



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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

According to Planning & Development Services Department records, **no Commission member** 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, February 3, 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.: 20-11000022 PLAT SHEET: G-26

REQUEST: Approval of a Lot Line Adjustment with a variance to lot width on one lot from 45 feet to 40.86 feet, and variances to side yard setbacks for the existing house from 5 feet to 0 feet for the structure and from 2 feet to -2 feet for the roof and a variance to required off-street parking to create a buildable lot and allow the existing house to remain in the NT-1 zoning district.

OWNER: Jeffery T. Marteski
1421 49th Avenue North
St. Petersburg, FL 33703

ADDRESS: 1421 49th Avenue North

PARCEL ID NO.: 01-31-16-33858-004-0180

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional – 1 (NT-1)

Structure	Required	Requested	Variance	Magnitude
Lot Area (Lot 18)	45 feet lot width	40.86 feet	4.14 feet	9.2%
Single-family dwelling (Lot 19)	5-foot side yard setback	0 feet to building -2 feet to roof overhang	5 feet	100%

BACKGROUND: The subject property contains one (1) platted lot and a portion of a second platted lot which are currently combined under one Parcel ID Number and contain one single-family dwelling in the Neighborhood Traditional -1 (NT-1) Zoning District (see Attachment A – Location Map). Lot 18 was originally platted at 43.5 feet by 127 feet (with a northeastern corner alley dedication) and Lot 19 was originally platted at 50 feet by 127 feet, however the western 7.2 feet were sold to the owner of adjacent Lot 20 by a previous owner, making the current parcel only 86.3 feet wide by 127 feet deep (see Attachment B – Plat).

The applicant proposes a Lot Line Adjustment to create one 45.44-foot by 127-foot lot (5,770 square feet) (Lot 19) and one 40.86-foot by 127-foot building lot (approximately 5,189 square feet) (Lot 18). A variance is required for lot width on Lot 18 because a minimum 45 feet is required. The applicant plans to save the existing house on Lot 19 while building a new house on Lot 18. The existing house will be set back 0 feet from the new side property line and the roof will overhang the property line by 2 feet. Required off-street parking for the existing house will be provided on adjacent Lot 18. Private easements for the house encroachment and off-site parking will be required to execute this plan. After a new house is constructed on Lot 18, the applicant plans to demolish the existing house on Lot 19 and build a conforming house, however, has not provided Staff with a timeframe to demolition or any practical mechanism to ensure the existing house with the encroachments will be demolished. (See Attachment C – Application including Lot Sketches and Site Plan and Attachment D - Photos.)

REVIEW:

16.40.140.2.4.C – Standards for Review. In reviewing an application for a Lot Line Adjustment, the POD, Development Review Commission, or City Council, shall consider the following criteria:

1. Easements for public utilities including stormwater drainage shall be provided as required. The applicant shall pay any costs of utility adjustments, extensions, relocations and connections.
 - No easements are required. Engineering conditions contained in the Engineering Review Memo dated January 11, 2021 are recommended conditions of approval (see Attachment E).

2. Any unpaid outstanding liens and assessments owed to the City shall be satisfied as a condition of lot line adjustment or lot split.
 - This is included as a condition of approval at the end of this report.

3. Consistency with the established neighborhood pattern shall be maintained, including lot dimensions, utility and parking functions, alley access and sanitation services.
 - Both lots would be consistent with neighborhood utility and parking functions, alley access and sanitation services.

 - The subject parcel is over-sized for the zone. It is 86.3 feet wide and 10,820 square feet in area, which is 46 percent and 125 percent, respectively, larger than required in the NT-1

Zoning District. The limiting factor in this case is width. Had a previous owner not sold the western 7.2 feet of land on Lot 19, two conforming lots could have been created from platted Lots 18 and 19. However now, only one conforming and one non-conforming lot may be created. During pre-application meetings with the applicant, Staff expressed concern about retention of the existing house with no concrete timeline to demolition, particularly if the house were to straddle the property line. Ultimately, the width of the conforming lot was chosen by the applicant so the existing house would be fully contained on Lot 19 and only the roof would overhang the lot line. This scenario resulted in one 45.44-foot-wide lot and one 40.86-foot-wide lot.

- Staff reviewed the lot width variance in terms of consistency with the established neighborhood pattern. The neighborhood was established the by Grovemont subdivision where 14 lots in the A through D Blocks were platted at less than 45 feet wide, although a majority were platted at 50 feet wide and greater (see Attachment B - Plat). Seven (7) lots in block positions similar to that of the subject property were platted at 43.5-feet-wide, and seven (7) lots at the opposite ends of the blocks at 40 feet wide.

Block	Street	Width (ft.)	# Lots non-cnfr. Width	# Parcels conforming width
D	1418 50TH AVE N	43.5	1	
D	1522 50TH AVE N	40	1	
D	1523 49TH AVE N	40	1	
C	1523 48TH AVE N	40	1	
D	Multiple		0	17
C	Multiple		0	19
Total Non-conforming Lots			4	
Percentage Non-conforming Lots			10	
Total Parcels			40	

- Despite the platting of those 14 lots, only four (4) were developed with one house per originally platted lot. The other 10 were developed on larger parcels comprised of more than one platted lot, which indicates the preference in the neighborhood for wider lots. The subject property itself was developed on two platted lots, minus 7.2 feet which was sold to the adjoining property owner to the west.
- One of the four (4) lots is located immediately behind the subject property, across the alley. It has a width of 43.5 feet, and in the same block farther west there are two (2) 40-foot developed lots, for a total of three (3) lots in the vicinity which are less than 45-feet-wide. The position of the proposed 40.86-foot lot, with both rear and side frontages on 15-foot alleys, does have a mitigating effect on the 4.14-foot width deficiency, which is perhaps why the narrower lots were platted at the alley corners in the original plat. Another mitigating feature is the lot's 127 feet of depth, which provides an approximately 5,189 square-foot lot, where 4,800 square feet is required, and a larger building envelope. The applicant has demonstrated on submitted sketches that a conforming single-family house can be designed for the lot, and the two large trees on-site can conceivably be retained if appropriate design and construction techniques are utilized.

- There is less justification, however, for the building setback variance for the existing house. We see no examples of this in the neighborhood. Although a private easement can be established and would be required for the encroachment as well as for the required off-street parking, this is not a scenario we can support with no clear timeframe to a cure and no larger public interest at stake. It is a self-created hardship. The applicant was pressed during several pre-application meetings to create a more enforceable plan of action to demolish the existing house but has thus far offered none.
4. All lots must be owned by the same entity or have the written consent of the property owner.
 - All lots will be owned by the current owner until sold.
 5. Lot line adjustments and lot splits shall not create more than two additional buildable lots.
 - The Lot Line Adjustment creates two buildable lots.
 6. For lot line adjustments, all lots shall meet the minimum lot size of the zoning district, unless one or more of the original lots do not meet the minimum lot size, then no lot having less area than the smallest of the lots included in the application shall be created.
 - The lots meet the required minimum lot size requirement.
 7. For lot splits, no variance to the minimum lot area requirements of the zoning district is allowed.
 - This criterion is Not Applicable because the application is for a Lot Line Adjustment.

Additional Variance Review Criteria:

Physical Hardship Related to the Subject Property:

With the current 86.3-foot width of the parcel, it is not possible to split it into two conforming lots. If the western 7.2 feet were not sold to the adjacent property owner, then two conforming lots could be created, which is a self-created hardship created by a previous owner. There is no other shape or physical hardship related to the property. The setback variance is a self-created hardship particularly since the applicant proposes to demolish the existing house after a new house is constructed on Lot 18.

Consistency Review of Standards at Section 16.70.040.1.6 Variances, Generally:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
 - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*
 - The applicant's plan to retain the existing house while a new house is constructed is driving the need for a building setback variance and the request for an off-site parking area. The applicant may consider this a temporary variance situation, however has provided the City with no timeline or enforcement mechanism for demolition of the house.
 - Also, if the existing house were not a factor, deficient Lot 18 could be widened an additional 0.44 feet, bringing it marginally closer to conformity, to 41.3 feet.

- 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.*
 - Existing platted Lot 18 is currently non-conforming at 43.5 feet wide, and the applicant proposes a 2.64-foot decrease in that lot to 40.86 feet wide.
 - c. *Preservation district. If the site contains a designated preservation district.*
 - The property is not located in a preservation district.
 - d. *Historic Resources. If the site contains historical significance.*
 - The property is not historically significant.
 - e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*
 - The site does contain large trees, however this does not appear to be a factor in this application.
 - 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.*
 - See the foregoing analysis for the Lot Line Adjustment.
2. *The special conditions existing are not the result of the actions of the applicant;*
 - The special conditions related to retention of the existing house are the result of actions of the applicant. The conditions related to the width of the lots is not the result of actions of this particular property owner.
 3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*
 - If there is a hardship related to the setback variance, it is a self-imposed hardship.
 - Staff concurs that literal enforcement of the lot width requirement would be an unnecessary hardship in this case.
 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 applicable would still provide the applicant with means for reasonable use of the property. It is currently zoned and developed for single-family residential use.
 5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*
 - This criterion does not apply because Criteria 4 does not apply.
 6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*
 - The granting of the side yard variance would not be in harmony with the general purpose and intent of this chapter which at Section 16.10.010.4.J. Setbacks, is to “ensure that an effective separation is provided between properties, structures and

uses to foster compatibility, identity, privacy, light, air and ventilation.” In this case, there is no practical way to enforce the demolition of the existing house.

- The granting of the lot width variance would be in harmony with the general purpose and intent of Section 16.10.010.4.D, Lot size, which is to “promote the type and scale of development envisioned in the plan and the Vision 2020 Plan.” Density and lot size requirements would comply with Chapter 16 and the proposed house on Lot 18 would be required to comply with all applicable development requirements.
7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*
 - Because the applicant has not provided a timeframe to demolish the existing house after the new house is constructed, there is no practical way to ensure that existing house, which has a minus 2-foot setback from the property line, will ever be removed. The intentional creation of that situation cannot be supported.
 8. *The reasons set forth in the application justify the granting of a variance;*
 - The reasons set forth in the application do not justify granting of the setback variance.
 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.*
 - This criterion is not applicable. No nearby nonconforming use situations are being considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Euclid Heights Neighborhood Association, which is currently inactive. As of the date of this report, Staff received one enquiry but no objections from the public and no comments from the Neighborhood Association, CONA or FICO.

