern.

Alleyways are the primary means of providing areas for utilities and access to off-street parking to the rear of the properties. Driveways and garages are typically accessed from the alleys in most traditional neighborhoods. However, in this case, the subject property does not have access to an alley but as a corner lot, it has access to a side street.

Variance Data

Structure	Required Setback	Requested Setback	Variance	Magnitude
Rear Yard Setback for an Accessory Structure	10 ft.	3.8 ft.	6.2 ft.	62%

Request

The property owners are proposing to convert a portion of an existing garage (Accessory Structure) to an Accessory Living Space. The existing garage encroaches within the rear yard setback and with the conversion of the use to Accessory Living Space a variance is required. The NT-2 Land Development Regulations requires a 10 feet rear yard setback. The existing garage has a rear yard setback of 3.8 feet, requiring a variance of 6.2 feet.

Zoning Background

The parcel was originally platted as the north half of Villa Lot 7 in Block 12 of Hall’s Central Ave Subdivision. The property is a corner lot that fronts on 29th St N with 3rd Ave along the north side (See Figure 3 below).

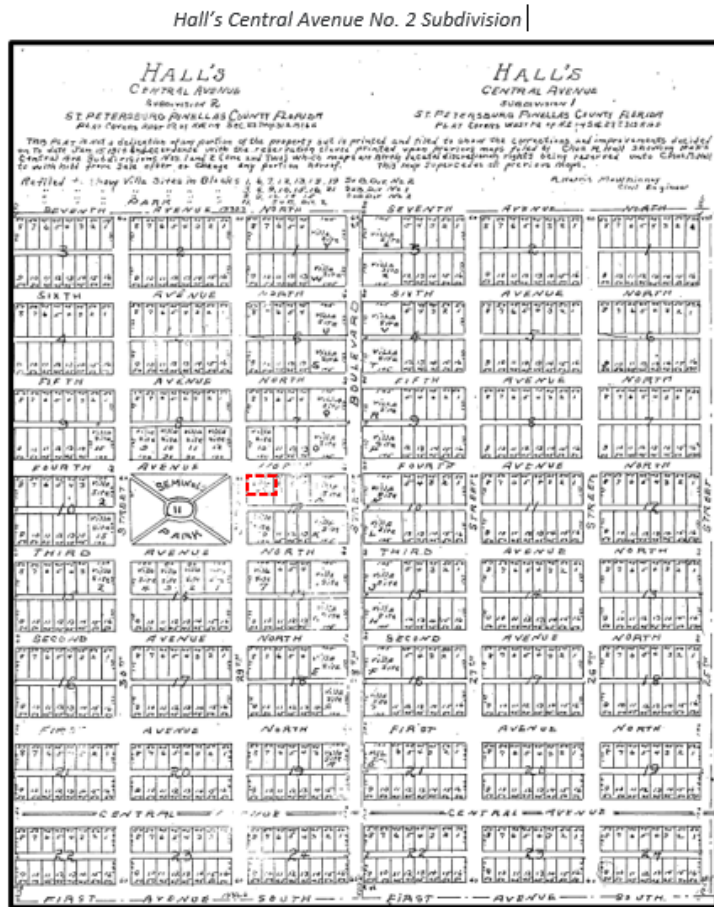
When the original Lot 7 was split, the division was in an east/west direction, with the lots facing Seminole Park. Because of the direction of the lot split, the lot does not have an alley to the rear. The rear yard abuts the side yard of the neighboring property to the east. The one-story house and garage were permitted and constructed in 1925.

The subject property has 63.5 ft of frontage along 29th St N and 100-ft. of frontage along 3rd Ave N with a total lot area of 6,350 s.f. The existing house has approximately 1,245 s.f. of living space and the detached garage is 400 s.f. The current floor area ratio (FAR) for the property is 0.20. The modification to the garage will allow for 200 s.f. to be Accessory Living Space for a FAR of 0.25. Based on the plans provided by the applicant, the impervious surface ratio (ISR) is approximately 0.57. The NT-2 zoning district allows a 0.40 FAR and up to 0.60 FAR with design bonuses, and up to 0.65 ISR. The existing house meets the current NT-2 density and intensity standards.

The garage is located behind the single-family structure and is located 3.8 feet from the rear property line, 30 feet from the 3rd Ave. N street side property line and approximately 13.5 feet from the interior side property line to the south.

There is driveway that accommodates 2 vehicles with space for an additional vehicle in the garage. The property meets the parking standards.

Figure 3: Hall's Central Avenue No. 2 Subdivision



Consistency Review Comments

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following variance criteria excerpted from the City Code and found that the requested variance is **consistent** with the standards in 1, 2, 5, 6, 7, 8, and 9 below. Per City Code *Section 16.70.040.1.6 Variances, Generally*, the review and 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:

The proposed variance meet the Special Conditions addressed in a, d, and f below.

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

The site meets the redevelopment criterion as it includes an existing 1,245 s.f. one-story house and 400 s.f. garage. The applicant is requesting to convert one half of the garage (200 s.f.) to Accessory Living Space. The rear yard setback requirement for an Accessory Structure is 10 ft. The conversion of the garage to living space will have little effect on neighboring properties as the modifications will be minor and will not affect adjacent properties.

- 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 condition is not applicable. The lot is an existing legal, conforming lot which has a lot area of 6,350 s.f. (5,800 s.f. is required for NT-2) and lot width of 63.5 feet (50 feet is required).

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

The Preservation designation shall apply to all environmentally sensitive areas within the City that qualify under the criteria specified in the land development regulations. This criterion is not applicable.

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

The subject property includes an existing single-family structure and is considered a contributing resource located within the Seminole Park Local Historic District. As a contributing resource, the new construction must meet building form and architectural design standards of other historic homes throughout the district.

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

There are two street trees in the front and side yard that will not be affected by the construction.

- 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 house and garage, contributing historic structures, promote the established traditional development pattern of the neighborhood. The existing house and garage were permitted and constructed in 1925.

Based on review of the plat, all the properties fronting Seminole Park were "Villa" sized lots, wider than the standard lot. Though this lot was split, it is wider than the typical NT-2 lots, but the 100 ft. depth is significantly less than the typical 127 feet depth of other lots in the subdivision plat. The Code recognizes the existing garage rear setback as a nonconforming setback because at the time of construction it met the setback requirements. Because the use of the garage is being changed to Living Space, a variance is required to the nonconforming setback.

The garage on the property to the south has a similar configuration and rear setback.

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

This criterion is not applicable.

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

The existing house and garage were permitted and constructed in 1925 on the current lot. The special conditions are not the result of the actions of the applicant.

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

A literal enforcement would not result in an unnecessary hardship, but expansion of the living space within existing walls of the historic structure is not unreasonable. The garage has been existing since 1925 and is part of the historic character of the property. Because the use of the structure is changing from a garage to a garage and Living Space, the change of use will have little effect on the neighborhood or property. There is adequate parking available to meet the NT requirements.

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 provision of this chapter would allow for the continued use of the Accessory Structure as a garage (nonconforming uses are allowed to continue but cannot be enlarged, altered, or changed in a way which increases its nonconformity). However, the modification of a portion of the garage to living space is a reasonable expansion for the owners.

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

The variance request addresses the need for additional living space. The request is minimal and does not change the location or setbacks of the existing garage.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts. The Land Development Regulations for the Neighborhood Traditional districts state: "The

purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood.” The Future Land Use designation in this neighborhood is Planned Redevelopment – Residential (PR-R). The following objective and policies promote redevelopment and infill development in our City:

LAND USE

Conceptual Land Use Pattern:

OBJECTIVE LU2: *The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.*

LU3.6 *Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.*

In addition, the Historic Preservation Element of the City’s Comprehensive Plan encourages the perpetuation of landmarks, sites and historic districts through the objectives and policies. The variance is consistent to the following policy:

HISTORIC PRESERVATION ELEMENT

HP1.3 *St. Petersburg’s Design Guidelines for Historic Properties will be used in the City’s Certificate of Appropriateness (COA) process for individual landmarks and to provide information to property owners, architects, and contractors. The City will update the design guidelines as needed.*

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 as there is no change to the existing location or setbacks of the existing garage. The portion of the garage abutting the rear property line is not changing and will remain as a garage. Only the portion of the garage that is adjacent to the single-family structure is proposed to be modified to living space. As part of the associated COA, the applicant must integrate building form and architectural design standards into the garage conversion. The owners are keeping the original “carriage house” doors and have submitted plans that follow the design characteristics of the historic neighborhood.

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

There are several compelling factors to justify this variance request:

- The subject property includes existing single-family and garage structures that are considered contributing resources located within the Seminole Park Local Historic District.
- The conversion of the garage to living space will have little effect on neighboring properties as the modifications will not change the location or setbacks of the existing Accessory Structure.
- As a contributing resource, any new construction must meet architectural design standards of other historic homes in the district.
- The Special Conditions are not a result of the owner’s actions.
- The existing house and garage promote the established traditional and historic development pattern of the neighborhood.

- The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment and to encourage perpetuation of historic districts.
- The granting of the variance will not be injurious to neighboring properties with no change to the existing location, setbacks, or rear wall of the existing garage.

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.*

No nonconforming buildings, uses or structures have been considered as grounds for the issuance of the variance.

Public Comments

The Kenwood Neighborhood Association sent an email that indicates their support of the rear yard setback. No other public comments have been received at this time.

Staff Recommendations and Conditions of Approval

COA Recommendation (21-90200049)

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Certificate of Appropriateness request for the alteration of the property at 261 29th Street North, a contributing property to the Seminole Park Local Historic District, with the following conditions:

1. Windows and doors shall be recessed in the wall plane to create a 2-to-3-inch reveal to reference historic openings.
2. Window configuration will be one-over-one.
3. Replacement doors will feature contoured, external muntins.
4. A historic preservation final inspection will be required.
5. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

Variance Recommendation (21-54000032)

Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **APPROVAL** of a 6.2 feet variance to the required rear yard setback from 10 feet to 3.8 feet for the modification of the use from garage to Accessory Living Space with the following conditions.

CONDITIONS OF APPROVAL:

1. Approval of the variance does not grant or imply other variances from the City Code or other applicable regulations including requirements for wall composition and transparency.

Appendix A:

Application Nos. 21-90200029 and 21-54000032



CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

261 29th St N, St. Petersburg, FL 33713

23-31-16-35118-012-0071

Property Address

Parcel Identification No.

Kenwood Section – Seminole Park Local Historic District (17-90300003)

Historic District / Landmark Name

Corresponding Permit Nos.

Tanner & Traci Boyle

813-323-5575

Owner's Name

Property Owner's Daytime Phone No.

