



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, **Commission member Joseph Griner** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, January 6, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 20-54000069 PLAT SHEET: J-8

REQUEST: Approval of a variance to reduce the front yard setback from 25-feet required to 20-feet proposed to enclose a portion of a front porch in the NT-2 zoning district.

OWNER: Azure Bay Investment Group, LLC
c/o Sandra Vratsanos
2180 Park Place Drive
Slatington, Pennsylvania 18080

AGENT: Woodrow M. Wilson
1408 Wilson Road
Clearwater, Florida 33755

ADDRESS: 3121 10th Avenue North

PARCEL ID NO.: 14-31-16-28188-006-0030

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

Building Setback	Required	Requested	Variance	Magnitude
Reduced Setback Variance Request				
Front Yard	25-feet	20-feet	5-feet	20%

BACKGROUND: The subject property consists of one platted lot (Lot 3, Block 6, Floral Villa Estates Subdivision) and is located within the North Kenwood Neighborhood Association boundaries. The property has a lot width of 50-feet and a lot depth of 107.4 feet with approximately 5,352 square feet of lot area. The applicant currently has an open permit for a kitchen addition that includes expanding into a portion of an existing enclosed front porch. The addition would align with the existing kitchen which encroaches into the front setback by 5-feet. The enclosed porch area may have been enclosed without the benefit of permitting, however no HVAC was incorporated into the porch and it has the ability to be converted back.

REQUEST: The applicant is requesting a variance to the minimum front yard building setback requirement from 25 feet to 20-feet to enclose a portion of an existing front porch.

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 **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC’s decision shall be guided by the following factors:

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

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

The request involves an existing developed site.

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

The lot is 50-feet wide, 107.4 feet deep, and has area of 5,352 square feet. NT-2 zoning districts require a minimum of 50-feet and a minimum lot area of 5,800 square feet making the property substandard in lot area.

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

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

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

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

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

This criterion is not applicable. The subject property does not contain significant vegetation or other natural features.

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

While the majority of the 22 homes surveyed comply with the required building setbacks for homes in the NT-2 zoning district The proposed project promotes the established historic and traditional pattern of the block face by maintaining a portion of the porch at the front of the home. Porches are a common feature within the block face and add visual interest to the primary entrance of the homes located within the NT-2 zoning district. By maintaining the porch, the front of the home remains consistent with the pattern of the neighborhood and the zoning district.

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

This criterion is not applicable. The subject property does not involve the development of public facilities.

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

The existing conditions are not the fault of the actions of the applicant as the lot is substandard in lot area.

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

A literal enforcement of this chapter would bar the applicant from constructing an addition at the front of the home. It is possible for the applicant to re-design the proposed renovation to meet the setbacks of the subject property as the current structure has not met the maximum Floor Area Ratio (F.A.R.) for the site. The maximum FAR for properties in the NT-2 zoning district is .40. The site currently has a F.A.R. of approximately .28. Thus there is adequate space on the property to expand the habitable space for an addition but it would require a re-design of the current layout.

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;*

A literal application of the Code will still allow the property owner reasonable use of the land and buildings. The applicant has the ability to construct a kitchen addition to meet the existing setbacks, however it would require revisions to the proposed design and possibly the layout of the home in order to meet the current setback standards.

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

Per code section 16.20.010.6 the front yard building setback for properties in the NT-2 Zoning District is 25-feet. The variance request is for a reduced setback for an addition to allow a 20-foot front yard setback which is an encroachment of 5-feet. The requested variance represents a deviation of 20-percent of the normally prescribed setback. The minimal deviation represented in this request is the minimum variance that will make possible the reasonable use of the building.

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

The applicant is requesting a reduced setback to allow for an addition that would increase the floor area by 40 square feet. While the request is not consistent with the minimum building setback regulations found in Section 16.20.010.6, it is consistent with the purpose and intent of the Code to accommodate reasonable use of property.

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

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

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

The reasons presented in the application do justify the granting of a variance. The applicant reasons that the addition will be located within what is currently an existing non-conditioned enclosed front porch. The addition will also align with the existing structure and will not extend past the current footprint of the home.

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 subject property is within the boundaries of the North Kenwood Neighborhood Association. The applicant has contacted the neighborhood association, CONA and FICO, no comments have been received at this time.

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 **APPROVAL** of the requested variance.