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

CONDITIONS OF APPROVAL FOR LOT WIDTH VARIANCE: 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. A separate Legal Description and Sketch for each lot is required. A combined sketch is not acceptable.
2. The location of the existing house shall be made conforming and an executed private easement for parking, if found to be still required, shall be submitted to the Staff Planner prior to the issuance of a new Parcel ID number by the County Property Appraiser, and before any zoning or building permit other than a demolition permit is issued.
3. The applicant, successors, or assigns shall comply with the conditions included in the Engineering Department Memorandum dated January 11, 2021.
4. The plans submitted for permitting should substantially resemble those submitted with the approved variance application. Proper permits shall be obtained including a Tree Removal

Permit, if required. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.

5. Any public liens and assessments shall be satisfied.

ADDITIONAL CONDITIONS OF APPROVAL FOR BUILDING SETBACK VARIANCE: 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 additional conditions:

1. Condition #2, above, is not required. Instead, executed private easements for the roof overhang and off-street parking shall be submitted to the Staff Planner prior to the issuance of a new Parcel ID number by the County Property Appraiser, and before any zoning or building permit other than a demolition permit is issued.
2. Demolition of the house shall be required by February 3, 2022 unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
3. This variance approval shall be valid through February 3, 2024. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
4. Inspections shall be required; failure to obtain inspections will invalidate the variance and the permits.

Report Prepared By:

/s/Cheryl Bergailo

1/26/21

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

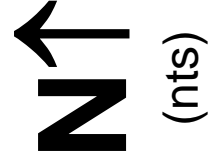

Jennifer C. Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

1-26-2021
Date

ATTACHMENTS: A) Location Map, B) Plat, C) Application, D) Photos, E) Engineering Review Memo dated January 11, 2021.

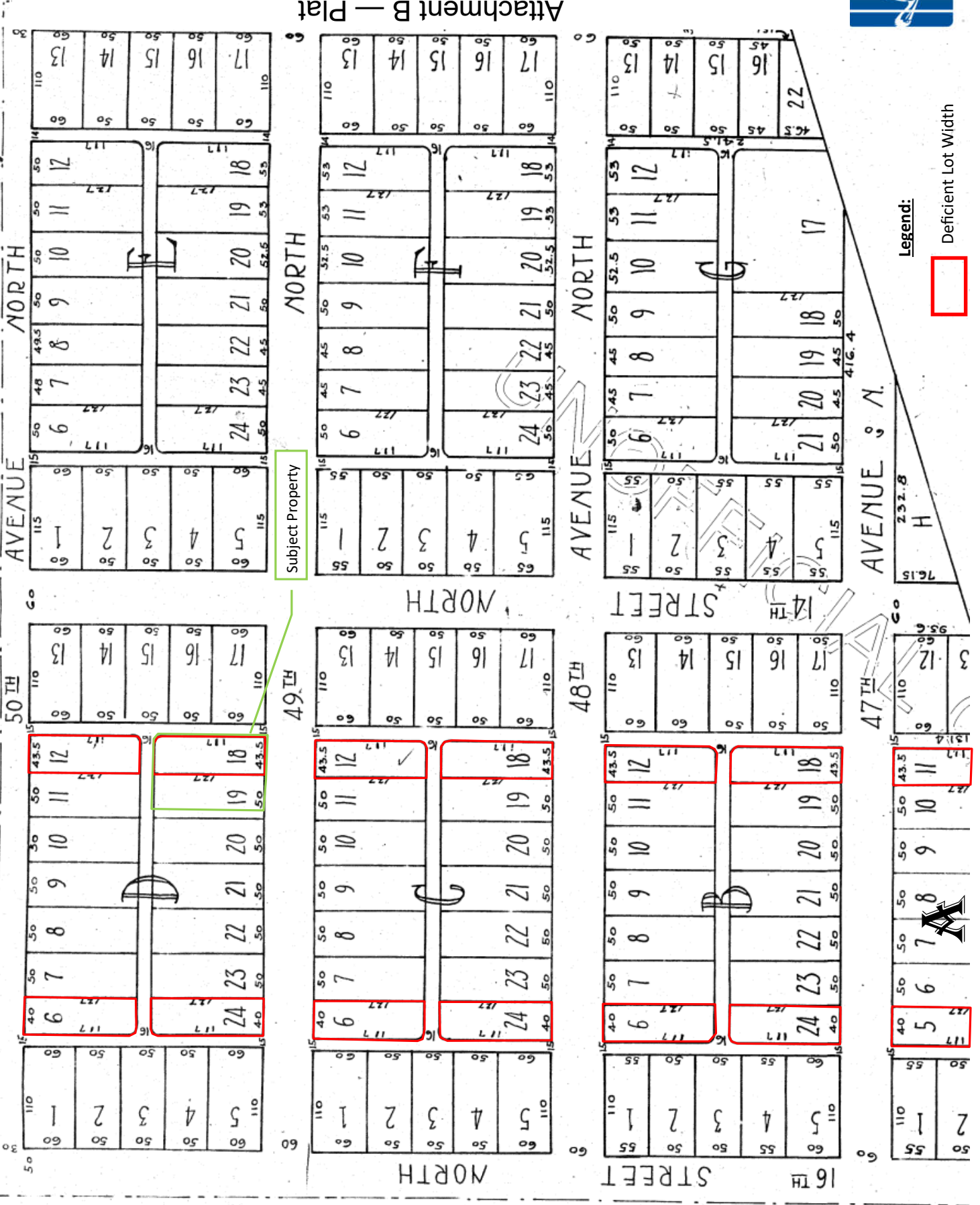


ATTACHMENT - A
 Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 20-1100022
 Address: 1421 49th Avenue North





Attachment B — Plat



Legend:
 Deficient Lot Width



SUBDIVISION DECISION Application

Application No. 20-11000022

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 4th Street North.

Application Type:

Per: 16.40.140 &
16.70.050

- Lot Line Adjustment**
- Lot Split**
- Lot Refacing**
- Street Name Change**
- Street Closing**
- Vacating – Street Right-of-Way**
- Vacating – Alley Right-of-Way**
- Vacating – Walkway Right-of-Way**
- Vacating – Easement**
- Vacating – Air Rights**

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Jeff Marteski	
Street Address: 616 Clearwater Park Rd. #906	
City, State, Zip: West Palm Beach, FL, 33401	
Telephone No: 561-906-4056	Email Address: jmarteski@gmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 1421 49th Avenue North - St. Petersburg, FL 33703	
Parcel ID#(s): 01-31-16-33858-004-0180	
DESCRIPTION OF REQUEST: Lot split and parking easement for existing home. Variance for lot width (40.17' - 45' required) - All other corner lots on block are approx. 40'. Existing property spans 2 lots. Plan is to build new home on Lot 18 while keeping the existing home on Lot 19. Future plans to demolish existing home and build new to conform to all setbacks.	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Cash, credit, and checks made payable to the "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: 10/21/2020

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

Typed name of Signatory: Jeffrey T. Marteski

1421 49th Avenue North, St. Petersburg, FL 33703

Lot Line Adjustment w/Variance Narrative

To whom it may concern,

I own the property located at 1421 49th Avenue North in St. Petersburg, Florida. This property sits on (2) lots as indicated on the original plat (Lot 18, Block D and the East 42.8' of Lot 19, Block D, Grovemont). There is an existing home at the very back of the property that was built in 1937 and has recently been renovated.

It is my request to divide the lot approximately along the original plat line to be able to build another home on Lot 18. After initial review, it was stated that the existing home cannot encroach on the re-drawn property line (as previously submitted) even with a variance as was originally the intent. I have updated the location of the proposed property line to conform with the comments that were made. I am requesting a variance for the width of Lot 18. The original plat line has Lot 18 width at 44'-3" and Lot 19 width at 42'-0" (which are both slightly under the 45'-0" required under the current LDR). Given the location of the existing home on the property, I am requesting adjusting this Lot Line so that Lot 18 is 40'-10" and Lot 19 will be a fully conforming lot at 45'-5". All other corner alley lots on this block are under 45'-0" wide (2 are 40'-0" and another is 43'-6").

With this new site plan, the existing home does not encroach on the new property line (except for the roof overhang) and the proposed new home fits well within all required setbacks.

The existing home already encroaches on the rear setback and would similarly encroach on the side setback of the newly drawn property line. I don't believe this creates any problematic issues given the new house in this area of the lot is quite far from the setback line and I believe follows the intent of the setbacks which is to keep a certain distance between homes. At no point are the homes any closer than 12'-0" apart.

A private parking easement and roof overhang easement will be provided at the rear of Lot 18 to be able to access the existing home on Lot 19 and for the 18" the roof overhangs the newly drawn property line.

The new home design will be sensitive to the Lot size and neighboring properties. The new home will also be designed around and nestled in the existing trees allowing as many of them as possible to remain and provide much desired shade and natural atmosphere.

I am including a multi-sheet pdf with several site plans for reference.

- Sheet AO-00: Site context plan showing 3 of 4 corner lot properties less than 45'-0" wide
- Sheet AO-01: Existing site conditions showing items on Lot 18 to be removed.
- Sheet AO-02: Showing property divided with all new setbacks and private easements.
- Sheet AO-03: Showing same information as Sheet AO-02, but also adding the new home design
- Sheet AO-04: Showing the existing home on Lot 19 demolished with easements removed and generic new home on Lot 19 – this is the long-term plan once the existing home has deteriorated and building another new home becomes financially viable.

