



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 Michael K. Kiernan** 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, April 7, 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.: 21-54000006 PLAT SHEET: D-10

REQUEST: Approval of a variance to reduce the minimum required side setback from 7.5-feet to 5-feet to allow for the construction of a residential addition in the NT-3 zoning district.

OWNER: Virginia Rowell
626 14th Avenue Northeast
Saint Petersburg, Florida 33701

AGENT: Molly Hughes
640 64th Avenue
St Pete Beach, Florida 33706

ADDRESS: 626 14th Avenue Northeast

PARCEL ID NO.: 17-31-17-83219-061-0050

LEGAL DESCRIPTION: On File

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

Structure	Required	Requested	Variance	Magnitude
Interior Side Setback	7.5 feet	5 feet	2.5 feet	33.3%

BACKGROUND: The subject property is a fully platted lot (Lot 5) originally platted in 1913 as a part of the Snell & Hamlett's North Shore Subdivision and is located in the Historic Old Northeast Neighborhood. The subject home was built in 1952 with no building additions since its original construction as evidenced by the property card (Attachment B). The subject block (Block 61) is unique in that the 12 originally platted lots are 52 feet wide whereas the remaining blocks in the subdivision are 60 feet in width (see Attachment C).

The Applicant proposes to construct a 14-foot x 14.5-foot rear addition to the southeast corner of the home (Attachment C). The Applicant states that the home's accessibility (narrow doorways and bathroom areas) is a primary concern and reason for the addition. The lot's narrow physical characteristics is not typical of the surrounding neighborhood and is detrimental to the further development of the property given the larger side setback requirements. The existing home does not meet contemporary minimum setback requirements.

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 Applicant intends to maintain the 1952 home and construct the proposed addition to alleviate the internal accessibility issues that are typical of older homes.

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

The subject property is 52 feet wide and is substandard to the typical minimum lot width of 60 feet for the NT-3 Zoning District. The proposed side setback reduction is a direct result of this width deficiency.

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

The subject property is located in the North Shore National Register Historic District, but is not a contributing property.

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

This criterion does not apply. The subject property does not contain any historic resources of significance.

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

This criterion does not apply. The subject property does not contain any significant vegetation or other natural features.

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

The subject block was platted with lots of narrower widths than the surrounding blocks. The proposed project utilizes setbacks that reflect those already established on the subject block.

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

This criterion does not apply. The subject property does not involve any public facilities.

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

The home was built in 1952 with no additions since its construction. The original platting in 1913 created the lots on the block with 52 feet of width each creating narrower lots than the surrounding development pattern.

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

The existing home is nonconforming due to setbacks on each side. Any redevelopment or major improvement to the home would require either variances or substantial demolition and rebuilding of the site.

4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

The strict application of the Code would limit the reasonable use of the existing structures. The existing home is nonconforming due to setbacks and any addition or redevelopment of the property would require major reconfiguration of the structure.

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

The request to reduce the minimum required side setback from 7.5-feet to 5-feet is reasonable. The subject lot width more resembles an NT-2 zoning district property and if the property were zoned such, would require a 5.2-foot side setback.

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

The granting of this variance will be in harmony with the general purpose and intent of the Code. The existing structure is legal nonconforming and this variance would allow some measure of remedy to the accessibility limitations of the existing home.

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

The proposed addition resembles similar established structures on the subject block. The Applicant has provided evidence that the neighboring property owner has no objection to the request.

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

The reasons expressed in the application justify the granting of the variance. The continued maintenance of the 1952 home with an addition to the rear of the home that reflects the established development pattern with support of the most-affected neighboring property owner justifies the request.

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 other uses, buildings, or other structures are being considered as grounds for issuance of the variance.

PUBLIC COMMENTS: The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association. The Association has not commented on the request. The Applicant has provided signature of understanding and no objection from the immediately adjacent east neighbor (636 14th Ave NE). No other correspondence regarding this request has been received by Staff as of publishing of this report.