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through January 6, 2024. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Maximum front green yard impervious surface on the site must not exceed 45%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
6. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.
7. The remaining portion of the front porch is to be an open porch that is consistent with the architectural style of the home.

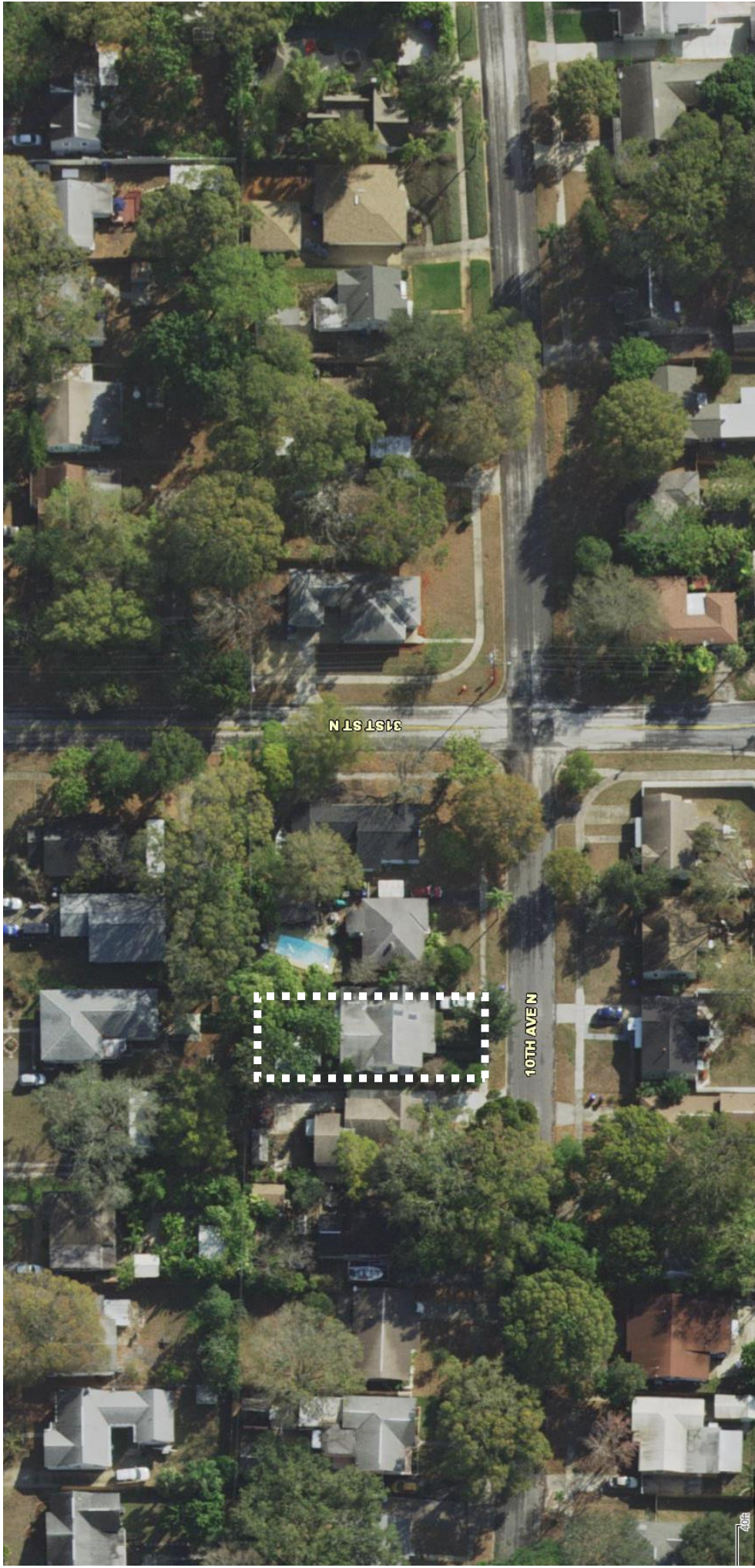
ATTACHMENTS: Location map, application, site plan, floor plan, photographs, applicant's narrative, Neighborhood Participation Report.