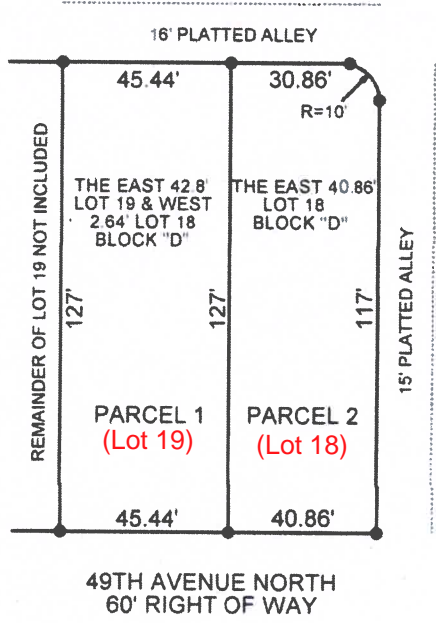
Thank you,

Jeff Marteski, Architect

561-906-4056 - jmarteski@gmail.com

DESCRIPTION SKETCH

(NOT A BOUNDARY SURVEY)



LEGAL DESCRIPTION:

PARCEL 1: THE EAST 42.8' OF LOT 19 AND THE WEST 2.64' OF LOT 18, BLOCK "D", GROVEMONT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2: THE EAST 40.86' OF LOT 18, BLOCK "D", GROVEMONT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

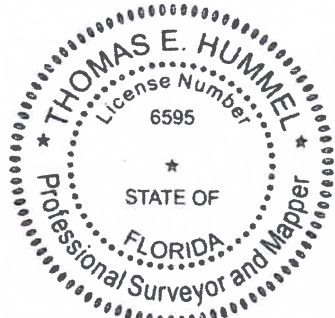
PREPARED FOR: JEFFERY T. MARTESKI

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027

Thomas E. Hummel 11/25/2020

THOMAS E. HUMMEL - PROFESSIONAL SURVEYOR & MAPPER #6595



silverkingsurveyors@gmail.com
(727) 518-4758

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 11/25/2020	SCALE: 1" = 50'	DRAWN BY: TH

43'-6" CORNER ALLEY LOT

40'-0" CORNER ALLEY LOT



LOT LINE ADJUSTMENT FOR
 40'-10" CORNER ALLEY LOT AND
 45'-5" INTERIOR LOT

40'-0" CORNER ALLEY LOT



1421 49TH AVENUE NORTH
ST. PETERSBURG, FL 33705

NEW RESIDENCE AT:

JEFFREY T. MARZESKI
AR 95464 - ID 5857

PROJECT #: 20-002
DRAWN: JTM | CHECKED: JTM
PROGRESS SET
01-14-2021

REVISIONS

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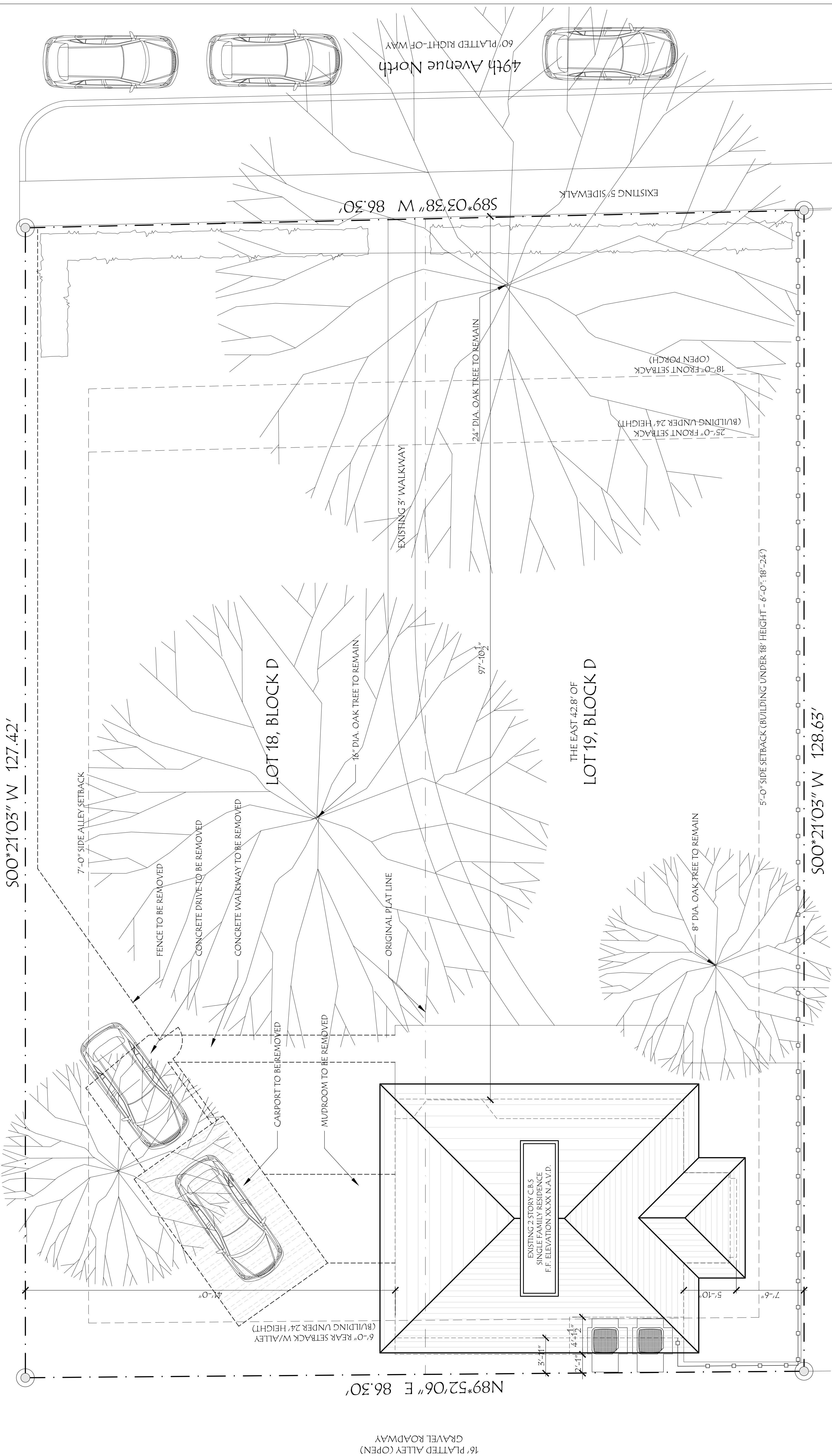
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SITE PLAN

ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

ZONING	REQUIRED	EXISTING
CONNER LOT	4,500 S.F. (MIN)	10,960 S.F.
LOT WIDTH	45'-0" (MIN)	86'-5" (86'-0")
IMPERVIOUS COVERAGE	68% - 75% (MAX)	21.6% + 2,569 S.F. (Existing)
FLOOR AREA RATIO	80% + 5,480 S.F. (MAX)	14.8% + 1,625 S.F. (Existing)
FRONT SETBACK (BUILDING)	25'-0" (MIN)	97'-10" (Existing)
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN)	97'-10" (Existing)
FRONT SETBACK (SCOOP)	15'-0" (MIN)	97'-10" (Existing)
REAR SETBACK (WITH ALLEY)	6'-0" (MIN)	2'-1" (Existing)
STRUCTURE HEIGHT (to eave)	40'-3/4" (MIN)	40'-3/4" (Existing)
FINISHED GRADE	24'-0" (MIN)	24'-0" (Existing)

NT-1 (Single Family Residential)



500'21'03" W 127.42'

LOT 18, BLOCK D

THE EAST 42.8' OF
LOT 19, BLOCK D

500'21'03" W 128.63'

N89°52'06" E 86.30'

16' PLATTED ALLEY (OPEN)
GRAVEL ROADWAY

49th Avenue North
60' PLATTED RIGHT-OF-WAY

589°03'38" W 86.30'

SITE PLAN - EXISTING

1
3/16"=1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION



JAM ARCHITECTURE
616 CLEARWATER PARK RD. #306
WEST PALM BEACH, FL 33407
561-968-4056

1421 49TH AVENUE NORTH
NEW RESIDENCE AT:

ST. PETERSBURG, FL 33703

JEFFREY T. MARTESKI
AR 95464 - ID 5857

PROJECT #: 20-002
DRAWN: JTM | CHECKED: JTM
PROCESS SET
01-14-2021

REVISIONS

PROGRESS SET - NOT FOR CONSTRUCTION

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SITE PLAN

ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

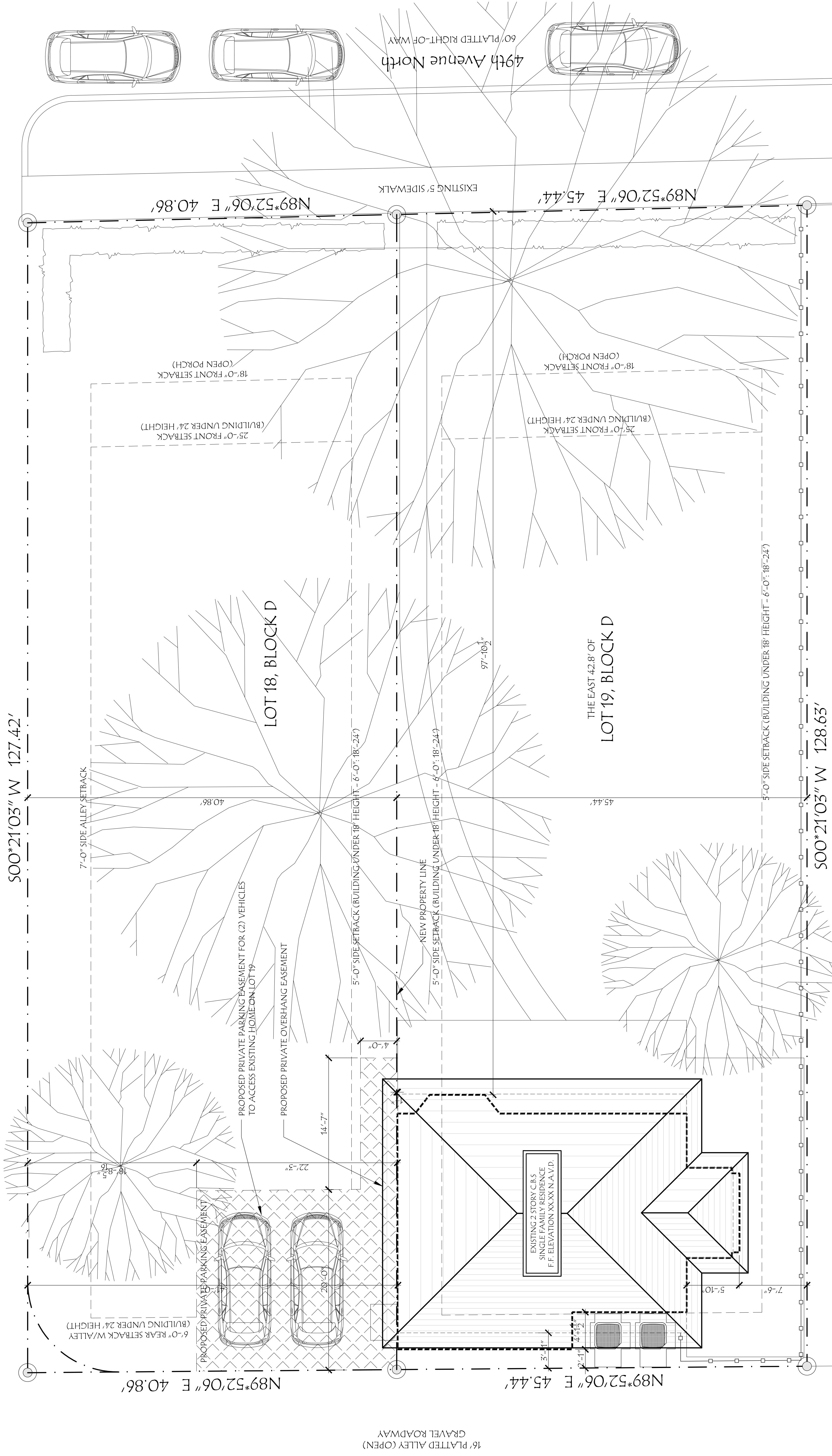
ZONING - LOT 19		NT-1 (Single Family Residential)	
CONNER LOT		REQUIRED	PROPOSED
LOT SIZE	4,500 S.F. (MIN)	4,500 S.F. (MIN)	5,800 S.F.
LOT WIDTH	45'-0" (MIN)	45'-0" (MIN)	45'-5"
IMPERVIOUS COVERAGE	60% - 80% S.F. (MAX)	60% - 80% S.F. (MAX)	24.9% = 1,452 S.F. (Existing)
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX)	50% = 2,250 S.F. (MAX)	27.9% = 1,625 S.F. (Existing)
FRONT SETBACK (BUILDING)	25'-0" (MIN)	25'-0" (MIN)	97'-10" (Existing)
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN)	18'-0" (MIN)	97'-10" (Existing)
FRONT SETBACK (STOOP)	15'-0" (MIN)	15'-0" (MIN)	97'-10" (Existing)
REAR SETBACK (WITH ALLEY)	6'-0" (MIN)	6'-0" (MIN)	2'-1" (Existing)
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN)	5'-0" (MIN)	7'-6" (Existing)
STRUCTURE HEIGHT (to eave)	24'-0" / 36'-0" (MAX)	24'-0" / 36'-0" (MAX)	7'-17'-0" (Existing)
FINISHED GRADE	N.A.S.S. N.A.V.D.		

ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

ZONING - LOT 18		NT-1 (Single Family Residential)	
CONNER LOT		REQUIRED	PROPOSED
LOT SIZE	4,500 S.F. (MIN)	4,500 S.F. (MIN)	5,800 S.F.
LOT WIDTH	45'-0" (MIN)	45'-0" (MIN)	40'-10"
IMPERVIOUS COVERAGE	60% - 80% S.F. (MAX)	60% - 80% S.F. (MAX)	T.R.D.
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX)	50% = 2,250 S.F. (MAX)	T.R.D.
FRONT SETBACK (BUILDING)	25'-0" (MIN)	25'-0" (MIN)	T.R.D.
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN)	18'-0" (MIN)	T.R.D.
FRONT SETBACK (STOOP)	15'-0" (MIN)	15'-0" (MIN)	T.R.D.
REAR SETBACK (WITH ALLEY)	6'-0" (MIN)	6'-0" (MIN)	T.R.D.
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN)	5'-0" (MIN)	T.R.D.
STRUCTURE HEIGHT (to eave)	24'-0" / 36'-0" (MAX)	24'-0" / 36'-0" (MAX)	T.R.D.
FINISHED GRADE	N.A.S.S. N.A.V.D.		

15' PLATTED ALLEY (OPEN)
GRAVEL ROADWAY

500' 21' 03" W 127.42'



SITE PLAN - LOT LINE ADJUSTMENT

1

3/16" = 1'-0"



1421 49TH AVENUE NORTH
NEW RESIDENCE AT:
ST. PETERSBURG, FL 33703

JEFFREY T. MARTESKI
AR 95464 - ID 5857

PROJECT #: 20-002
DRAWN: JTM | CHECKED: JTM
PROCESS SET
01-14-2021

REVISIONS

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A0-03

SITE PLAN

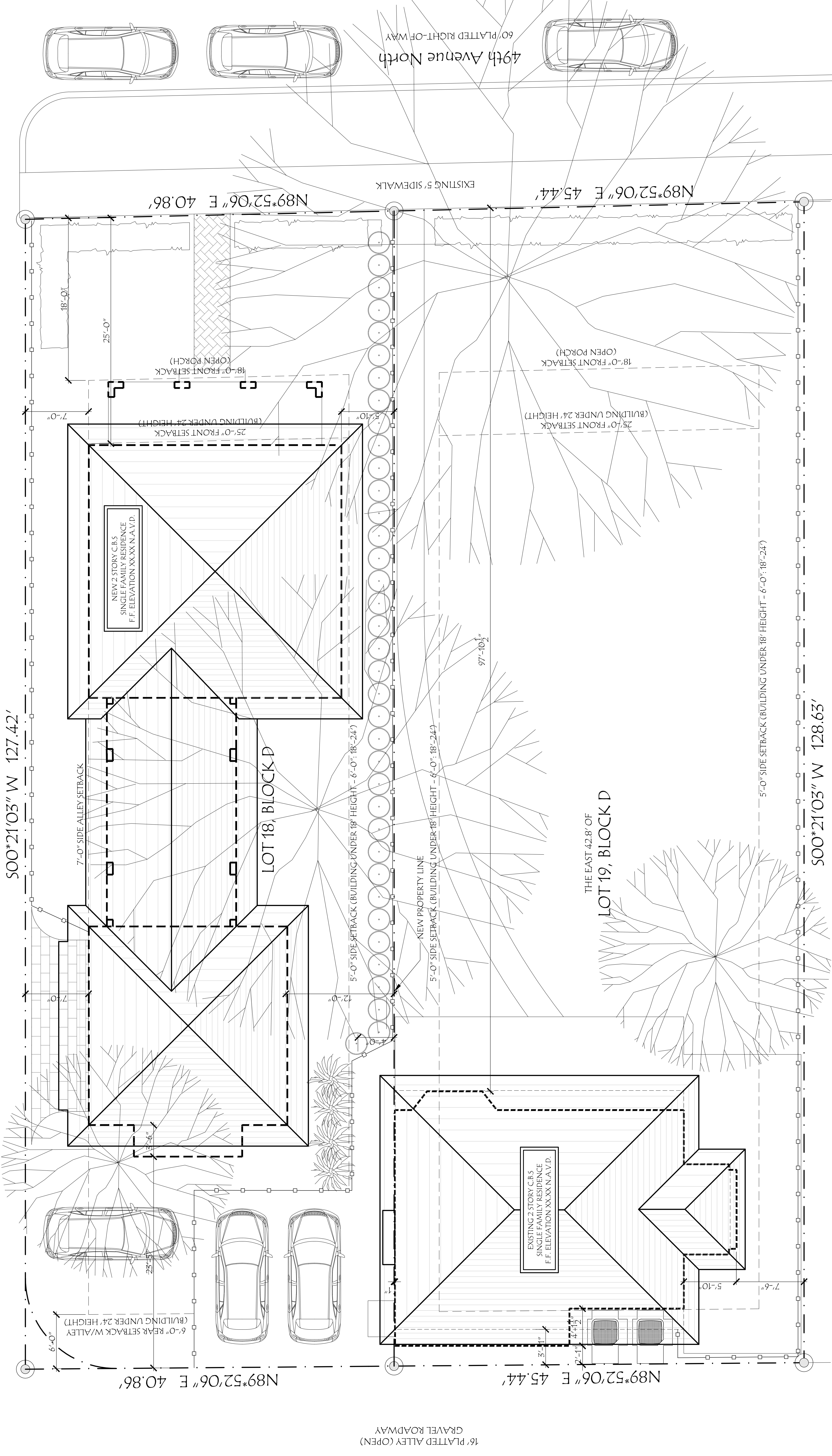
PROGRESS SET - NOT FOR CONSTRUCTION

ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

ZONING - LOT 19		NT-1 (Single Family Residential)	
CONNER LOT	REQUIRED	PROPOSED	
LOT SIZE	4,500 S.F. (MIN)	5,180 S.F.	
LOT WIDTH	45'-0" (MIN)	45'-5" (45.84')	
IMPERVIOUS COVERAGE	68% - 89% S.F. (MAX)	24.9% = 1,452 S.F. (Existing)	
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX)	27.9% = 1,625 S.F. (Existing)	
FRONT SETBACK (BUILDING)	25'-0" (MIN)	97'-10" (Existing)	
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN)	97'-10" (Existing)	
FRONT SETBACK (SCOOP)	15'-0" (MIN)	2'-1" (Existing)	
REAR SETBACK (WITH ALLEY)	6'-0" (MIN)	7'-6" (Existing)	
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN)	7'-6" (Existing)	
STRUCTURE HEIGHT: (to eave)	24'-0" / 36'-0" (MAX)	7'-17'-0" (Existing)	
FINISHED GRADE	N.A.S.S. N.A.V.D.		

ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

ZONING - LOT 18		NT-1 (Single Family Residential)	
CONNER LOT	REQUIRED	PROPOSED	
LOT SIZE	4,500 S.F. (MIN)	5,180 S.F.	
LOT WIDTH	45'-0" (MIN)	40'-10" (40.86')	
IMPERVIOUS COVERAGE	68% - 89% S.F. (MAX)	56.2% = 1,887 S.F.	
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX)	45.4% = 2,381 S.F.	
FRONT SETBACK (BUILDING)	25'-0" (MIN)	25'-11"	
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN)	18'-11"	
FRONT SETBACK (SCOOP)	15'-0" (MIN)	18'-11"	
REAR SETBACK (WITH ALLEY)	6'-0" (MIN)	23'-5"	
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN)	5'-0"	
STRUCTURE HEIGHT: (to eave)	24'-0" / 36'-0" (MAX)	17'-11"	
FINISHED GRADE	N.A.S.S. N.A.V.D.		