261 29th St N, St. Petersburg, FL 33713

tboyle35@gmail.com

Owner's Address, City, State, Zip Code

Owner's Email

Alexander Smith, Architect

727-314-2724

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

2624 Burlington Ave N, St. Petersburg, FL 33713

boonearch@gmail.com

Representative's Address, City, State, Zip Code

Representative's Email

APPLICATION TYPE (Check applicable)

TYPE OF WORK (Check applicable)

<input type="checkbox"/>	Addition	<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Demolition	<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Relocation	<input checked="" type="checkbox"/>	Mechanical (e.g. solar)
<input checked="" type="checkbox"/>	Other: Alteration/Partial Change of Use of Garage		

<input type="checkbox"/>	Repair Only
<input checked="" type="checkbox"/>	In-Kind Replacement
<input checked="" type="checkbox"/>	New Installation
<input type="checkbox"/>	Other:

AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner:

Date:

3/9/21

Signature of Representative:

Date:

4/9/21



CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
Convert Half of Garage to Accessory Living Space	1 - 8	Conversion of half of the existing historic garage structure to an Accessory Living Space with full bath. Existing historic wood carriage doors will remain. New living space will be constructed within the interior of the structure. Half of the garage will remain for parking. Wood blocking will be installed between the roof rafters at the eaves to seal the envelope of the building. See architectural drawings for details.
Front Entry Door	9 - 12	Remove & replace front entry door of primary residence. Existing door has deteriorated significantly and does not provide the safety the owners desire. New door will consist of a 6-lite Quarter Panel Craftsman Style Door with Dentil Shelf & raised external muntins. Existing wood casing will be preserved. Existing door will be donated to the Historic Garage.
Rear Entry Door	13 - 14	Remove & replace rear entry door of primary residence. Existing door has deteriorated significantly and is not original to the home. New door will consist of a 9-lite Half Panel Smooth Fiberglass Door with contoured, three-dimensional external muntins that replicate traditional design. Existing wood casing will be preserved.
Garage Accessory Doors	15	The existing garage accessory door will be replaced as part of the Accessory Living Space construction. An additional door will be added to the remaining garage space. Both doors will match the design of the new Rear Entry Door on the primary residence to provide a cohesive design on the site. New doors will consist of a 9-lite Half Panel Smooth Fiberglass Door. New exterior wood casings will match the existing home, see arch.
New Window	See Arch 16	A new window will be added to the bathroom portion of the new Accessory Living Space. The window will consist of a 1 over 1 vinyl clad wood double-hung configuration. There are no dividing lites on either sashes to match the existing home's windows. New window will be recessed in the wall pane a min. of 2 inches to provide consistency with existing historic windows.
New HVAC	See Arch 4	A new mini-split HVAC unit will be installed as part of the Accessory Living Space construction. The condensing unit will be located on the South wall of the garage structure to limit views from the street.



Pre-Application Meeting Notes

Meeting Date: 03/25/2021 Zoning District: NT-2; Local Seminole Park Historic District

Address/Location: 261 29th St N

Request: 1. A 6.2 ft Variance to rear yard; 2. Possible Variance to building design criteria prohibiting blank exterior walls of 16 feet or greater

Type of Application: Variance & COA Staff Planner for Pre-App: Ann Vickstrom & Laura Duvekot

Attendees: Zoom Meeting: Alec Smith (Architect), Traci Boyle (Owner), Laura Duvekot (City) & Ann Vickstrom (City)

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Kenwood Neigh. Assoc.	Darrel Gordon	darbreg@aol.com	(727)584-6712
CONA	Tom Lally	president@stpetecona.org	

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

Notes: This is for the conversion of a portion of a garage to a Living Space. Laura discussed the COA requirements for the Accessory

Structure assuring that the existing architectural details would be continued on the accessory structure. Ann indicated a variance would be required

for the rear setback and it is expected to have little impact on adjoining properties. A variance may be necessary for transparency; however, after

further research of the LDR Code, Section 16.20.010.11 Building & Site Design exempts Accessory Buildings from Wall Composition and Transparency

and Transparency requirements. In addition, only multi-story accessory structures are prohibited from having blank spaces 16 ft and greater. Therefore,

a variance is not required for transparency or blank space. Alec indicated he would provide notice to the Neighborhood Assoc. 10 days prior to

the submittal date of April 9, 2021.



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):	Tanner & Traci Boyle
Street Address:	261 29th St N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	813-323-5575
Email Address:	tboyle35@gmail.com
NAME of AGENT or REPRESENTATIVE:	Alexander Smith, RA
Street Address:	2624 Burlington Ave N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	727-314-2724
Email Address:	boonearch@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location:	261 29th St N, St. Petersburg, FL 33713
Parcel ID#(s):	23-31-16-35118-012-0071
DESCRIPTION OF REQUEST: 6.2ft Rear setback variance to convert a portion of the existing garage to an Accessory Living Space	
PRE-APPLICATION DATE:	03/25/2021
PLANNER:	Ann Vickstrom, AICP, RLA

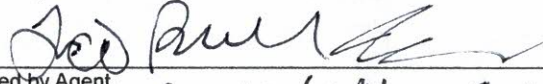
FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

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: 3/9/21
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Traci Boyle / William Boyle



**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: Tanner & Traci Boyle

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

Property Address: 261 29th St N

Parcel ID No.: 23-31-16-35118-012-0071

Request: COA Application & 6.2ft Rear setback Variance to convert a portion of the existing garage to an Accessory Living Space.

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): Alexander Smith, Registered Architect

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): [Signature] Tanner Boyle
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: [Signature] Date: 4/9/21
Commission Expiration (Stamp or date): _____





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: 261 29th St N	Case No.:
Detailed Description of Project and Request: 6.2ft Rear setback variance to convert a portion of the existing garage to an Accessory Living Space	
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 existing one story residence and garage are original to the property and constructed in 1925. The property is a small corner lot approx. 63ft wide x 90ft long with no alley access. The garage is accessed by a driveway to the North property line via 3rd Ave N. The interior alterations to the garage will have little to no effect on the surrounding neighbors as nothing will be altered on the elevations that are viewed from the street.	
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 a number of examples throughout Historic Kenwood where historic garages have been converted to Accessory Living Spaces or Dwelling Units.	
The closest known example can be found at 2900 Burlington Ave N.	
3. How is the requested variance not the result of actions of the applicant?	
The garage's location is original to the property and constructed in 1925, prior to the establishment of the existing setback requirements.	



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>The requested variance is the minimum necessary because it utilizes the existing structures provided on the site and keeps the historic character of their size and scale with relation to the adjacent neighbors.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>Another alternative would be to completely demolish the garage structure and construct a new Accessory Living Space within the required setbacks. The property is located within the Local Historic District - Kenwood Section - Seminole Park and a National Register district - Historic Kenwood. The Historic Design Guidelines of the City and the Secretary of the Interior's Standards for Rehabilitation strongly discourage demolition of historic structures including garages and carriage houses.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>As part of the rehabilitation the existing garage exterior will be retained in its entirety. The original wood carriage doors will be retained and functional. The new Accessory Living Space will be constructed behind the doors to retain their character. The historic nature of the site will be preserved.</p> <p>The homeowner respects the history of the home and wants to preserve the exterior while making improvements that are adaptable to a more modern lifestyle that includes working from home.</p>



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: 261 29th St N	Case No.:
Description of Request: 6.2ft Rear setback variance to convert a portion of the existing garage to an Accessory Living Space	
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:	251 29th St N
Owner Name (print):	PAUL BARREYA
Owner Signature:	<i>Paul Barreya</i>
2. Affected Property Address:	2835 3rd Ave N
Owner Name (print):	Donna M Johnson
Owner Signature:	<i>Donna M Johnson</i>
3. Affected Property Address:	2851 3rd Ave N
Owner Name (print):	TIMOTHY SCOTT
Owner Signature:	<i>Timothy Scott</i>
4. Affected Property Address:	301 29th St N
Owner Name (print):	Ted Battaglia
Owner Signature:	<i>Ted Battaglia</i>
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT	
Street Address:	
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	
Door to door contact with adjacent neighbors ongoing. Included Architect's Site Plan and variance narrative with each meeting.	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
Site Plan and narrative emailed/mailed to CONA, HKNA & FICO by required deadline.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Residents and landlords that are located adjacent to the property.	
2. Summary of concerns, issues, and problems expressed during the process	
No concerns, issues, or problems have been expressed at this time.	
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@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input checked="" type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>3/29/2021</u>	
<input checked="" type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



Alexander Smith <boonearch@gmail.com>

Variance application 261 29th Street N St Petersburg, FL 33713


1 message

Traci Boyle <traciboyle13@gmail.com>

Mon, Mar 29, 2021 at 4:50 PM

To: variance@stpetecona.org, president@historickenwood.org, Alexander Smith <BooneArch@gmail.com>