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 April 7, 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.

ATTACHMENTS: A – Location Map; B – Property Card; C – Original Plat; D – Application including Narrative, Site Plan, and Neighborhood Worksheet

Report Prepared By:



3/23/2021

Michael Larimore, Planner I
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

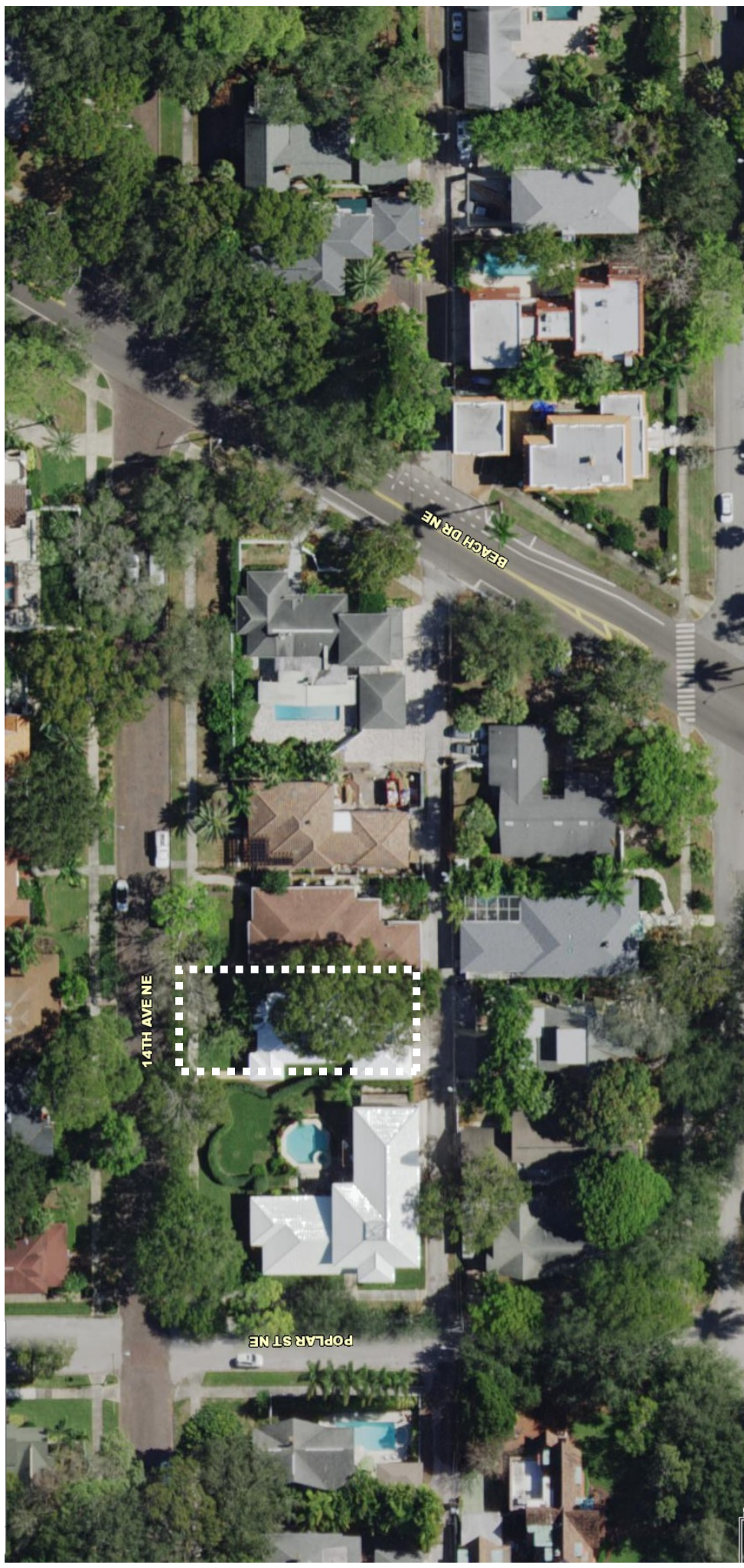


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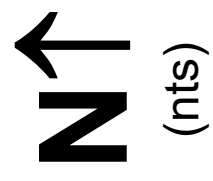
Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