15' PLATTED ALLEY (OPEN)
GRAVEL ROADWAY

500'21'03" W 127.42'

LOT 18, BLOCK D

THE EAST 42.8' OF
LOT 19, BLOCK D

500'21'03" W 128.63'



JMA
ARCHITECTURE
616 CLEARWATER PARK RD. #306
WEST PALM BEACH, FL 33407
561-968-4056

1421 49TH AVENUE NORTH

NEW RESIDENCE AT:
ST. PETERSBURG, FL 33703

JEFFREY T. MARTESKI
AR 95461 - ID 5857

PROJECT #: 20-002

DRAWN: JTM | CHECKED: JTM

PROGRESS SET
01-14-2021

REVISIONS

PROGRESS SET - NOT FOR CONSTRUCTION

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A0-04

SITE PLAN

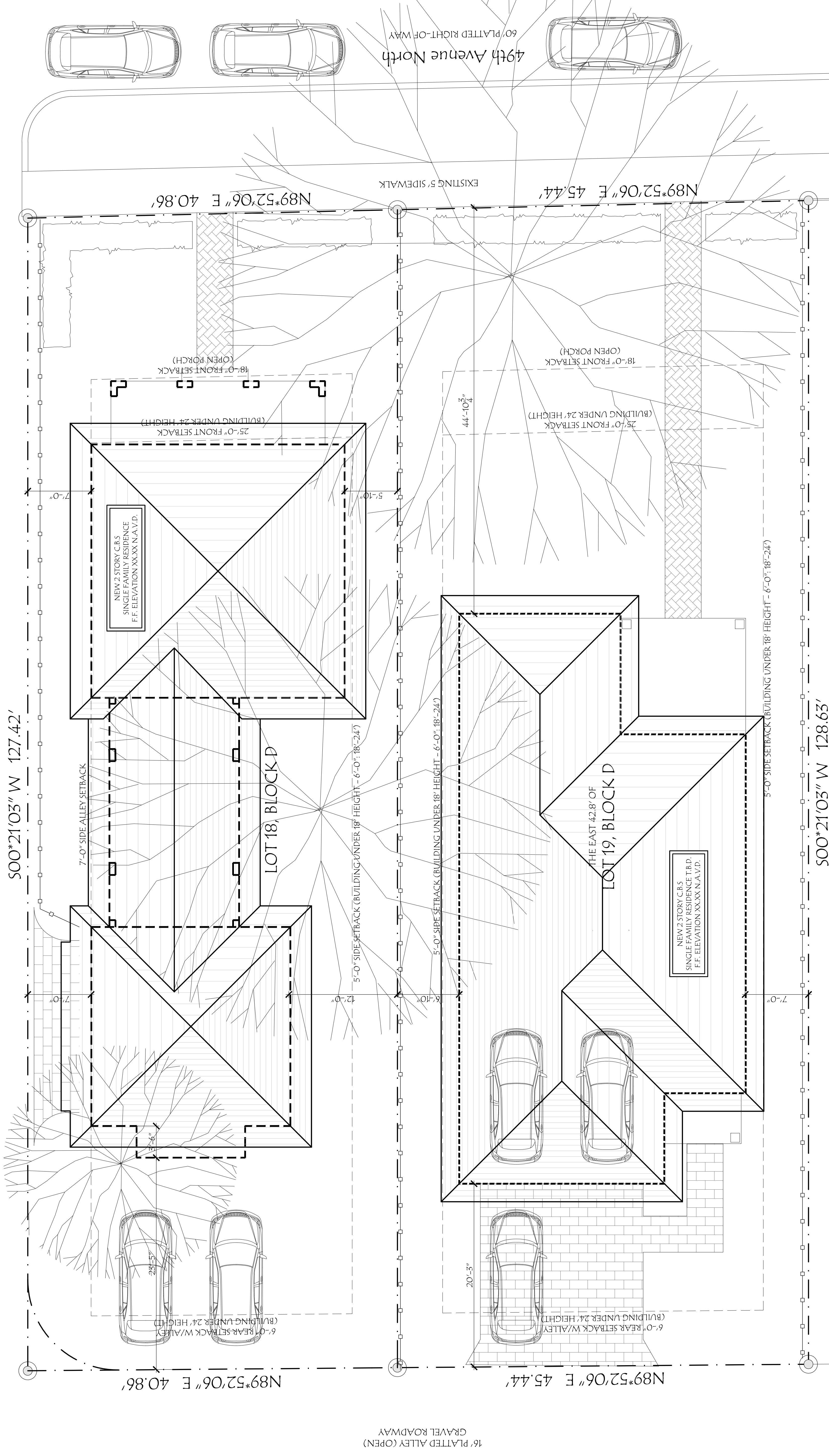
ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

ZONING - LOT 19		NT-1 (Single Family Residential)	
CONNER LOT		REQUIRED	PROPOSED
LOT SIZE		4,500 S.F. (MIN)	5,190 S.F.
LOT WIDTH		45'-0" (MIN)	45'-5" (45.44')
IMPERVIOUS COVERAGE		68% - 89% S.F. (MAX)	T.R.D.
FLOOR AREA RATIO		50% = 2,250 S.F. (MAX)	T.R.D.
FRONT SETBACK (BUILDING)		25'-0" (MIN) **	T.R.D.
FRONT SETBACK (OPEN PORCH)		18'-0" (MIN) **	T.R.D.
FRONT SETBACK (STOOP)		15'-0" (MIN) **	T.R.D.
REAR SETBACK (WITH ALLEY)		6'-0" (MIN) **	T.R.D.
SIDE SETBACK (LOTS UNDER 50 FT)		5'-0" (MIN) ***	T.R.D.
STRUCTURE HEIGHT: (to ave)		24'-0" / 36'-0" (MAX) *	T.R.D.
FINISHED GRADE		N.A.S.S. N.A.V.D.	

ZONING DEVELOPMENT REGULATIONS
(CITY OF ST. PETERSBURG)

ZONING - LOT 18		NT-1 (Single Family Residential)	
CONNER LOT		REQUIRED	PROPOSED
LOT SIZE		4,500 S.F. (MIN)	5,190 S.F.
LOT WIDTH		45'-0" (MIN)	40'-10" (40.86')
IMPERVIOUS COVERAGE		68% - 89% S.F. (MAX)	38% - 1,957 S.F.
FLOOR AREA RATIO		50% = 2,250 S.F. (MAX)	49% = 2,539 S.F.
FRONT SETBACK (BUILDING)		25'-0" (MIN) **	25'-4"
FRONT SETBACK (OPEN PORCH)		18'-0" (MIN) **	18'-4"
FRONT SETBACK (STOOP)		15'-0" (MIN) **	18'-4"
REAR SETBACK (WITH ALLEY)		6'-0" (MIN) **	25'-5"
SIDE SETBACK (LOTS UNDER 50 FT)		5'-0" (MIN) ***	5'-0"
STRUCTURE HEIGHT: (to ave)		24'-0" / 36'-0" (MAX) *	17'-4"
FINISHED GRADE		N.A.S.S. N.A.V.D.	

15' PLATTED ALLEY (OPEN)
GRAVEL ROADWAY



500' x 21'03" W 128.63'

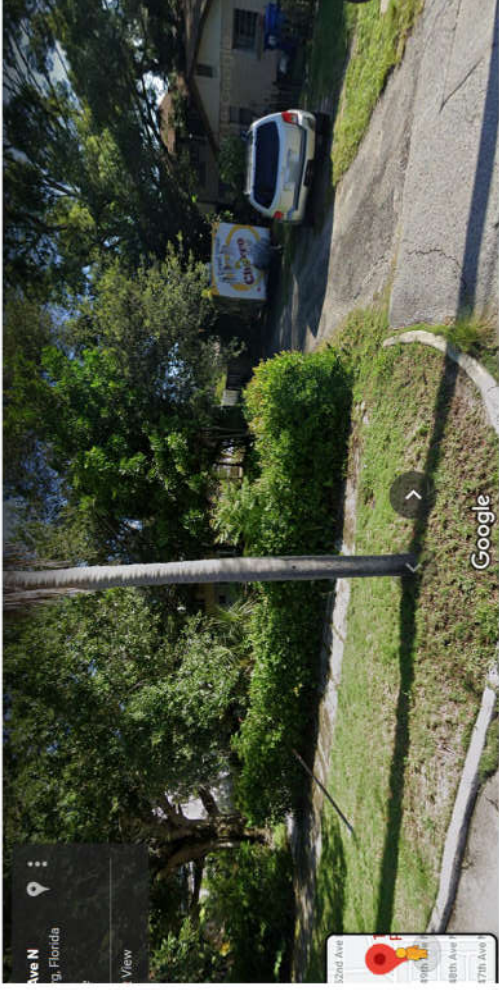
500' x 21'03" W 127.42'



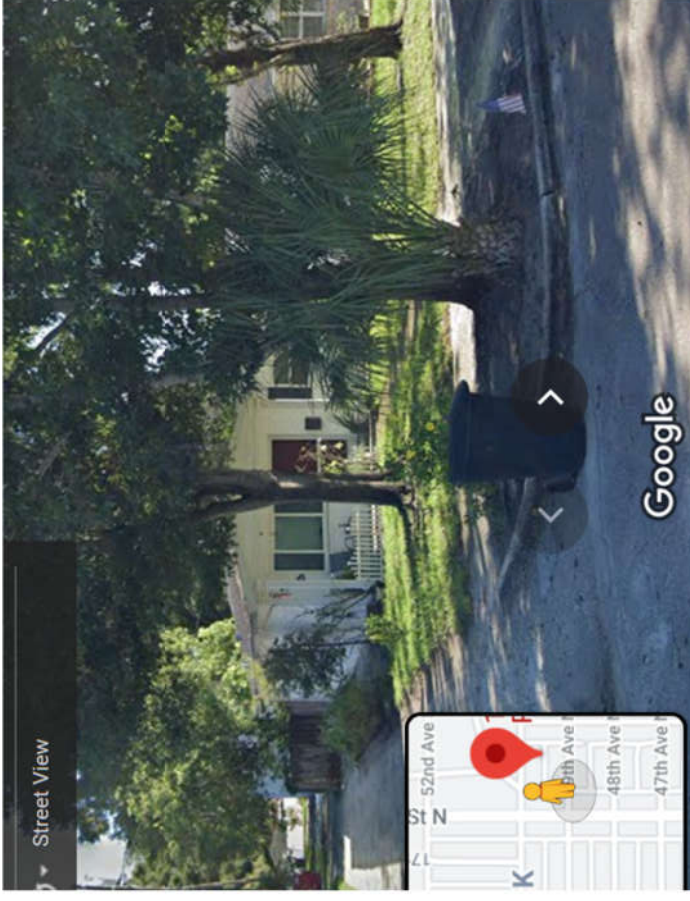
Photo of existing house (provided by applicant).