Thank you.
-Traci Boyle
(813) 323-5575

 **Variance APPLICATION - 261 29th St N - Narrative.pdf**
311K



Photos of Existing Conditions



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



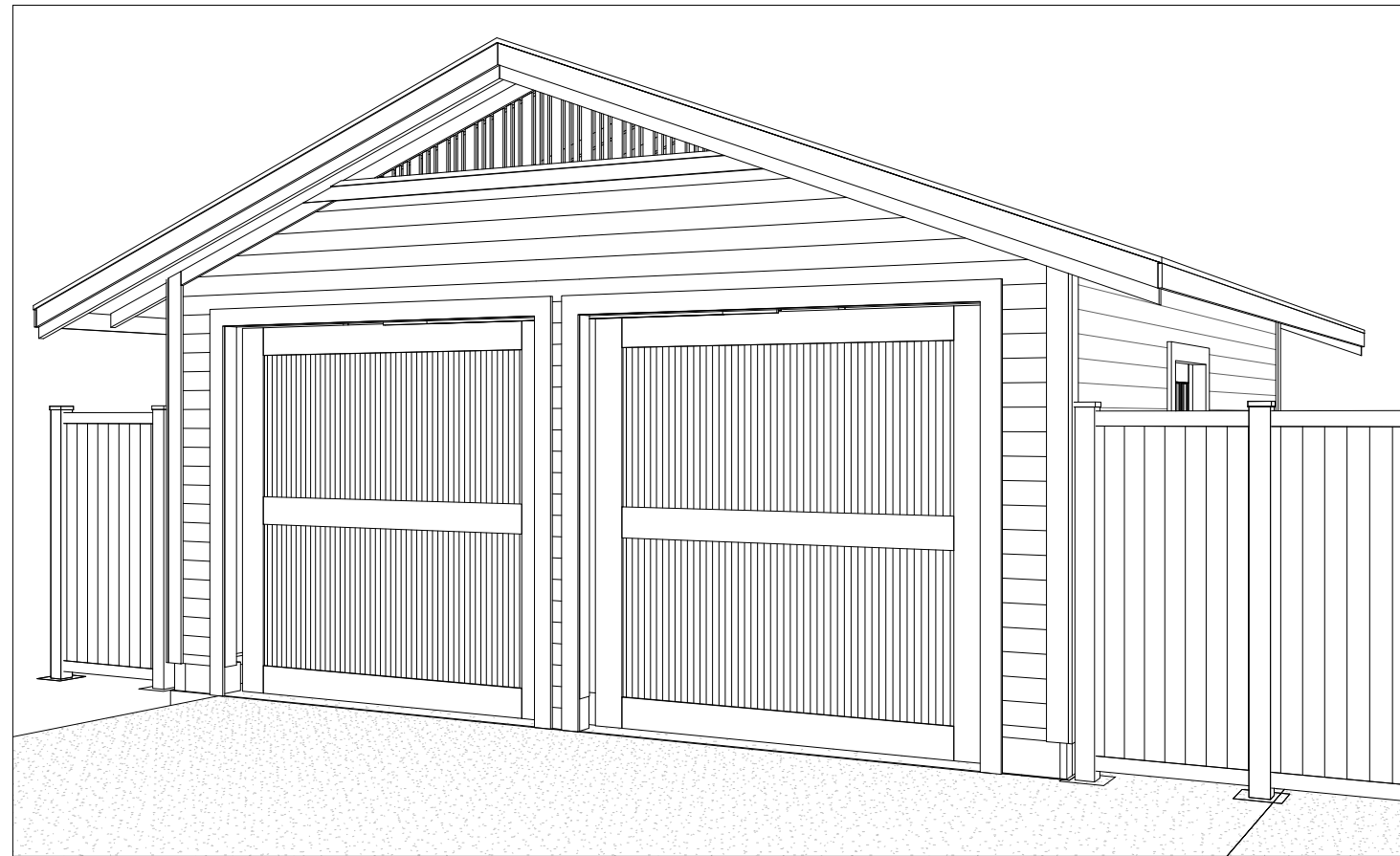
16

COA APPLICATION

261 29TH ST N

ST. PETERSBURG, FLORIDA

SCHEMATIC DOCUMENTS



A1 VIEW FROM STREET

N.T.S.

INDEX OF DRAWINGS

SHEET #	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET
A-001	1	SITE PLAN
A-101	3	FLOOR PLANS
A-201	4	BUILDING ELEVATIONS

DEVELOPMENT TEAM

OWNER
 TANNER & TRACI BOYLE
 261 29th St N
 St. Petersburg, FL 33713
 813-323-5575

ARCHITECT
 BOONE ARCHITECTURAL RESTORATION LLC
 2624 BURLINGTON AVE N
 ST. PETERSBURG, FLORIDA 33713
 P: 727.314.2724
 AA26003970

ALEXANDER B. SMITH, NCARB
 boonearch@gmail.com

GENERAL CONTRACTOR
 TBD

PROJECT LOCATION



PROJECT LOCATION



BOONE

ARCHITECTURAL
 RESTORATION

2624 Burlington Ave N
 St. Petersburg, FL 33713
 ph 727.314.2724
 AA26003970

Alexander B. Smith, NCARB
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CLIENT / PROJECT NAME:
 ACCESSORY LIVING SPACE
 TO

261 29TH ST N
 261 29TH ST N
 ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale
 accordingly if reduced.

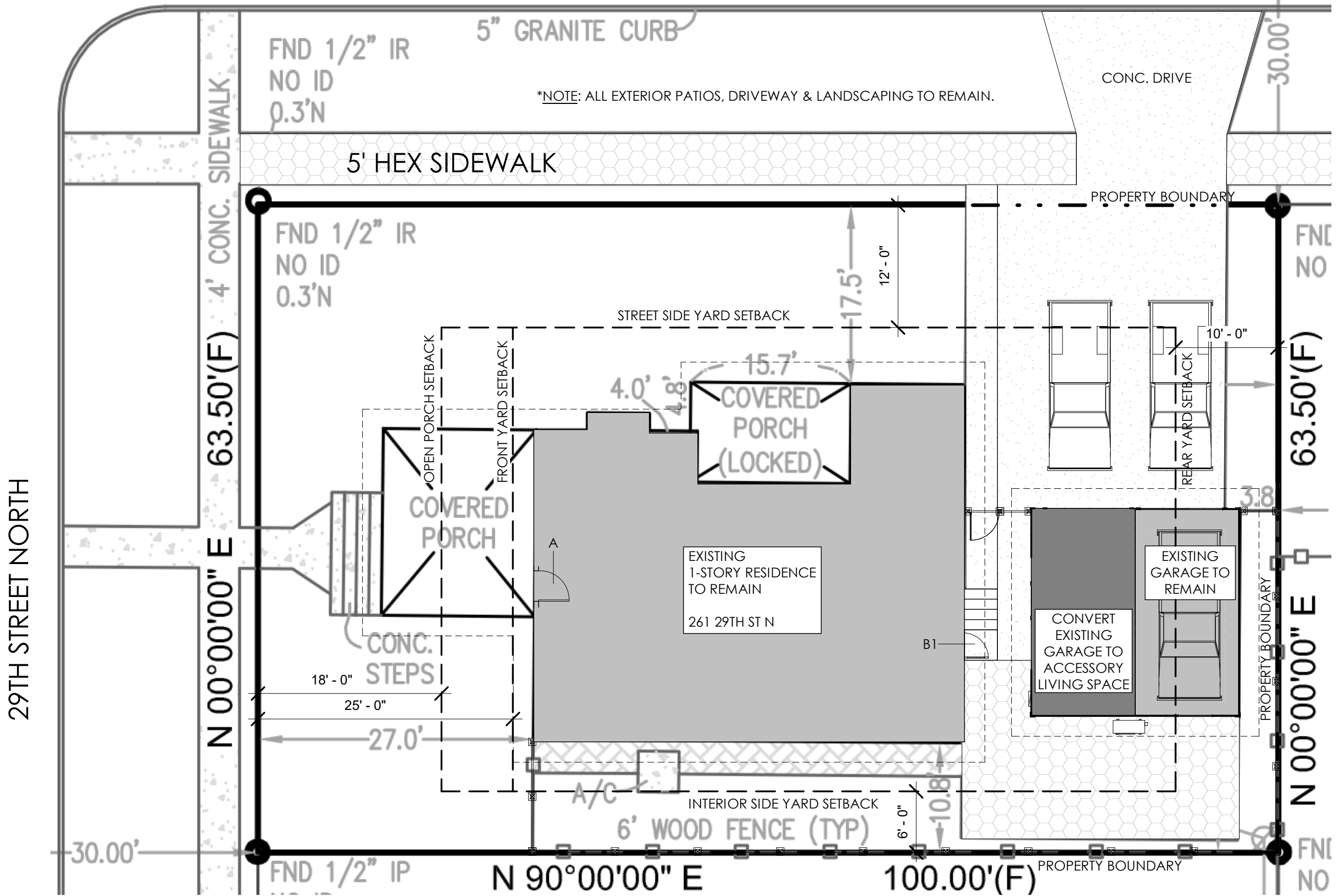
SHEET TITLE:
COVER SHEET

DATE ISSUED: 04/09/2021
 PROJECT NO.: A20.0007

DRAWING NUMBER:

G-001 SHEET: 1 OF 4

3RD AVENUE NORTH



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AA26003970

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CLIENT / PROJECT NAME:
ACCESSORY LIVING SPACE
TO

261 29TH ST N
261 29TH ST N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

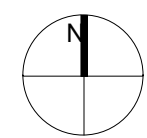
SHEET TITLE:
SITE PLAN

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0007

DRAWING NUMBER:

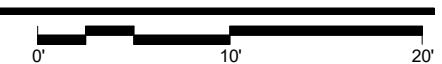
A-001 SHEET: 1 OF 4

29TH STREET NORTH

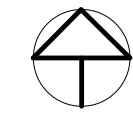


SITE PLAN

1" = 10'-0"



NORTH



WINDOW SCHEDULE

Mark	Width	Height	Type	Material	Glazing Type	Comments
1	2' - 4"	3' - 6"	Single-Double Hung	VINYL-CLAD WOOD	IMPACT, ENERGY STAR	RECESS WINDOW IN WALL PLANE MIN. 2 INCHES

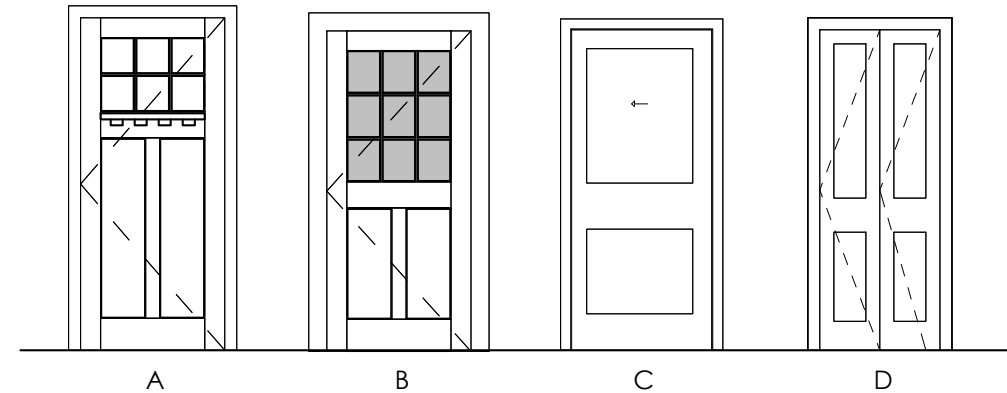
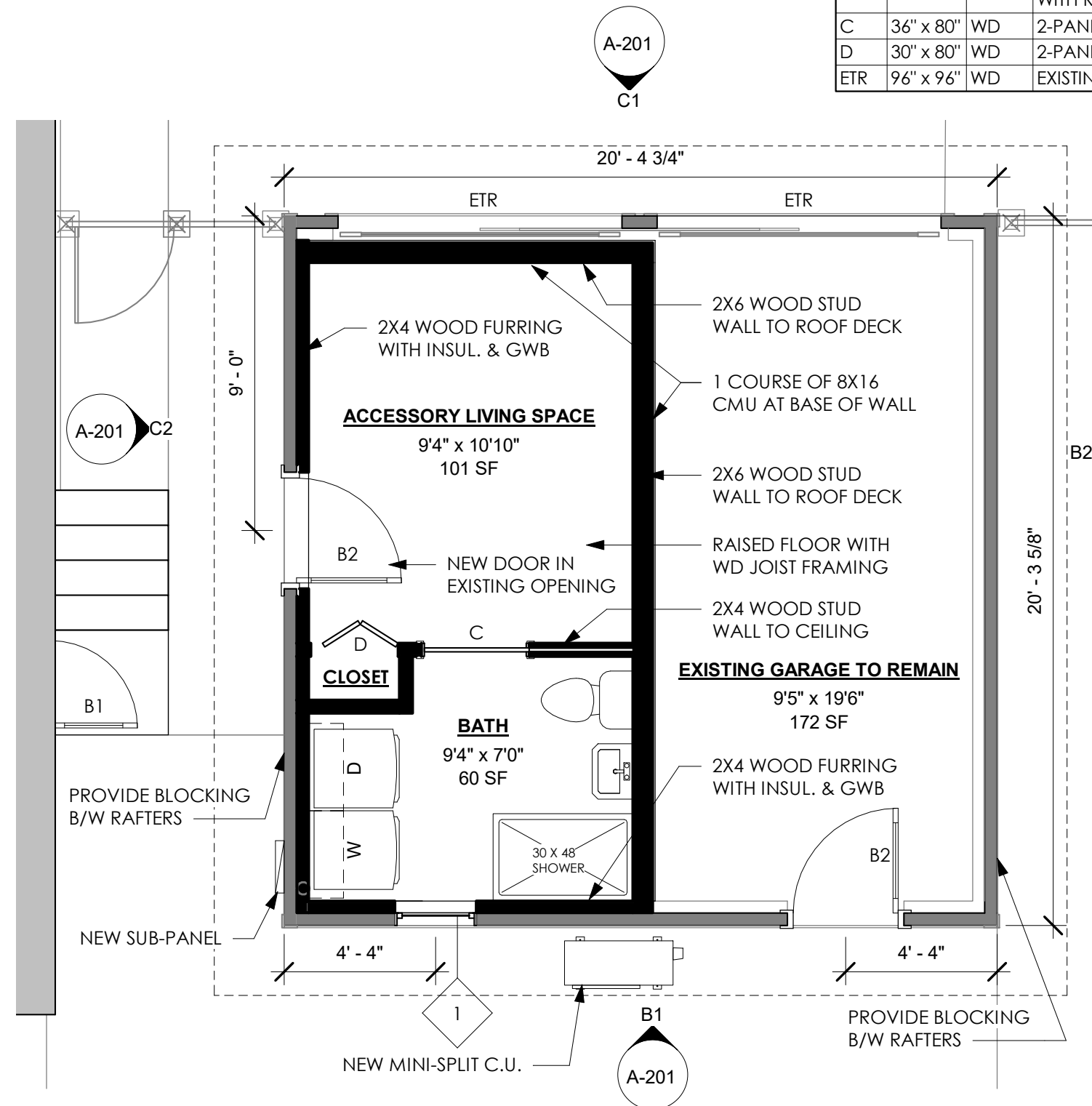
DOOR SCHEDULE