Report Prepared By:

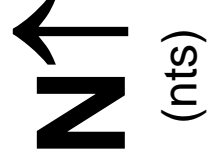
Candace Scott 12/30/2020
Candace Scott, Planner I Date
Development Review Services Division
Planning & Development Services Department

Report Approved By:

Jennifer Bryla /s/ Iris Winn 12/30/2020
Jennifer Bryla, AICP, Zoning Official (POD) Date
Development Review Services Division
Planning & Development Services Department



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000069
Address: 3121 10th Avenue North





VARIANCE

Application No. 20-54000069

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):	SANDRA VRATSANOS / AZURE BAY INVESTMENT
Street Address:	2170 PARK PLACE DR.
City, State, Zip:	SLATTON PA. 18080 AZURE BAY IN @ gmail.com
Telephone No:	610 844-2601 Email Address: AZURE BAY IN @ GMAIL.COM
NAME of AGENT or REPRESENTATIVE:	Woodrow M. Wilson
Street Address:	1408 Wilson rd.
City, State, Zip:	Clearwater FL 33755
Telephone No:	727-336-3131 Email Address: Woodrow Wilson @ gmail.com
PROPERTY INFORMATION:	
Street Address or General Location:	3121 10 th AVE N., CLEAR ST. PETERSBURG, FL.
Parcel ID#(s):	14-31-16 - 28188 - 006 - 0030
DESCRIPTION OF REQUEST:	
PRE-APPLICATION DATE:	10/27/20
PLANNER:	J.C.B.

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*: Woodrow M. Wilson Date: 10/30/20
*Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Woodrow M. Wilson

Site & Floor Plan

ARE = 2529

REV.

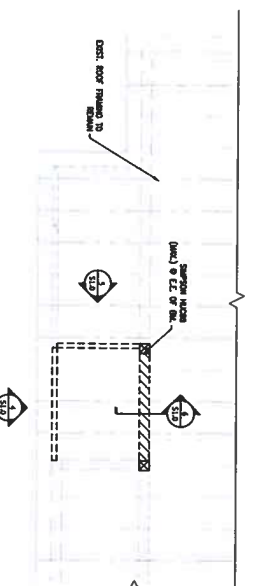
DESCRIPTION

REMODEL ADDITION
3121 10TH AVE. N.
ST. PETERSBURG, FL 33713

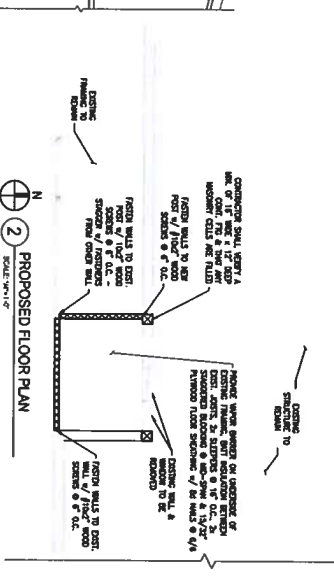
PLANS, DETAILS AND SPECIFICATIONS

S1.0

PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

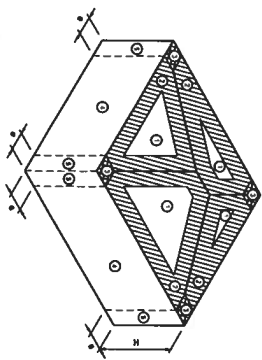


PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"



- GENERAL NOTES:**
1. [REDACTED]
 2. [REDACTED]
 3. [REDACTED]
 4. [REDACTED]
 5. [REDACTED]
 6. [REDACTED]
 7. [REDACTED]
 8. [REDACTED]
 9. [REDACTED]
 10. [REDACTED]
 11. [REDACTED]
 12. [REDACTED]
 13. [REDACTED]
 14. [REDACTED]
 15. [REDACTED]
 16. [REDACTED]
 17. [REDACTED]

150 MPH CAT B ROOF ANGLE 7:27
WIND PRESSURE SCHEME



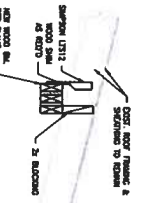
WIND PRESSURE SCHEDULE C&C

TYPE	WINDWARD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
WINDWARD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	

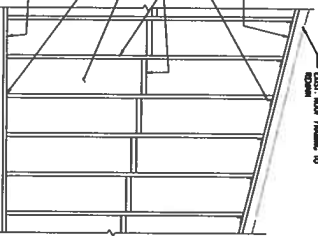
ROOF UPLIFT SCHEDULE C&C

TYPE	WINDWARD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
WINDWARD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	