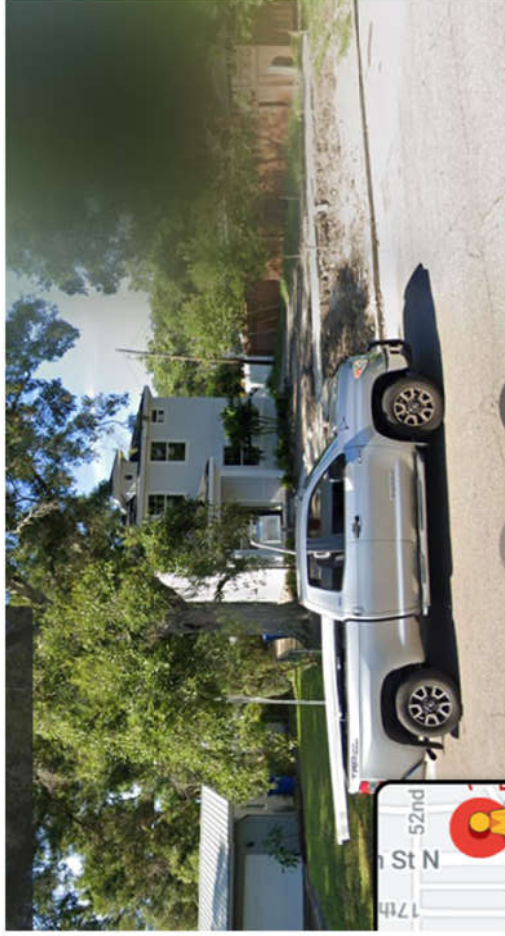
Photo of existing house from 49th Ave. N. (provided by applicant).



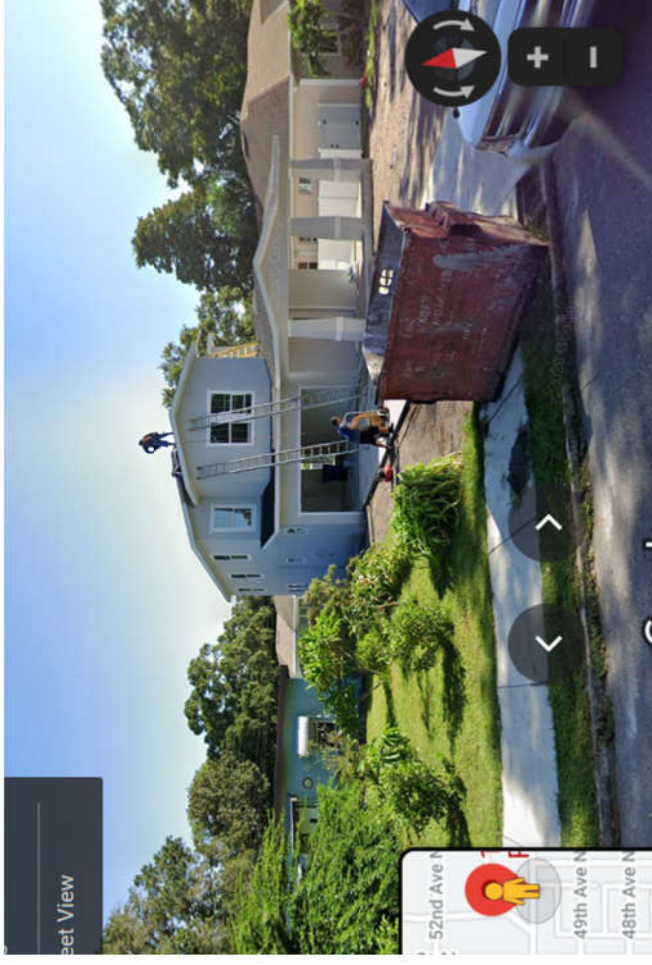
View to Lot 18 from 49th Ave. N. (from Google Street Scene).



House on a 40-foot lot at 1523 49th Ave. N. (from Google Street Scene).



House on a 40-foot lot at 1522 50th Ave. N. (from Google Street Scene).



House on a 43.5-foot lot at 1418 50th Ave. N., behind the subject property (from Google Street Scene).

ATTACHMENT - E
MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Iris Winn, Administrative Clerk, Development Review Services
Jennifer Bryla, Zoning Official, Development Review Services Division, Planning and
Development Services Department
Cheryl Bergailo, Planner II, Planning & Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: January 11, 2021

SUBJECT: Lot line adjustment

**ADDRESS
& PIN** 1421 49th Avenue N
01/31/16/33858/004/0180

FILE: 20-11000022 **ATLAS:** G-26

REQUEST: Approve a lot line adjustment between Lots 18 and 19 of Grovemont Sub. Block D with a variance to lot width on Lot 19; 40.17 proposed where 45 feet is required, and a variance to side yard setback of the existing house, -2 feet to a roof overhang and 0 feet to the house where 2 feet and 5 feet are required.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed lot line adjustment provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. Current City Utility Map G-26 (copy attached) indicates the existence of one sanitary sewer service lateral extending to the existing parcel (original platted lot 19). The applicant must field verify the existence and exact location of this existing sanitary sewer service lateral to assure that this service lateral is available to service the proposed western lot. Service laterals may not be shared. City records do not indicate the existence of a sanitary sewer service lateral to service the proposed eastern lot. The applicant will be responsible for the providing a sanitary sewer service to this lot per City standards and as noted below.

When a sanitary sewer service lateral is found not existing or not per current City ECID standard details, it is the responsibility of the applicant to provide a sanitary sewer service lateral for each proposed lot in compliance with current City ECID Standard details and technical specifications.

- a. The applicant/property owner is required to provide a public sanitary sewer service lateral and connection to the public wastewater collection system per current City ECID standard detail S30-5, S30-7, S30-9 & S30-50. The minimum size public sanitary sewer service lateral for an individual residential property is 6". All cost for design, permitting, and construction of a new public service lateral(s) shall be by and at the sole expense of the

applicant.

- b. Upon development or redevelopment of the proposed lots, the applicant/property owner is responsible to provide a public sanitary sewer clean out and clean out box per City ECID standard detail S30-7 and S30-9 for each existing or proposed public sanitary sewer service lateral if found not existing. The public clean out is to be located just inside the adjacent alley right of way boundary. All construction shall be in conformance with current City Engineering Standards and Specifications. The cost for design, permitting, and construction of required new public sanitary sewer service lateral clean out(s) shall be by and at the sole expense of the applicant.
2. An ECID Utility Connection Permit must be obtained prior to the commencement of construction within dedicated right-of-way or public easement areas (for public sanitary sewer service laterals, clean out, and clean out box installation). All required improvements shall be installed by and at the applicant/property owner's expense in accordance with current City ECID design standards and specifications.
 3. Upon development or redevelopment, the applicant is required to provide potable water service to each proposed lot if not existing. The City Water Resources department shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required to service the proposed lots at the sole expense of the applicant/property owner.

NED/ meh

pc: Kelly Donnelly
Correspondence File



- Sewer Manholes
- Sewer Manholes (Private)
- Sewer Clean Outs
- LS Sewer Lift Stations
- AR Sewer Air Vacuum Release

SANITARY SEWER MAP

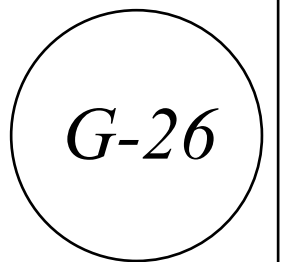
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT
CITY OF ST PETERSBURG, FLORIDA



SECTION 01 TOWNSHIP 31 RANGE 16

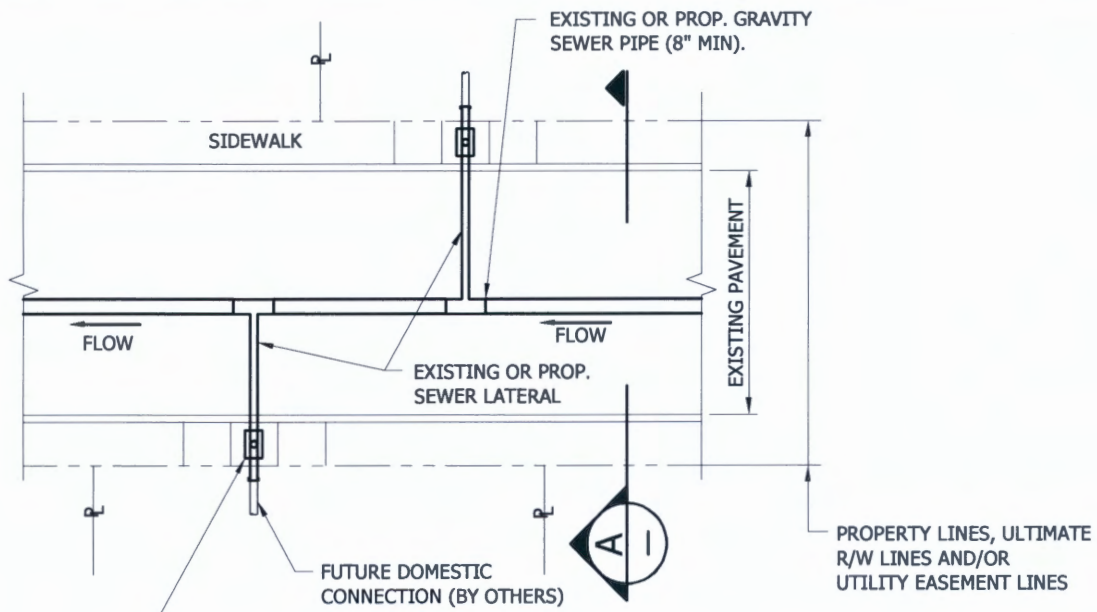
NOTE: PARCEL BASE FROM PINELLAS COUNTY PROPERTY APPRAISERS OFFICE. REFER TO PINELLAS COUNTY OWNERSHIP MAP FOR PLATTED INFORMATION. SEE ORIGINAL PLATS FOR NOTES, CODICILS AND COMPLETE DIMENSIONS.