Mark	Door Size	Frame Type	Description	Finish		Comments
				Door	Frame	
A	36" x 83"	WD	6-LITE QUARTER PANEL CRAFTSMAN DOOR WITH DENTIL SHELF & RAISED MUNTINS	PAINT	PAINT	EXISTING WOOD CASING TO REMAIN
B1	30" x 80"	WD	9-LITE HALF PANEL SMOOTH FIBERGLASS DOOR	PAINT	PAINT	EXISTING WOOD CASING TO REMAIN
B2	36" x 80"	WD	9-LITE HALF PANEL SMOOTH FIBERGLASS DOOR WITH RAISED MUNTINS	PAINT	PAINT	NEW WOOD CASING, SEE EXTERIOR CASING DETAILS
C	36" x 80"	WD	2-PANEL WOOD POCKET DOOR	PAINT	PAINT	
D	30" x 80"	WD	2-PANEL WOOD BIFOLD DOOR	PAINT	PAINT	
ETR	96" x 96"	WD	EXISTING HISTORIC WOOD CARRIAGE DOOR	PAINT	PAINT	DOOR AND CASING TO REMAIN

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RESTORATION

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AA26003970

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PROJECT SCOPE

THE PROJECT CONSISTS OF CONVERSION OF HALF OF AN EXISTING HISTORIC GARAGE STRUCTURE TO AN ACCESSORY LIVING SPACE WITH A FULL BATH.

DOORS & WINDOWS

- REMOVAL OF DETERIORATED HISTORIC WOOD FRONT DOOR AT PRIMARY RESIDENCE ENTRY AND REPLACE WITH A NEW 6-LITE QUARTER PANEL CRAFTSMAN STYLE DOOR WITH DENTIL SHELF.
- REMOVAL OF EXISTING WOOD REAR DOOR AT PRIMARY RESIDENCE AND REPLACE WITH NEW 9-LITE HALF PANEL SMOOTH FIBERGLASS DOOR WITH RAISED MUNTINS.
- MAINTAIN EXISTING WOOD CASINGS AT BOTH DOORS.
- INSTALL (2) NEW 9-LITE HALF PANEL SMOOTH FIBERGLASS DOOR WITH RAISED MUNTINS AT GARAGE.
- NEW WOOD CASINGS TO MATCH, SEE EXTERIOR CASING DETAILS.
- INSTALL NEW 1 OVER 1 VINYL WINDOW AT NEW BATH IN GARAGE. RECESS WINDOW IN WALL PLANE A MIN. OF 2 INCHES. INSTALL NEW WOOD CASING TO MATCH PRIMARY RESIDENCE.
- EXISTING HISTORIC WOOD CARRIAGE DOORS TO REMAIN IN PLACE.

HISTORIC ELEMENTS

- EXISTING WOOD LAP SIDING TO REMAIN. FIR AND INSULATE INTERIOR SIDE OF NEW ACCESSORY LIVING SPACE.
- EXISTING GABLE VENTS TO REMAIN.
- EXISTING EXPOSED RAFTERS TO REMAIN. PROVIDE BLOCKING BETWEEN RAFTERS TO PREVENT PEST INTRUSION.

OUTDOOR AREAS

- ALL EXTERIOR PATIOS, DRIVEWAY & LANDSCAPING TO REMAIN.

VARIANCES

- 6.2FT REAR YARD SETBACK FOR EXISTING GARAGE LOCATION.

CLIENT / PROJECT NAME:
ACCESSORY LIVING SPACE
TO

261 29TH ST N
261 29TH ST N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale accordingly if reduced.

SHEET TITLE:
FLOOR PLANS

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0007

DRAWING NUMBER:

A-101 SHEET: 3 OF 4



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CLIENT / PROJECT NAME:
ACCESSORY LIVING SPACE
TO

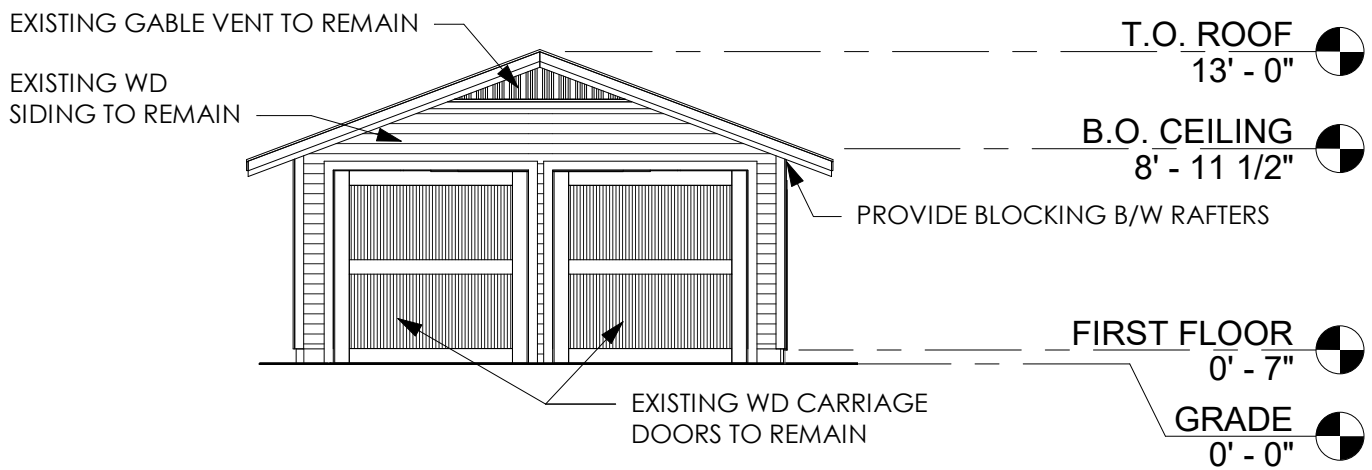
261 29TH ST N
261 29TH ST N
ST. PETERSBURG, FL 33713

Original drawing is 11"x17". Scale
accordingly if reduced.