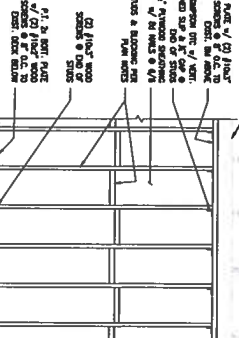
SECTION
SCALE 3/4" = 1'-0"



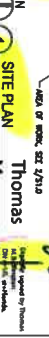
EXTERIOR WOOD WALL FRAMING DETAIL
SCALE 1/4" = 1'-0"



EXTERIOR WOOD WALL FRAMING DETAIL
SCALE 3/4" = 1'-0"



SHEET INDEX
S1.0 PROPOSED FLOOR PLAN



**3121 10th Ave N
Expansion**

Thomas
Buffington

KABRIN

Professional Engineer
No. 12186
FL 12186
2007-01-01

Professional Seal

FLORIDA PROFESSIONAL ENGINEERS & ARCHITECTS BOARD

S1.0



Woody Wilson <woodwilson@gmail.com>

3121 10th

1 message

Woody Wilson <woodwilson@gmail.com>
To: woodwilson@gmail.com

Tue, Sep 29, 2020 at 3:55 PM



*front
elevation*

*Proposed kitchen to be
expanded into this
AREA*



VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: <u>3121 10th AVE N.</u>	Case No.:
Detailed Description of Project and Request:	
<u>Expand Kitchen into existing enclosed front deck area.</u>	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
<u>There is nothing unique except the kitchen is very small - there are literally 4 cabinets in the existing kitchen, expanding into the existing enclosed space would essentially double the size of the kitchen, but even after that it would be considered a small kitchen in today's homes.</u>	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
<u># No - only a very large addition on the back at 3124(?) 10th AVE.</u>	
3. How is the requested variance not the result of actions of the applicant?	
<u>We are simply asking to expand into <u>existing</u> enclosed porch area.</u>	

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>By expanding the kitchen, the house will attract a buyer that will promote pride of ownership, and keep the renovated house looking good for years to come.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>The alternatives were - 1: expand into the renovated garage area that has a severe elevation difference - not viable 2: expanding into the living room which is also not viable because the living room becomes too small and there would be no dining area at all.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>By attracting buyers with a strong sense of pride in ownership.</p>



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

emailed as shown in this package, the president of the Homeowners' Association, as well as CONA. A note was hand delivered to FICO.

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

content is shown on the enclosed emails.

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

hand² were sent via email, the letter to ACO was hand delivered.

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

NO FEEDBACK AS OF 11/5/20

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpeteconas.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.

11/2/2020

Gmail - Notice of Intent - Variance 3121 10th Ave. N. St Pete



Neighborhood
Assoc.

Woody Wilson <woodwilson@gmail.com>

Notice of Intent - Variance 3121 10th Ave. N. St Pete

2 messages

Azure Bay <azurebayig@gmail.com>

Fri, Oct 30, 2020 at 1:49 PM

To: steven.herzfeld@gmail.com, Woody Wilson <woodwilson@gmail.com>

SUBJECT: VARIANCE – Subject Property 3121 10th Ave. N., St. Petersburg

Dear Mr. Herzfeld,

We would like to introduce ourselves as Azure Bay Investment Group, LLC, the current Owners of the subject property in the North Kenwood neighborhood.

Please accept this letter as Notice of Intent that we are applying for a Variance on this property with the City of St. Petersburg for a small expansion of the kitchen area into the existing enclosed porch of the home. This expansion will remain within the existing footprint of the house, and barely a difference will even be noticed to the front of the house from the street. This expansion will have no impact to the property as a whole, nor to neighbors, and, it will greatly improve the home's functionality, attracting a better-quality buyer to the neighborhood.

We are seeking everyone's cooperation in accepting this small, unintrusive variance to the home. Further information or details can be obtained by contacting our General Contractor, Mr. Woodrow Wilson of New Way Home Builders, Inc. at (727) 336-3131.

A signed copy of this Notice of Intent is attached for your files. Thank you in advance.