JCB/MWL:iw



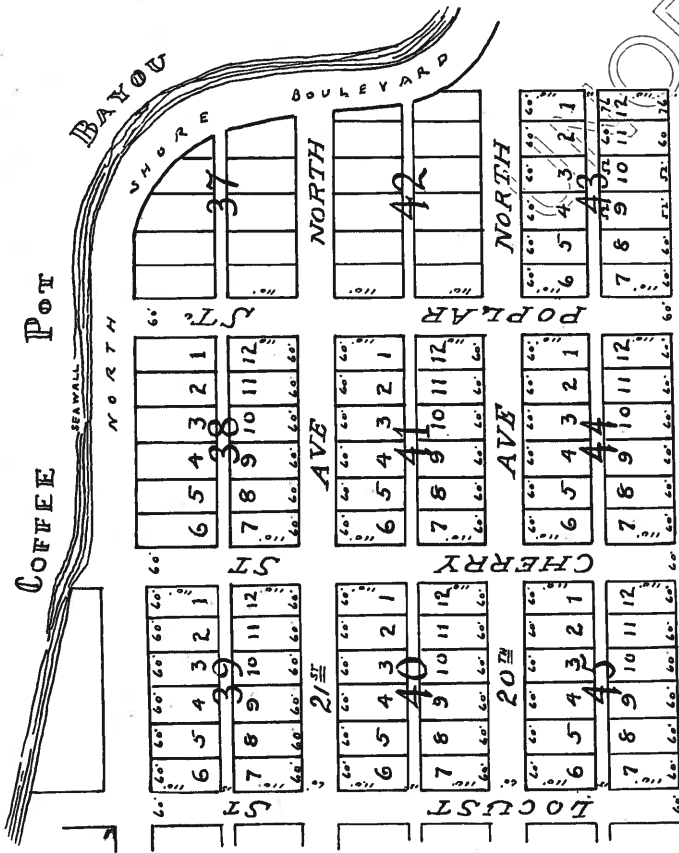
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-5400006
Address: 626 14th Avenue Northeast



SUBDIVISION	NORTH SHORE ADDITION	LOT	BLOCK	61
<p>BUILDING</p> <p>Location: 626-14th Avenue N.E. #88965-D - 10/18/51 - \$8000 Owner R. E. Strawn - Four room and two bath residence with B/W and two car garage (38'8" x 40')(Type C) #13253A-D - 3/23/55 - \$100 Owner Mrs. F. Kuhlman - Erect fence 6' high in rear yard</p>	<p>ELECTRICAL</p> <p>#7358C - 12/20/51 - R. Strawn Brinson - 12c 21sw 24p 4b 3ws 2-meters 1-range 1-w.heater Attic Fan - Lawn Pump - Dryer #8686C - 3/3/52 - R.E.Strawn Brinson - Oil Burner #9373G - 9/2/64 - Moore Economy - (1) 2-HP A/C 12amps</p>	<p>PLUMBING</p> <p>#662A - 11/1/51 - Strawn Blauvelt - 2-closets 1-sink 2-lavatories 1-bath 1-ewh 1-shower #1122A - 12/5/51 - Strawn Blauvelt - 1-closet 1-tray 1-shower</p>		
	<p>INSTALLATION</p> <p>#8434B - 8/18/61 - Stewart Moore Johnson's A/C - 2 HP Fedders Room A/C in aperture #309D - 9/9/64 - S. Moor Johnson's A/C - 1-A/C 1-HP #M2449B - 8/8/73 - Lang- Johnsons A/C - wall AC unit</p>			
	<p>SIGNS</p>	<p>SEWER</p>		
	<p>#1769 - 11/1/51 - Strawn Blauvelt #1773 - 11/3/51 - Strawn Blauvelt</p>			