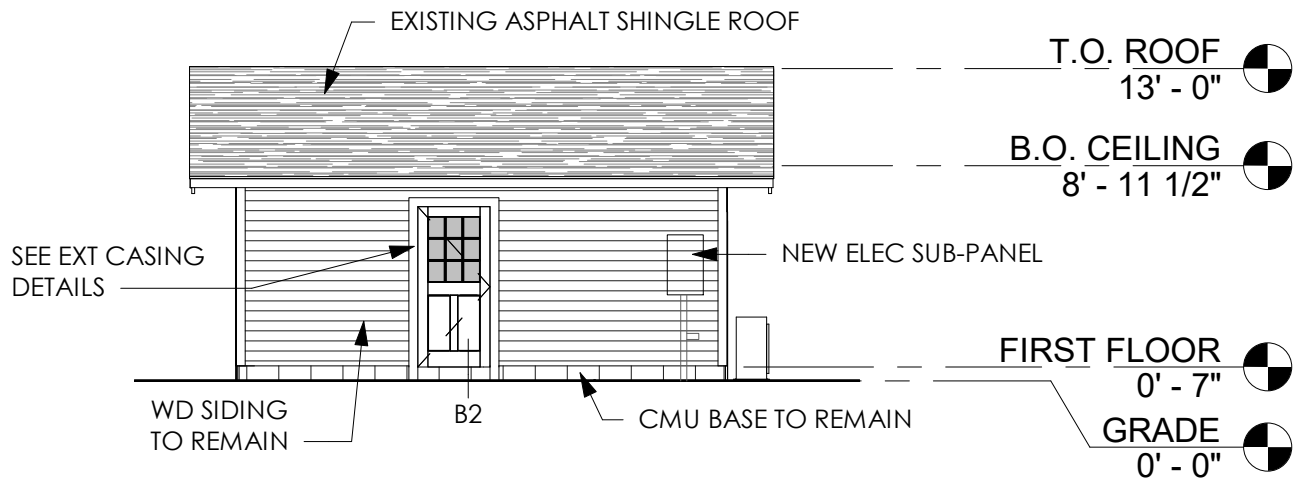
SHEET TITLE:
BUILDING ELEVATIONS

DATE ISSUED: 04/09/2021
PROJECT NO.: A20.0007

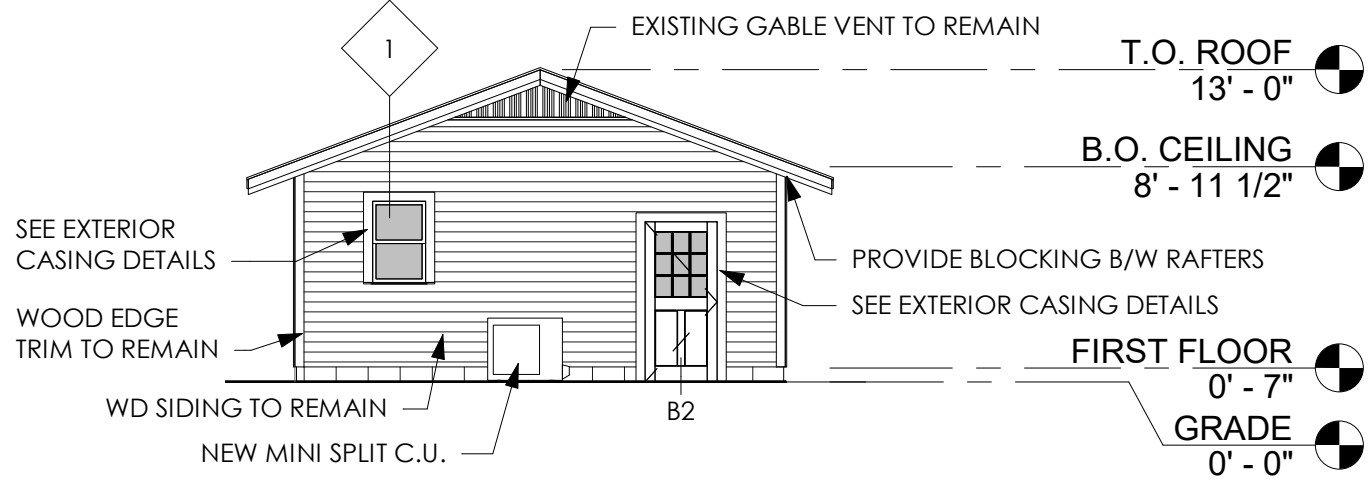
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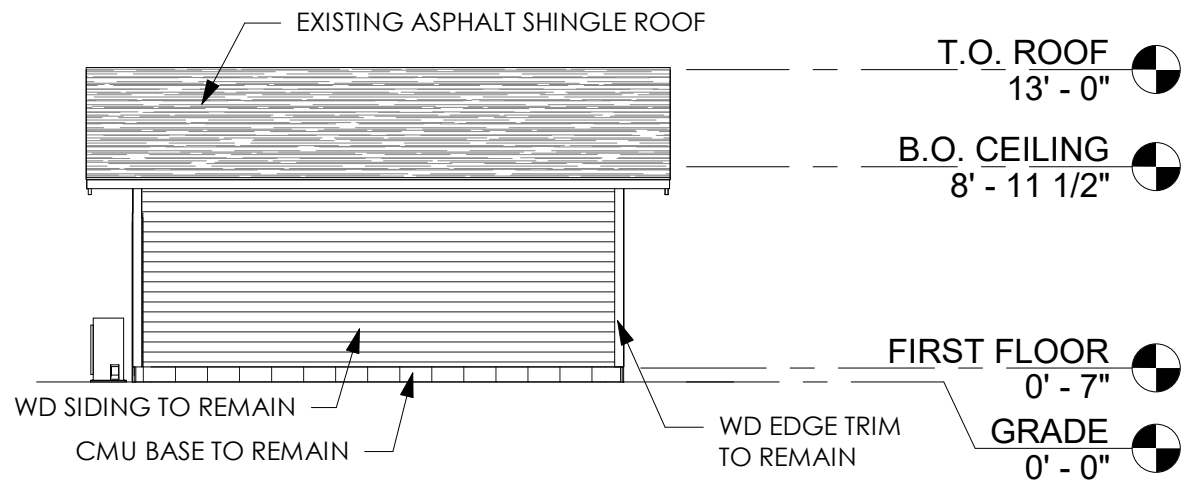
C1 NORTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



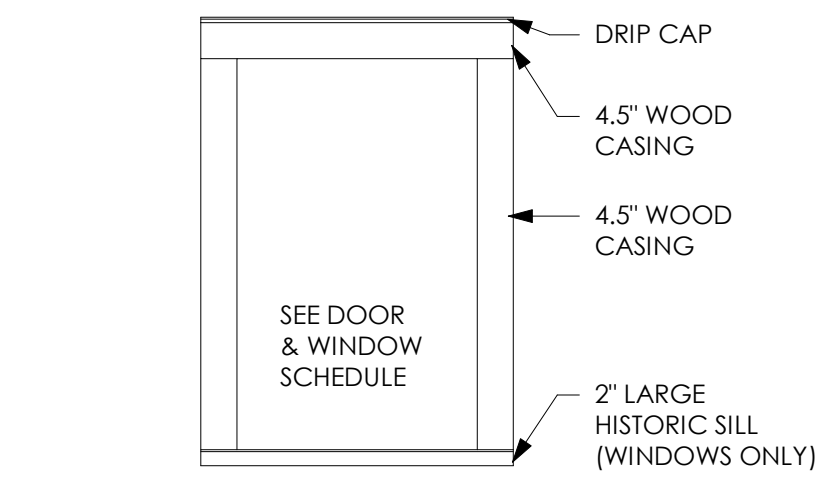
C2 WEST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



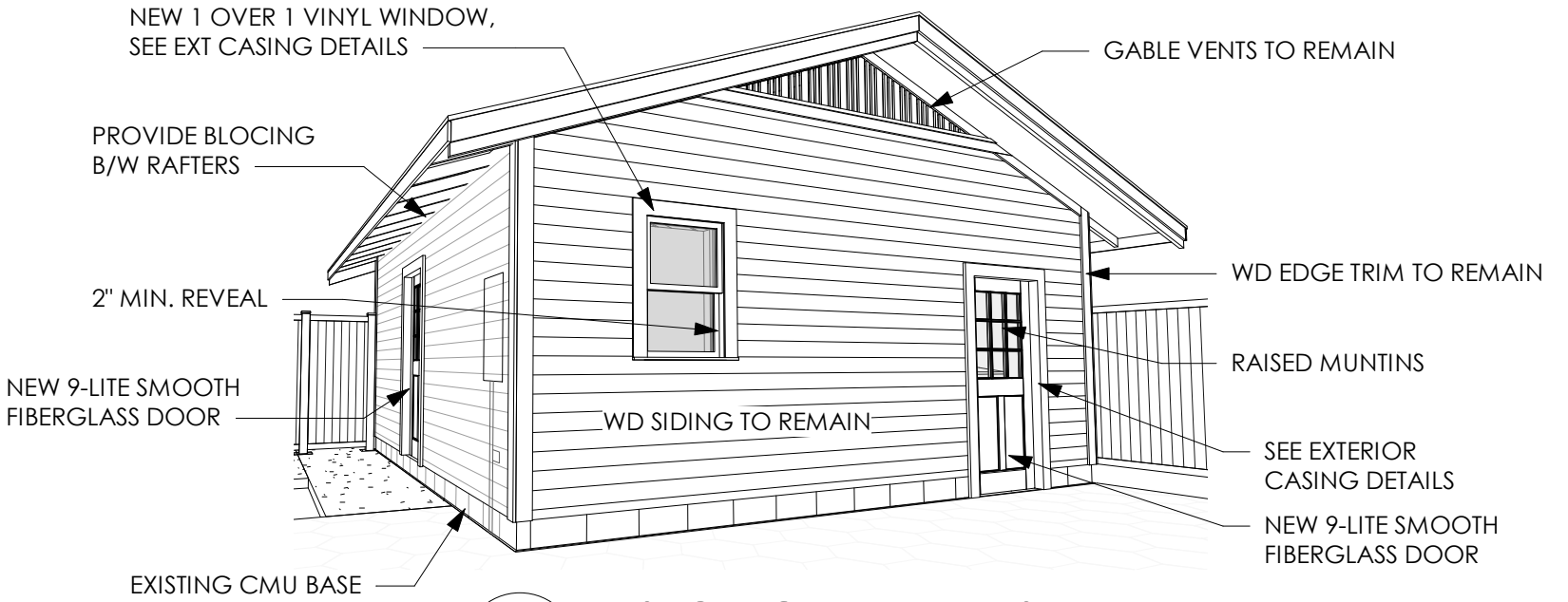
B1 SOUTH ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'



B2 EAST ELEVATION
1/8" = 1'-0"
0' 2' 4' 8'

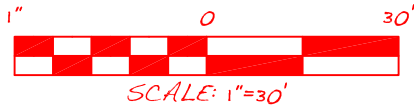


A1 EXTERIOR CASING DETAILS
1/2" = 1'-0"
0' 1' 2' 4'



A2 HISTORIC ELEMENTS
N.T.S.