DATE PRINTED: 12/7/2020



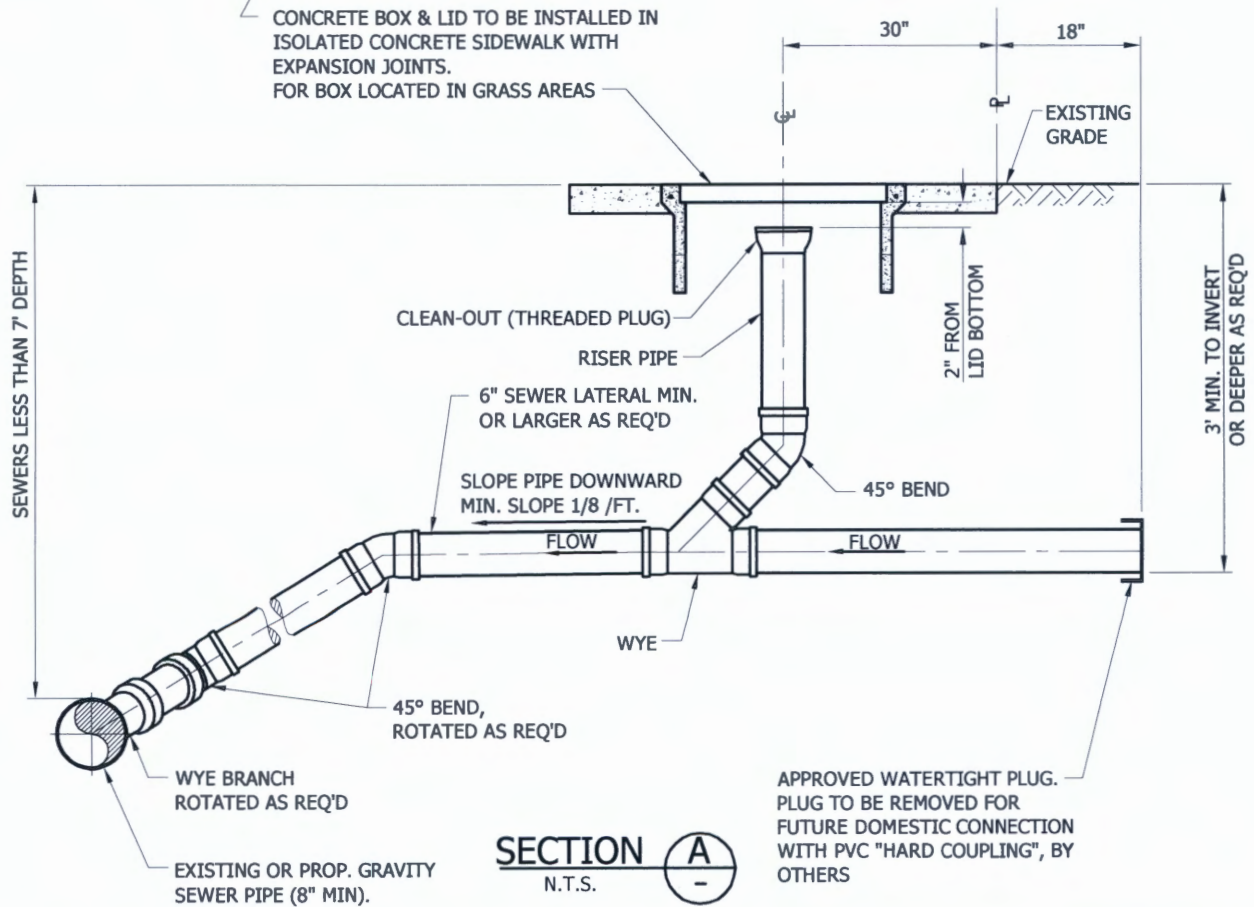
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Thu, 31 Oct 2019 - 4:24pm



PLAN
N.T.S.

CONCRETE BOX & LID TO BE INSTALLED IN ISOLATED CONCRETE SIDEWALK WITH EXPANSION JOINTS. FOR BOX LOCATED IN GRASS AREAS



SECTION A
N.T.S.

APPROVED WATERTIGHT PLUG. PLUG TO BE REMOVED FOR FUTURE DOMESTIC CONNECTION WITH PVC "HARD COUPLING", BY OTHERS

CITY STANDARDS

GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

REVISIONS	
BY	DATE



ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT
CITY OF ST. PETERSBURG

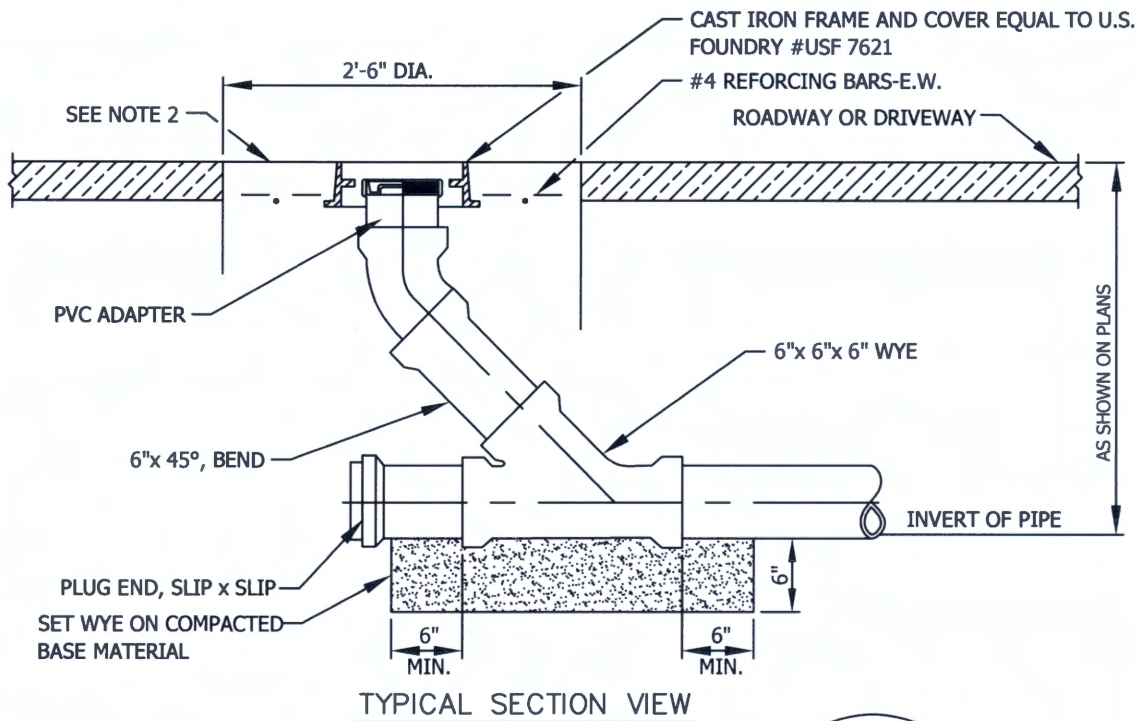
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APPROVED BY:

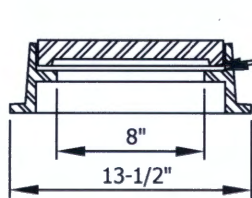
English Prayman
DIRECTOR

DATE: OCT. 2019

DWG. No. **S30-5**



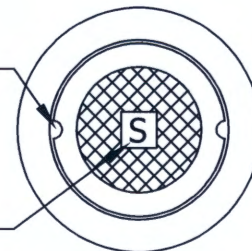
TYPICAL SECTION VIEW



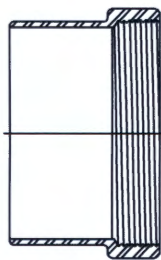
FRAME AND COVER SECTION SECTION VIEW

(2) PENETRATING PICKHOLES
MACHINED SURFACE

1-3/4" RAISED LETTER



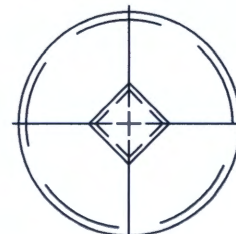
COVER PLAN VIEW



PVC ADAPTER
SLIP x THREAD



PLUG SECTION VIEW



PLUG PLAN VIEW

NOTES:

1. THIS SANITARY CLEAN OUT IS TO BE USED IN ALL TRAFFIC AREAS, INCLUDING THE PARKWAY FROM CURB TO PROPERTY LINE OR SIDEWALK
2. IN ASPHALTIC PAVEMENT AREAS CONCRETE COLLAR SHALL BE LOWERED 3" FROM GRADE TO ALLOW FOR THE ASPHALT TO BE AROUND COLLAR. COLLAR IS 5" THICK IN THESE AREAS.
3. PLUG SHALL CONFORM TO THE SPECIFICATIONS AND SHALL HAVE A GASKET.
4. WYE SHALL CONFORM TO ASTM D-3034, & NSF STANDARD #14.