M/2 OF N.W. 1/4 AND FRACTIONAL PART
OF S.E. 1/4 OF N.W. 1/4 SEC. 17-31-17

H. J. GOVERNOR, C.E.



**SNELL & HAMLETTS
NORTH SHORE
ADDITION**

RESERVATIONS CONTAINED IN PLAN OF NORTH SHORE SUBDIVISION, SNELL & HAMLETTS, BEING THE PROPERTY SHOWN ON RECORDED PLAT DATA HEREBY DELEGATE TO THE PUBLIC, AND TO THE STATE OF FLORIDA AS EASMENT IN AND UPON THE STREETS, AVENUES AND ALLEYS SHOWN THEREON, FOR THE PURPOSES OF CONVEYING AND RECEIVING AND THE SAID SNELL & HAMLETTS HEREBY RESERVE TO THEMSELVES, THEIR HEIRS AND SUCCESSORS, THE RIGHT TO INSTALL, OPERATE AND MAINTAIN STREET RAILWAYS, GAS LINES, WATER MAINS, SEWER LINES, TRAM LINES, TELEPHONE LINES, PIPES & STRUCTURES. THE SAID RESERVATIONS ARE HEREBY MADE AND RESERVED TO THE SAID SNELL & HAMLETTS AND THEIR HEIRS AND SUCCESSORS AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE SAID STREETS, AVENUES AND ALLEYS ARE FULLY OPENED TO THE PUBLIC AND THE SAID SNELL & HAMLETTS HEREBY RESERVE TO THEMSELVES, THEIR HEIRS AND SUCCESSORS, THE RIGHT TO TAKE UP AND REMOVE ANY OBSTRUCTIONS TO THE SAID STREETS, AVENUES AND ALLEYS AT ANY TIME AND IN ANY MANNER WITHOUT LIABILITY TO ANY PERSON OR PARTY.

Signed, sealed and delivered
in the presence of
Brookman Owen
As Chancellor

C. Perry Green
J. C. Hamlett

State of Florida,
County of Pinellas.
I HEREBY CERTIFY that before me, the undersigned officer, personally appeared C. Perry Green and J. C. Hamlett well known to me to be the persons described in and to the foregoing instrument and acknowledged the execution thereof to be their free and voluntary act for the uses and purposes therein expressed.

Feb. 3, 1913.

Witness my hand and official seal this 3 day of February, 1913.