Boundary Survey

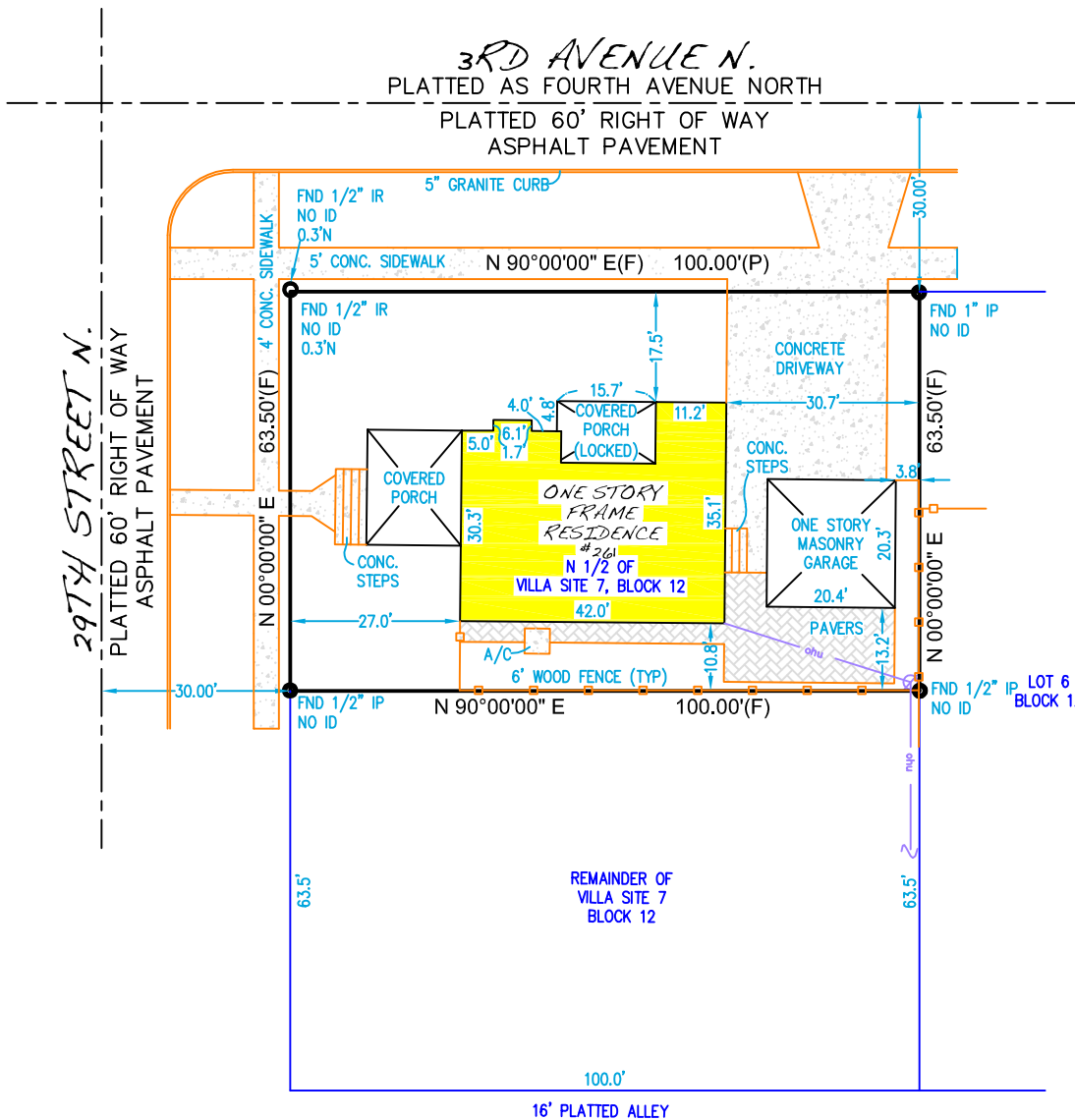


ADDRESS
261 29TH STREET NORTH
ST. PETERSBURG, FLORIDA 33713

LEGEND

- = Iron Pipe & Cap (IP)
- ⊙ = Iron Rod & Cap (IR)
- ⊗ = Nail & Disk (N&D)
- = Concrete Monument (CM)
- OR = Official Record
- Plat Book
- Page
- CONC. = Concrete
- LB = Licensed Business
- LS = Licensed Surveyor
- FND = Found
- ID = Identification
- (C) = Calculated Distance
- (F) = Field Measurement
- (D) = Deed Dimension
- (P) = Plat Measurement
- TYP = Typical
- PVC = Polyvinyl Chloride
- Sanitary Cleanout
- Sanitary Manhole
- Drainage Manhole
- Catch Basin/Inlet
- Transformer
- Cable TV Riser
- Power Pole
- Overhead Utilities
- Water Meter
- Telephone Riser
- Electric Box
- Light Pole

JOB #:	VLSR16-18486
CLIENT #:	16-133
FIELD DATE:	12/6/16
CREW:	3400
DRAFTER:	AWM
APPROVED:	JEW
SCALE:	1" = 30'



Legal Description (per OR Book 18074, Page 690)

The North 1/2 of Lots 7 and 8, a/k/a North 1/2 of Villa Site 7, Block 12, HALL'S CENTRAL AVENUE SUBDIVISION 2, according to the plat thereof as recorded in Plat Book 3, Page(s) 39, Public Records of Pinellas County, Florida.

CERTIFIED TO: (AS FURNISHED)

Bay to Bay Title, LLC
Attorney's Title Fund Services
Bank of America ISAOA/ATIMA
William Tanner Boyle
Traci Boyle

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0218G, LAST REVISION DATE 9/3/2003, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:

FENCES CROSS PROPERTY LINES.
OWNERSHIP OF FENCES NOT DETERMINED.
SOME UTILITIES LIE WITHIN AND CROSS THE SUBJECT PROPERTY.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF 29TH STREET N., WHICH HAS AN ASSUMED BEARING OF N 00°00'00" E.

NOTES

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

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.

LB 7788

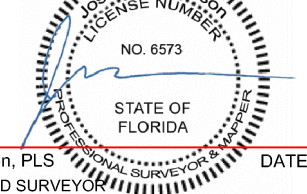


VISION LAND
SERVICE

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED BY ME IN MY DIRECTION.



Joseph E. Williamson, PLS DATED: 12/8/16
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

COPYRIGHT 2011

X Borrower's Acknowledgment and Acceptance
X Borrower's Acknowledgment and Acceptance

CRAFTSMAN SERIES



Craftsman Series • DRS3F • Glass G000 • ACSDS3S68C0-6L

OVOLO PROFILE CLOSE-UP

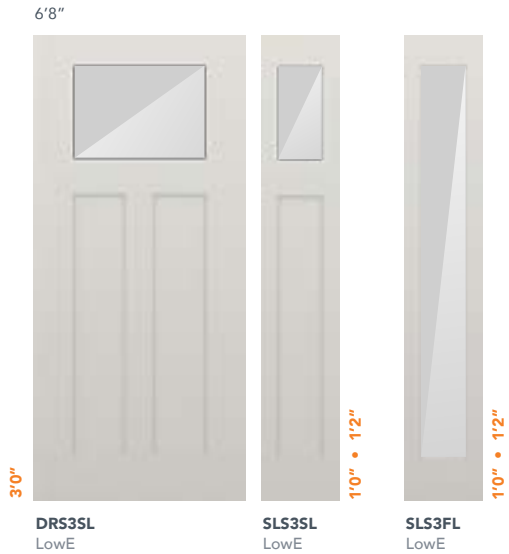
SHAKER PROFILE CLOSE-UP

The Craftsman Series pulls design inspiration from 20th century architecture, for simple, classic statement doors. Our Craftsman style doors feature a flat panel and have the traditional look of a wood door. This series offers a selection of ovolo profiles, simple nineteenth century Shaker profiles, and sleek direct glazed options, combining modern and classic elements. Grain options in this series are fir and smooth.

ALL DOORS ARE SHOWN PRE-FINISHED

SMOOTH DIRECT GLAZED CRAFTSMAN

SHAKER PROFILE



ACCESSORIES



DENTIL SHELF

Plastpro Dentil Shelves are made of lightweight High Density Polyurethane (HDP) and will not warp, rot, or crack. HDP is an excellent alternative to traditional wood products.



SIMULATED DIVIDED LIGHTS "SDL" BARS

Plastpro Simulated Divided Lights (SDL Bars) can be used on the interior and exterior of our doors and help create personalized, unique looks. They are easy to install and will not rot or absorb moisture.

FREE | Reverso en español

THERMA TRU
Benchmark® Doors

Fiberglass Entry Doors



IMAGINE the
POSSIBILITIES

Thousands of combinations for your home

Available at



Go beyond the aisle.
More options available.

To order additional brochures use Lowe's Fax on Demand form.
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Therma-Tru Corp. Therma-Tru Corp. is an operating company of
Fortune Brands Home & Security, Inc. HESB/JAN 16

Design Your Door

Available Pre-Hung
Entry Door Sizes⁽³⁾



	Slab Width	Single Door	Single Door, 1 Sidelite	Single Door, 2 Sidelites	Double Door	Single Door, 2 Sidelites, Rectangular Transom	Single Door, 2 Sidelites, Elliptical Transom
6-ft, 8-in Tall	32-in wide	33-½-in x 81-½-in	47-in x 81-½-in	60-½-in x 81-½-in	66-¼-in x 81-½-in	N/A	N/A
	36-in wide	37-½-in x 81-½-in	51-in x 81-½-in	64-½-in x 81-½-in	74-¼-in x 81-½-in	64-½-in x 95- ¹ / ₈ -in	64-½-in x 95- ³ / ₄ -in
8-ft, 0-in Tall	32-in wide	33-½-in x 97-½-in	47-in x 97-½-in	60-½-in x 97-½-in	66-¼-in x 97-½-in	N/A	N/A
	36-in wide	37-½-in x 97-½-in	51-in x 97-½-in	64-½-in x 97-in	74-¼-in x 97-½-in	64-½-in x 112- ¹ / ₈ -in	64-½-in x 111- ³ / ₈ -in

Above dimensions are for inswing boxed sill units with 12-in sidelites. For 14-in sidelites, add 2-in per sidelite to unit width. Therma-Tru recommends a rough opening size ½-in larger in height and ¾-in larger in width than actual unit size. An additional allowance may be required for carpet shim. See store associate for special order sizing (½-in to 5-in cut-down, from bottom of door).

Opaque & Clear Glass Doors



(3) Actual Unit Size (4) Available in Mahogany Collection, Oak Collection & Smooth Surface Collection (5) Fixed external white grilles (6) Low-E WBD / HVHZ options

400 SERIES

WINDOWS & DOORS



**THE WINDOW CONTRACTORS
TRUST THE MOST***

* 2018 Contractor Survey of Andersen 400 Series windows.



When you choose Andersen, you not only get the quality, style and performance that we've built our reputation on, but also exceptional service and support. Our exclusive Owner-2-Owner® limited warranties offer homeowners peace of mind, plus real added value.

400 SERIES PRODUCTS

TIME-TESTED, CLASSIC WOOD CRAFTSMANSHIP

As our most popular products, the 400 Series product line brings you the best overall blend of performance and style to satisfy just about any window or patio door need. With fewer callbacks, easy installation and a reputation that withstands the test of time, it's no wonder why 400 Series windows are the clad window of choice for contractors.*



Time-Tested

Our best-selling product line, 400 Series windows and patio doors are durable and stand the test of time.**



Easy to Install

400 Series windows and patio doors are designed for easy installation.



Fewer Callbacks

The window with fewer callbacks according to contractors.*

With Andersen 400 Series products, have confidence knowing you and your customers will be getting the quality and performance in which Andersen built its reputation, along with extraordinary customer service and support.

**THAT'S WHY CONTRACTORS TRUST THEM IN THEIR OWN HOMES
MORE THAN ANY OTHER WINDOW.***

* 2018 Contractor survey of Andersen 400 Series windows.

** Visit andersenwindows.com/warranty for details.



DESIGNED & BUILT FOR THE COAST

Andersen® 400 Series windows with Stormwatch® Protection have the requirements needed to meet strict coastal building codes* for 24/7 protection against the harshest weather conditions.



- Virtually maintenance-free Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Weather-resistant construction for greater comfort and energy efficiency, with weatherstrip designed to seal out drafts, wind and water
- Structural enhancements such as impact-resistant glass, frame and sash reinforcements and heavy-duty hardware offer protection from harsh coastal weather
- Designed to satisfy:
 - Large missile impact test ASTM/E1886/E1996
 - TAS 201, 202, 203 (except tilt-wash double-hung)
 - AAMA/WDMA/CSA 101/I.S.2 A440-08 &-11
- Rated PG70†



*See your local code official for building code requirements in your area.
 **Visit andersenwindows.com/warranty for details on the A-Series limited warranty.
 †CX16 Impact PG +70/-70 tested to AAMA/WDMA/CSA 101/I.S. 2/A440-08. Ratings vary based on unit type and size.
 See your local Andersen dealer for specific performance data.