CITY STANDARDS

SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS DETAIL

REVISIONS	
BY	DATE



ENGINEERING AND CAPITAL
 IMPROVEMENT DEPARTMENT
 CITY of ST. PETERSBURG

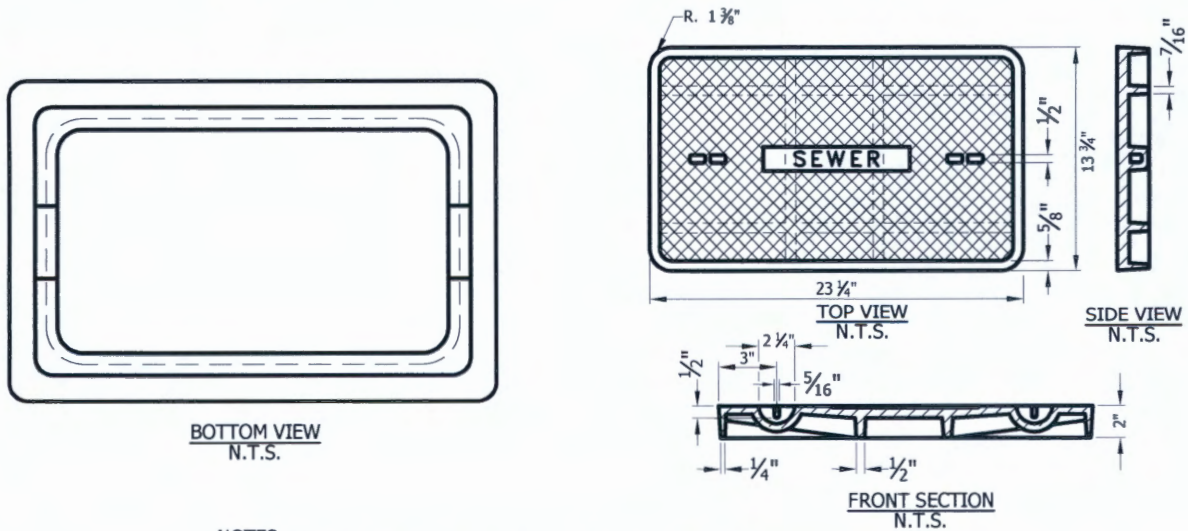
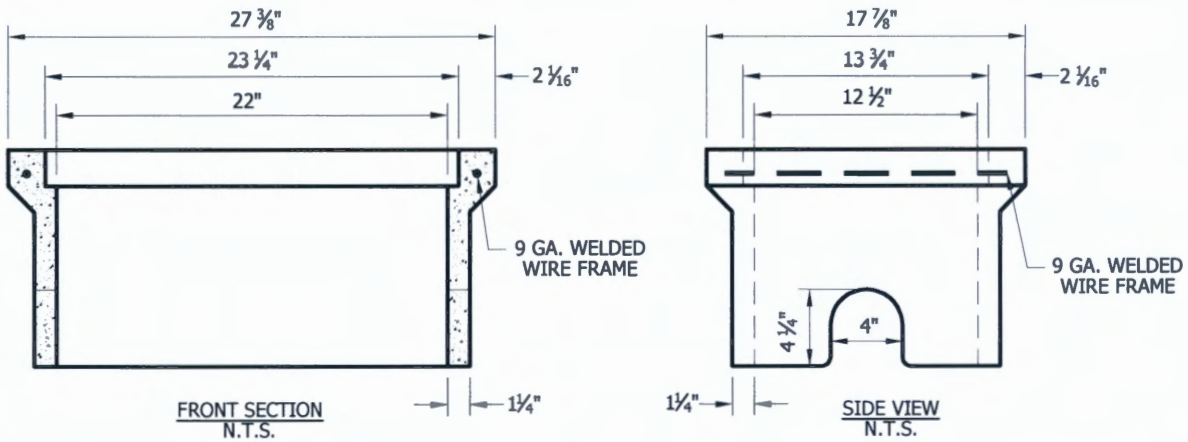
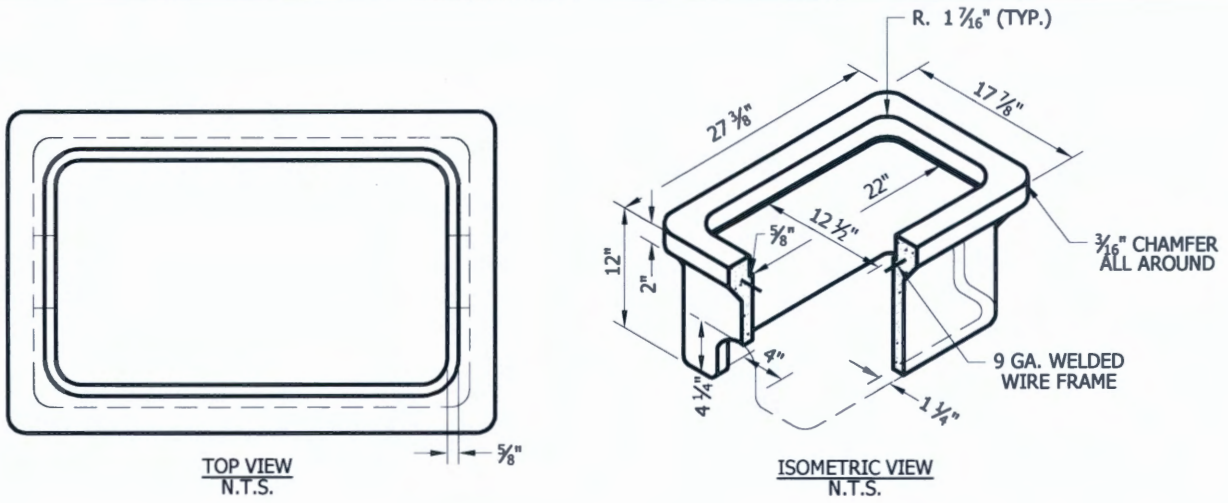
SCALE: N.T.S.

APPROVED BY:

DIRECTOR

DATE: OCT. 2019

DWG. No. **S30-7**



- NOTES**
 1. CAST IRON LID TO BE A MODIFIED VERSION OF USF No. 7715 (OR EQUIVALENT) WITHOUT BOLT HOLES, MARKED "SEWER" AND A.D.A. COMPLIANT FOR USE IN SIDEWALKS. LID WT. APPROX. 55 LBS

CITY STANDARDS

SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL



ENGINEERING AND CAPITAL
 IMPROVEMENT DEPARTMENT
 CITY OF ST. PETERSBURG

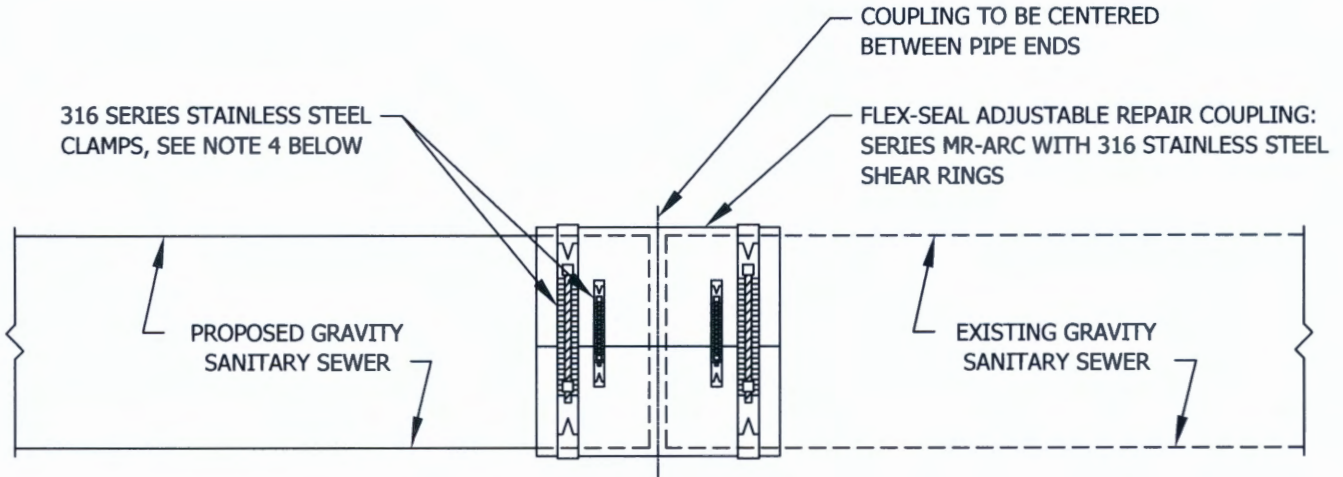
APPROVED BY:

Erjesh Prayman
 DIRECTOR

DATE: OCT. 2019

DWG. No. **S30-9**


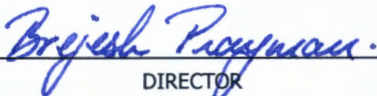
SCALE: N.T.S.



NOTES:

1. THE SPACE BETWEEN PIPE ENDS SHALL NOT EXCEED 1-INCH. PIPE ENDS SHALL BE EVEN AND CLEAN.
2. THE NOMINAL DIAMETER OF THE PROPOSED PIPE SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE EXISTING PIPE.
3. FLEX-SEAL ADJUSTABLE REPAIR CLAMP SHALL BE MANUFACTURED BY THE MISSION RUBBER COMPANY, OR APPROVED EQUAL.
4. FOR APPLICATIONS OF 24" DIAMETER AND LARGER, USE 316 SERIES, WIDE, T-BOLT CLAMPS.

CITY STANDARDS

REVISIONS		 ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT CITY of ST. PETERSBURG	DISSIMILAR PIPE COUPLING DETAIL	
BY	DATE		APPROVED BY:	DATE:
		 DIRECTOR	OCT. 2019	
			DWG. No. S30-50	
		SCALE: N.T.S.		

Engineering & Capital Improvements Department



Permit Application

*For work within Public Right of Way and Public Easement
or for construction of Seawalls & placement of Rip Rap*

One Fourth Street North, 7th floor, St. Petersburg, FL 33701
Telephone (727) 893-7238 Fax (727) 892-5476

PLEASE USE INK & PRINT CLEARLY OR TYPE

FOR OFFICE USE ONLY:			
Application Received Date:	Payment Type:	Processed By:	Permit #:

APPLICANT COMPLETE THE FOLLOWING AND SUBMIT APPLICATION WITH THREE (3) SETS OF CIVIL PLANS TO BEGIN THE REVIEW PROCESS. ALL INFORMATION MUST BE FILLED-IN COMPLETELY. REQUIREMENTS FOR PERFORMANCE/PAYMENT BOND AND CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REVIEW OF THE EXTENT OF THE WORK.

PROJECT/JOB SITE	TYPE OF PERMIT (check at least one)
Address:	Work in Public Right of Way or Easement:
Parcel Identification Number:	
Description of Location:	
PROPERTY OWNER:	<input type="checkbox"/> \$25.00 Sidewalk <input type="checkbox"/> \$130.00 Commercial Driveway <input type="checkbox"/> \$150.00 Developer Permit <input type="checkbox"/> \$180.00 WTM Crossing <input type="checkbox"/> \$185.50 Minor Easement <input type="checkbox"/> \$180.00 Miscellaneous <input type="checkbox"/> \$200.00 Utility Connection (no pavement cut) <input type="checkbox"/> \$300.00 Utility Connection (pavement cut) Seawalls: <input type="checkbox"/> \$200.00 Concrete (first 100-feet /\$1.40 each additional foot) <input type="checkbox"/> \$155.00 Non-Concrete (first 100-feet/\$1.03 each additional foot) <input type="checkbox"/> \$140.00 Rip-Rap (first 100-feet /\$0.90 each additional foot) <input type="checkbox"/> \$60.00 Non-Structural Repairs Utility Provider: <input type="checkbox"/> \$0 Utility Provider (Franchised or Paying Communications Service Tax) <input type="checkbox"/> Utility Provider (fee determined by type of work) (Not Paying Communications Service Tax)
Address: Unit #:	
City, State, Zip:	
Phone No.: Fax No.: E-Mail:	
APPLICANT: CONTACT:	
Address: Unit #:	
City, State, Zip:	
Phone No.: Fax No.: E-Mail:	
CONTRACTOR: CONTACT:	
Address: Unit #:	
City, State, Zip:	
Phone No.: Fax No.: E-Mail:	
ARCHITECT/ENGINEER/DESIGNER:	
Address: Unit #:	
City, State, Zip:	
Phone No.: Fax No.: E-Mail:	
State License No.:	

Total Estimated Construction Value: _____

Description of Scope of Work:

Applicant Print Name
Updated October 2019

Applicant Signature

Date