Sincerely,

Sandy Vratsanos

Managing Partner

AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments

Member of PRIMA - Professional Real Estate Investors and Managers Alliance

 3121 10th Ave_Notice of Intent NORTH KENWOOD.PDF
160K

Azure Bay <azurebayig@gmail.com>

Fri, Oct 30, 2020 at 2:23 PM

To: steven.herzfeld@gmail.com

Cc: Woody Wilson <woodwilson@gmail.com>

Hello Steven,

Just an additional note to let you know that a copy of the Variance Application is available in the case that you need it. Please contact Woodrow Wilson or myself to obtain a copy.

Thank you,

Sandy Vratsanos

[Quoted text hidden]

11/3/2020

Gmail - Fwd: Notice of Intent for Variance

Sincerely,

Sandy Vratsanos

Managing Partner

AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments




Member of PRIMA - Professional Real Estate Investors and Managers Alliance

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Managing Partner
AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments

Member of PRIMA - Professional Real Estate Investors and Managers Alliance

3 attachments

-  **3121 10th Ave_Notice of Intent_CONA.PDF**
159K
-  **20DP-0330 3121 10th Ave Sign and Seal (1).pdf**
741K
-  **3121 10th_VARIANCE APPLICATION.pdf**
490K



Woody Wilson <woodwilson@gmail.com>

Fwd: Notice of Intent for Variance

2 messages

Azure Bay <azurebayig@gmail.com>
To: Woody Wilson <woodwilson@gmail.com>

Fri, Oct 30, 2020 at 1:15 PM

*EMAIL
to
CONA*

----- Forwarded message -----
From: **Azure Bay** <azurebayig@gmail.com>
Date: Fri, Oct 30, 2020 at 1:15 PM
Subject: **Notice of Intent for Variance**
To: <variance@stpetecona.org>

SUBJECT: VARIANCE – Subject Property 3121 10th Ave. N., St. Petersburg

Dear Miss Landon,

We would like to introduce ourselves as Azure Bay Investment Group, LLC, the current Owners of the subject property in the North Kenwood neighborhood.

Please accept this letter as Notice of Intent that we are applying for a Variance on this property with the City of St. Petersburg for a small expansion of the kitchen area into the existing enclosed porch of the home. This expansion will remain within the existing footprint of the house, and barely a difference will even be noticed to the front of the house from the street. This expansion will have no impact to the property as a whole, nor to its neighbors, and, will greatly improve the home's functionality, attracting a better-quality buyer to the neighborhood.

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Sincerely,

Sandy Vratsanos

Managing Partner

AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments

Member of PRIMA - Professional Real Estate Investors and Managers Alliance

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Managing Partner
AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments

Member of PRIMA - Professional Real Estate Investors and Managers Alliance

3121 10th Ave_Notice of Intent_CONA.PDF
159K

11/3/2020

Gmail - Fwd: Notice of Intent for Variance

Sincerely,

Sandy Vratsanos

Managing Partner

AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments

Member of PRIMA - Professional Real Estate Investors and Managers Alliance

--

Managing Partner
AZURE BAY INVESTMENT GROUP LLC
Real Estate Investments

Member of PRIMA - Professional Real Estate Investors and Managers Alliance

3 attachments

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159K
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741K
-  **3121 10th_VARIANCE APPLICATION.pdf**
490K

October 29th, 2020

file

Federation of Inner-City Community Organizations
c/o Kimberly Frazier-Leggitt
3301 24th Ave. S.
St. Petersburg, FL 33712

HAND DELIVERED

SUBJECT: VARIANCE – Subject Property 3121 10th Ave. N., St. Petersburg, FL 33713

Dear Miss Frazier-Leggitt,

We would like to introduce ourselves as Azure Bay Investment Group, LLC, the current Owners of the subject property in the North Kenwood neighborhood.

Please accept this letter as Notice of Intent that we are applying for a Variance on this property with the City of St. Petersburg for a small expansion of the kitchen area into the existing enclosed porch of the home. This expansion will remain within the existing footprint of the house, and barely a difference will even be noticed to the front of the house from the street. This expansion will have no impact to the property as a whole, nor to neighbors, and, it will greatly improve the home's functionality, attracting a better-quality buyer to the neighborhood.

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Thanking you in advance.

Sincerely,



Sandy Vratsanos
Managing Partner
AZURE BAY INVESTMENT GROUP, LLC