400 SERIES Coastal Products

PRODUCT TYPES

- Casement windows
- Awning windows
- Specialty windows
- Tilt-wash double-hung window

PRODUCT OPTIONS

GLASS OPTIONS

Impact-Resistant Low-E Glass*

- High-Performance Low-E4®
- High-Performance Low-E4 Sun**
- High-Performance Low-E4 SmartSun™

Impact-Resistant Monolithic Glass*

- Clear or gray monolithic impact-resistant glass**

Non-impact-resistant glass options are also available for Performance Grade (PG) upgrade windows. Contact your Andersen supplier.



EXTERIOR OPTIONS



INTERIOR OPTIONS



HARDWARE OPTIONS††

DOUBLE-HUNG

Standard Coastal



Lock & Keeper

Black | Gold Dust | Oil Rubbed Bronze
Satin Nickel | **Stone** | White

OPTIONAL PG UPGRADE

Standard



Lock & Keeper

Standard:
Stone | White
Optional:
Black | **Gold Dust**

Estate™



Lock & Keeper

Antique Brass | **Bright Brass**
Brushed Chrome
Distressed Bronze
Distressed Nickel
Oil Rubbed Bronze
Polished Chrome | Satin Nickel
Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

CASEMENT & AWNING

Contemporary Folding



Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Traditional Folding



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

Bold name denotes finish shown.



For more information, visit andersenwindows.com/400series

*See your local code official for building code requirements in your area.

**Low-E4 Sun impact-resistant glass and gray Monolithic SmartSun impact-resistant glass each satisfy Florida Turtle Code.

†Dark bronze and black interior units have matching exteriors.

††Hardware is sold separately, except standard hardware. Additional hardware options are available, visit andersenwindows.com

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

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GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that is ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR requirements in your area.

PERFORMANCE COMPARISON OF ANDERSEN® GLASS OPTIONS

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of January 2019. Visit andersenwindows.com for ENERGY STAR map and NFRC total unit performance data.



TIME-SAVING FILM

We help protect our products during delivery and construction with a translucent film on the glass. It also minimizes time spent masking on the jobsite, then peels away for a virtually spotless window.



Visit andersenwindows.com/glass for more details on our glass options.

ADDITIONAL GLASS OPTIONS

TEMPERED safety glass, standard on patio doors

LAMINATED glass for added strength, enhanced security and sound control

PATTERNED glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



Cascade

Fern



Obscure

Reed

ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. These finely crafted inserts are available in two distinctly different series — Classic and Artisan — to complement any home's architecture. Visit andersenwindows.com/artglass for more information.



STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

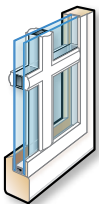


* Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass.



GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern and we'll even work with you and your customers to create custom patterns.



Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

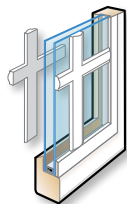
Permanently applied to the exterior and interior of the window with a spacer between the glass.



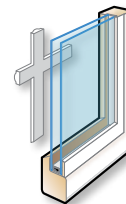
Permanent exterior
Permanent interior

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Permanent exterior
Removable interior



Removable interior

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured profile in 1" (25) and 3/4" (19) widths.



Finelight
Grilles-
Between-
the-Glass*

GRILLE BAR WIDTHS

Actual size shown.



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (59)



To see all of the standard patterns available for a specific window, refer to the detailed product sections in this product guide.

* 7/8" (22), 1 1/8" (29) and 2 1/4" (57) not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.

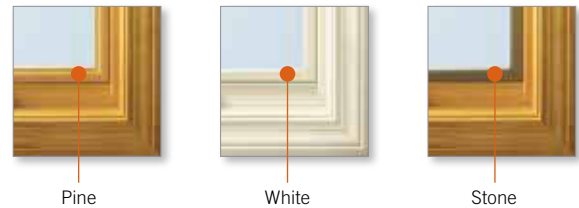
INSECT SCREEN OPTIONS

Exclusive Andersen® TruScene® insect screens provide more than 50% greater clarity than our conventional insect screens for a beautifully unobstructed view. And they let in more fresh air and sunlight while doing a better job of keeping out small insects.



TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black or natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



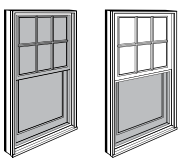
Pine | White | Stone | Black | Dark Bronze

CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.

CONFIGURATIONS

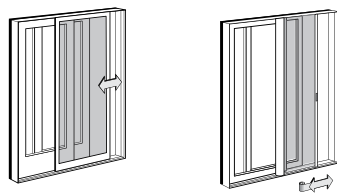
DOUBLE-HUNG WINDOWS



FULL OR HALF INSECT SCREEN

Full insect screens are available for Andersen venting windows. Andersen also offers the option of half insect screens for the lower sash of our Woodwright® and tilt-wash double-hung windows.

GLIDING PATIO DOORS



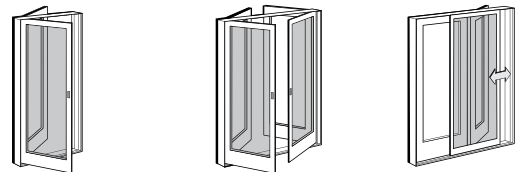
GLIDING INSECT SCREEN

Gliding insect screens are available for two- and four-panel doors.

RETRACTABLE INSECT SCREEN

The retractable insect screen is installed on the exterior of the door and opens side to side across the width of the opening. When the insect screen is not in use, it neatly retracts into a small canister. Available for two-panel doors.

HINGED INSWING PATIO DOORS



HINGED INSECT SCREEN

Available for single-panel doors.

DOUBLE-HINGED INSECT SCREEN

Available for two-panel active-passive doors.

GLIDING INSECT SCREEN

Available for all two- and three-panel doors.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS



400 Series
Tilt-Wash Double-Hung
Full-Frame Windows

SECTION REFERENCE

Tables of Sizes	78-81
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Window Details	85-86
Joining Details.....	86
Narroline® Conversion Kit.....	87
Combination Designs	181
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CUSTOM SIZING
in 1/8" (3) increments



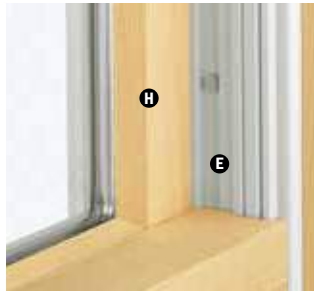
Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

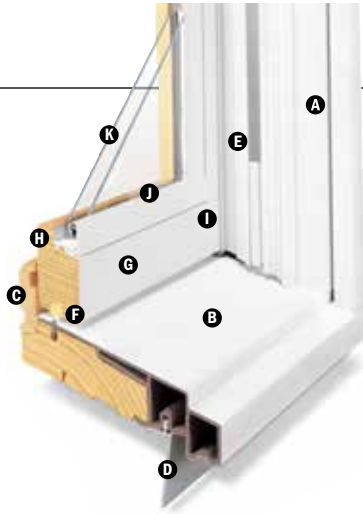
Frame

- A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.
- B** For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.
- C** Natural wood stops are available in pine and prefinished white, dark bronze and black.** A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.
- D** A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



Sash

- Wash assists make it easy to tilt the sash into wash mode.
- H** Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.
- G** A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.
- I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

- J** Silicone bed glazing provides superior weathertightness and durability.
- K** High-Performance glass options include:
 - Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 Sun glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSunHeatLock glass

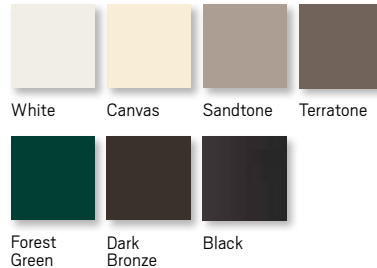
Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

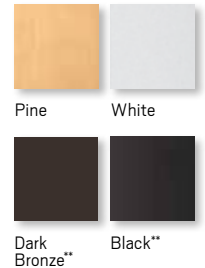
Patterned Glass

Patterned glass options are available. See page 12 for more details.

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

DOUBLE-HUNG HARDWARE

STANDARD Lock & Keeper



Black | Gold Dust | **Stone** | White
Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL DOUBLE-HUNG HARDWARE**

ESTATE™ Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 3/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY Bar Lift



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel
Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

* Visit andersenwindows.com/warranty or for details.

** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.

†Flexacron™ is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

StormWATCH
PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch® Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrade

A high inside sill stop* with exterior sill brackets and hidden interior brackets are available to provide additional structural support for tilt-wash units, allowing standard glass units to achieve higher performance grade ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Use of this option will subtract 3/8" (15) from clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability. For up-to-date performance information of individual products, please visit andersenwindows.com.

Sash Options



Cottage

Reverse Cottage

For more information about **glass, patterned glass, art glass, grilles and TruScene insect screens**, see pages 12-14.

For more information about **combination designs, product performance, installation instructions and accessories**, see pages 181-211 or visit andersenwindows.com.

ACCESSORIES Sold Separately

Frame

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (129) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 3/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings.

Hardware

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone, white and black. A field-applied window opening control device is also available.

Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 84.

Security Sensors

VeriLock® Sensors

VeriLock sensors are available in five colors. See page 15 for details.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 15 for details.

Glass

Andersen® Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See pages 173-174 for details on Andersen art glass. Visit andersenwindows.com/artglass for details and pattern information.

Storm/Insect Screen Combination Unit**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, forest green, dark bronze and black available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

Insect Screens

Insect Screen Frames



Full and half insect screens are available for most unit sizes. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Not available on windows with Stormwatch Protection.

TruScene® Insect Screen

Exclusive Andersen TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

Exterior Trim

This product is available with Andersen exterior trim. See pages 175-180 for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information.

** Do not add combination units to windows with Low-E4 Sun glass, unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

† Values are based on comparison of Andersen double-hung window conversion kit U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. Dimensions in parentheses are in millimeters.

WIFI
CAPABLE
(SELECTED MODELS)

livo⁺



Inverter Driven Mini Split
Heat Pump

High Efficiency
G10 Inverter Technology
Quiet Comfort

 **GREE**

www.greecomfort.com

LIVO+



I Feel
Senses temperatures surrounding the remote control to adjust airflow and indoor temperature.



Hidden Display



LIVO+ Series Heat Pump Difference

G10 Inverter Technology
Multiple Fan Speeds
Self-Diagnostics
Low Voltage Start-Up
Selectable Dry Mode

Intelligent Defrost
Comfortable Sleep Mode
Auto Restart
Vertical Swing Louvers
Backlight Display

Programmable Timer
Control Lock
Blue Fin Condenser Coil
Automatic Operation
XK-41 Wired Controller (optional)

Universal WIFI Kit
Part No. WSBE02
(sold separately)
Use Part No. WSBE03 for
LIVS09HP115V1B only

MODELS		LIVS09HP115V1B	LIVS12HP115V1B	LIVS09HP230V1B	LIVS12HP230V1B	LIVS18HP230V1B	LIVS24HP230V1B	LIVS30HP230V1B*	LIVS36HP230V1B*
System Type		HEAT PUMP							
		SYSTEM PERFORMANCE							
Cooling Capacity (min-max)	Btu/h	9,000 (2,764-10,918)	12,000 (3,753-12,500)	9,000 (3,100-9,600)	12,000 (3,753-12,500)	18,000 (7,165-20,001)	22,000 (8,630-23,200)	28,000 (9,500-30,000)	33,600 (7,400-36,000)
Heating Capacity (min-max)	Btu/h	9,600 (2,081-12,283)	13,000 (3,412-15,013)	9,500 (3,100-12,000)	13,000 (3,924-14,000)	19,000 (7,336-23,498)	23,000 (8,650-26,000)	28,400 (10,000-33,000)	34,600 (15,000-36,000)
SEER/EER		16/9.55	16/10.55	16/10.0	16/9.25	16/9.0	16/9.75	16/9.3	16/8.2
HSPF/COP		9.0/3.3	9.0/3.1	9.0/3.5	9.0/3.1	9.0/2.8	9.0/2.9	8.2/3.0	8.2/2.7
Energy Star®		No							
Cooling Temperature Range	°F	0 - 115	0 - 115	0 - 115	0 - 115	0 - 115	0 - 115	0 - 109	0 - 109
Heating Temperature Range	°F	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75	-4 - 75
		INDOOR UNIT							
Air flow (min-max)	CFM	171-318	194-400	171-318	194-400	282-471	530-706	412-706	412-736
Sound Level (min-max)	dB(A)	28-42	29-43	28-43	29-45	35-46	36-48	41-56	41-56
Dehumidification	pt/hr	1.7	3.0	1.7	3.0	3.8	5.3	6.3	7.4
Unit Dimension (WxHxD)	in	31.1 x 10.8 x 7.9	33.3 x 11.4 x 8.3	31.1 x 10.8 x 7.9	33.3 x 11.4 x 8.3	38.2 x 11.8 x 8.8	42.4 x 12.8 x 9.7	53.2 x 12.8 x 10.0	53.2 x 12.8 x 10.0
Package Dimension (WxHxD)	in	34.0 x 13.9 x 10.6	36.1 x 14.3 x 10.9	34.0 x 13.9 x 10.6	36.1 x 14.3 x 10.9	40.9 x 15.0 x 12.0	45.1 x 16.1 x 13.2	56.6 x 16.5 x 13.5	56.6 x 16.5 x 13.5
Weight (Net/Gross)	lbs	19.8 / 24.3	22.1 / 27.6	19.8 / 24.3	23.2 / 28.7	29.8 / 36.4	37.5 / 45.2	41.9 / 57.3	41.9 / 57.3
		OUTDOOR UNIT							
Compressor Type		G10 INVERTER DRIVEN ROTARY							
Sound Level	dB(A)	53	53	52	53	56	59	62	65
Unit Dimension (WxHxD)	in	33.4 x 21.3 x 12.6	33.4 x 21.3 x 12.6	30.6 x 21.3 x 12.6	30.6 x 21.3 x 12.6	39.4 x 31.2 x 16.8	38.0 x 27.6 x 15.3	39.4 x 31.2 x 16.8	39.4 x 31.2 x 16.8
Package Dimension (WxHxD)	in	34.6 x 22.6 x 14.2	34.6 x 22.8 x 14.2	32.3 x 22.8 x 14.0	33.4 x 22.8 x 14.2	40.4 x 29.0 x 17.9	40.4 x 29.0 x 17.9	42.5 x 33.1 x 19.1	42.5 x 33.1 x 19.1
Weight (Net/Gross)	lbs	62.8 / 68.4	67.3 / 72.8	66.2 / 71.7	69.5 / 75.0	95.9 / 105.8	110.3 / 120.2	154.4 / 163.2	161.0 / 169.8
Refrigerant Charge - R410A	oz	24.7	31.8	24.7	30.0	49.4	65.3	84.7	91.7
Coil Type		Copper / Aluminum with BLUE FIN Coating							
		INSTALLATION							
Line Set Size (Liquid - Gas)	in	1/4 - 3/8	1/4 - 3/8	1/4 - 3/8	1/4 - 3/8	1/4 - 1/2	1/4 - 5/8	1/4 - 5/8	1/4 - 5/8
Pre-Charge Length	ft	25	25	25	25	25	25	25	25
Max. Line Run	ft	66	66	49	49	82	82	98	98
Max. Elevation	ft	33	33	33	33	33	33	33	33
		ELECTRICAL							
Voltage / Phase / Hertz		115V /1/ 60Hz	115V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz
Rated Current Cooling	amps	11.3	13.0	5.8	6.0	11.5	12.0	17.0	20.0
Rated Current Heating	amps	10.7	13.2	6.0	6.7	11.5	12.2	17.5	20.0
MCA	amps	17	20	9	9	16	16	20	24
MOCP	amps	25	30	15	15	25	25	30	40
Interconnecting Wire		AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4
Limited Warranty		5 Years on Parts							

* Model can not be upgraded with WIFI.



Specifications are subject to change without notice. Manufacturer reserves the right to discontinue or change at any time, specifications or designs without notice or without incurring obligations.
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Cat No. Gree_Livo+_Brochure_021517



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Appendix B:

Public Comments

Kelly K. Perkins

From: DARREL D GORDON <darbreg@aol.com>
Sent: Monday, April 19, 2021 2:42 PM
To: Ann O. Vickstrom
Cc: president@stpetecona.org; Laura Duvekot
Subject: Re: Variance #21-54000032 at 261 29th St N

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

Vickie, the HKNA Board does not have any objection to this variance request
Darrel Gordon - HKNA President.

Sent from my iPhone

On Apr 19, 2021, at 1:59 PM, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Tom and Darrel,

Please find attached a Variance application for the referenced property that is scheduled for the June 9 CPPC meeting. The Variance is within the Local Seminole Park Historic District. The Variance request is for the approval of a 6.2 feet variance to the rear yard setback from 10 feet to 3.8 feet for the conversion of a portion of the detached garage into an Accessory Living Space.

Please contact me with any questions and comments that you may have concerning this Variance request.

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807

Ann.Vickstrom@stpete.org

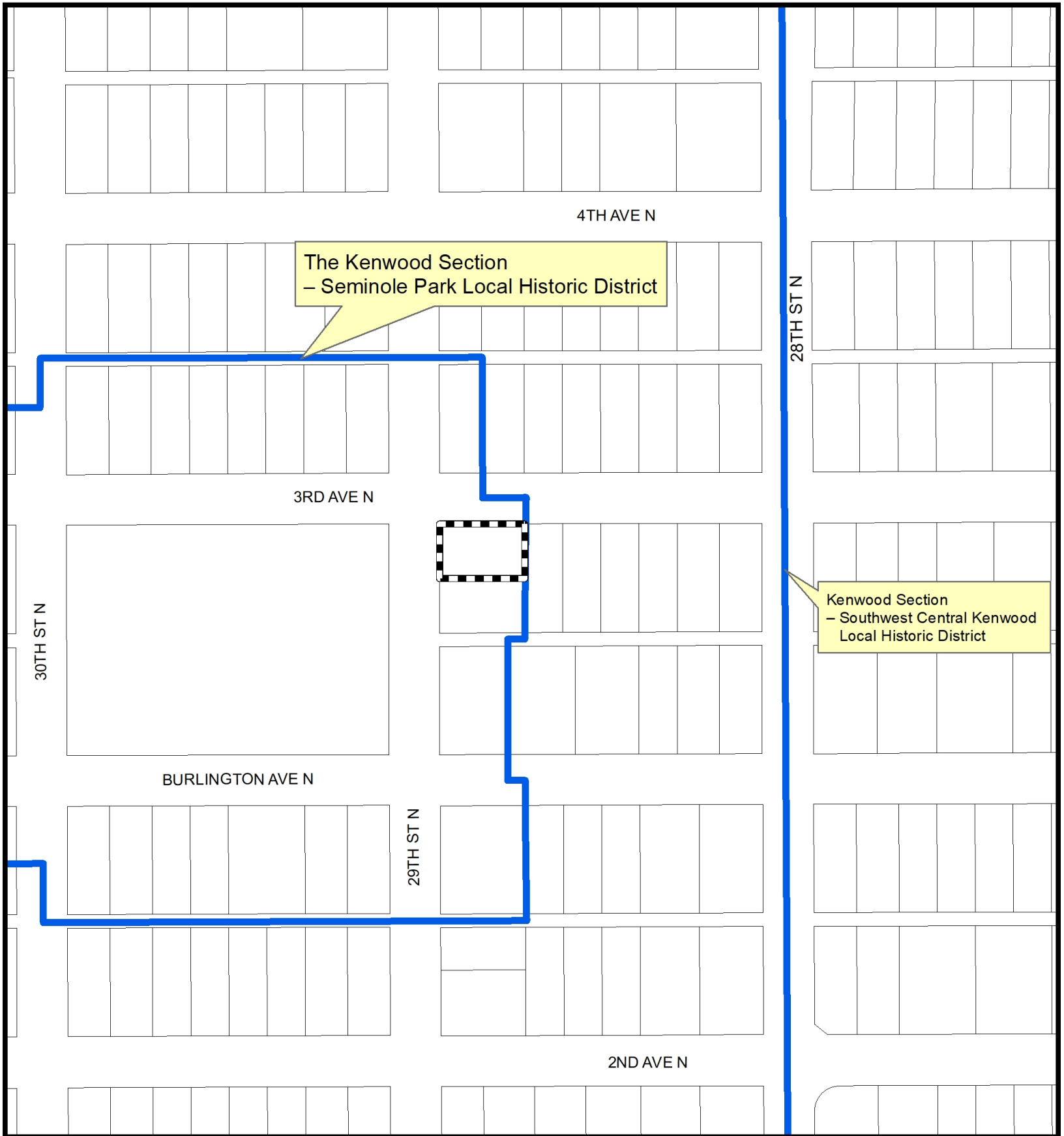
Please note all emails are subject to public records law.

[Your Sunshine City](#)

<COA-Variance Application Package - 261 29th St N (003).pdf>

Appendix C:

Maps of Subject Property



The Kenwood Section
 - Seminole Park Local Historic District

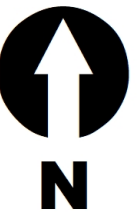
Kenwood Section
 - Southwest Central Kenwood
 Local Historic District

Community Planning and Preservation Commission

261 29th St. N.

**AREA TO BE APPROVED,
 SHOWN IN** 

**CASE NUMBER
 21-90200049,
 21-54000032**



**SCALE:
 1" = 167'**



The Kenwood Section
- Seminole Park Local Historic District

Kenwood Section
- Southwest Central Kenwood
Local Historic District

Community Planning and Preservation Commission

261 29th St. N.

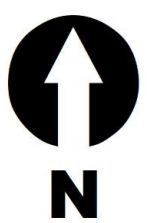
AREA TO BE APPROVED,

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21-54000032**



**SCALE:
1" = 167'**