Notary Public
My Commission expires January 1st, 1916

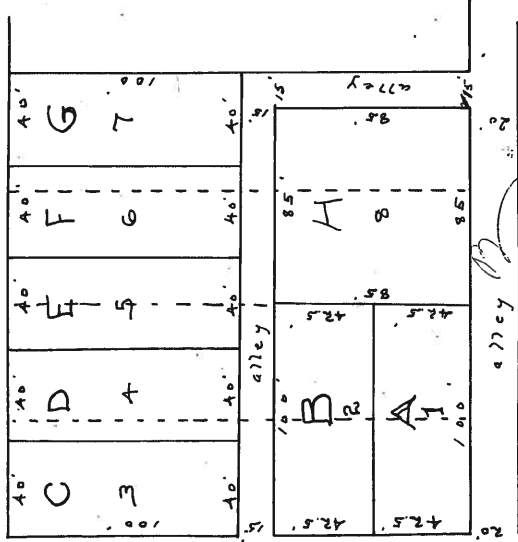
NELSON FAREL & RAY DAVIDSON

RESUBDIVISION

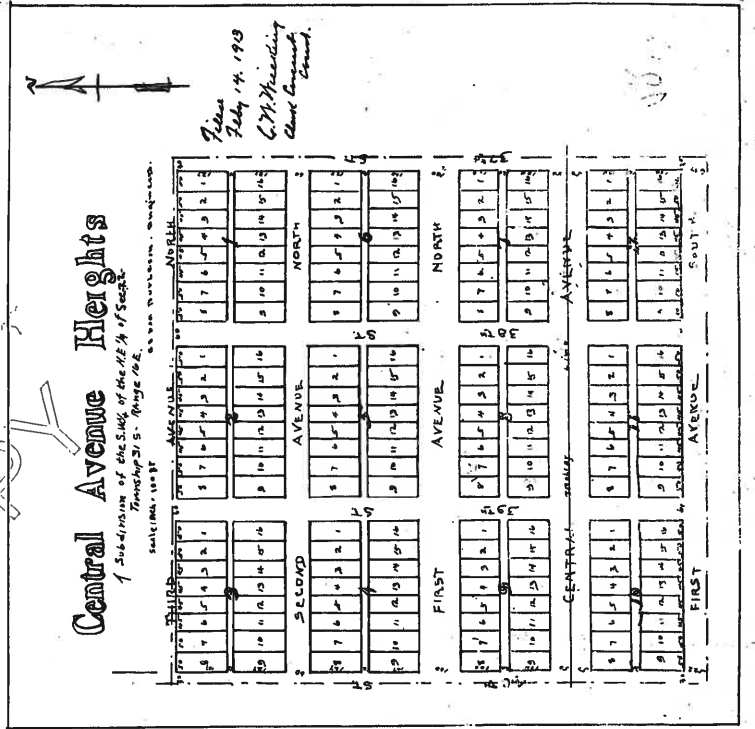
LOTS 5-6-7-8, BLK. G, REVISED MAP, CITY OF ST. PETERSBURG

THIRD AVENUE SOUTH

SIXTH STREET SOUTH



Filed February 13, 1913
C. M. Hamletts, Clerk Circuit Court



Central Avenue Heights

1/2 Section of the S.W. 1/4 of the NE 1/4 of Section 17, Township 5 S., Range 18 E., 1st Meridian, Pinellas County, Florida.

Filed July 4, 1908
C. M. Hamletts, Clerk Circuit Court

OFFICIAL



Included in this packet:

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

Planning and
Development Services
Department

Development Review
Services

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

UPDATED: 12-17-2020

VARIANCE

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

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

The following items are optional, but strongly suggested:

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

A Pre-Application Meeting is Required Prior to Submittal.

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

Completeness review by City Staff _____



VARIANCE

Application No. 21-5400006

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): Virginia Rowell	
Street Address: 626 14th Avenue, NE	
City, State, Zip: St Petersburg, FL 33701	
Telephone No: (727) 896-8740	Email Address: N/A
NAME of AGENT or REPRESENTATIVE: Molly Hughes (pending owner)	
Street Address: 640 64th Avenue	
City, State, Zip: St Pete Beach, FL 33706	
Telephone No: (954) 224-2198	Email Address: ReadyGoNow@outlook.com
PROPERTY INFORMATION:	
Street Address or General Location: 626 14th Avenue, NE, St Petersburg, FL 33701	
Parcel ID#(s): 173117832190610050	
DESCRIPTION OF REQUEST: 2.5-foot side yard setback encroachment (over 14 feet) equaling 35 sq ft	
PRE-APPLICATION DATE: 01/27/2021	PLANNER: Bryla/Carlson

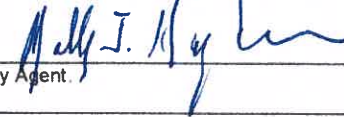
FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

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: 02/05/2021
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Molly J. Hughes



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: Virginia W. Rowell

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

Property Address: 626 14th Avenue NE

Parcel ID No.: 173117832190610050

Request: Variance to allow a 2.5-foot encroachment into the east side yard setback, beginning at the SE corner of existing home, which is located at the 7.5-foot setback, and extending 22 feet southward (14 ft. for the proposed Addition, and 8 additional feet for continuation of the Addition's roof to cover the new screened back porch.

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): Molly J. Hughes

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

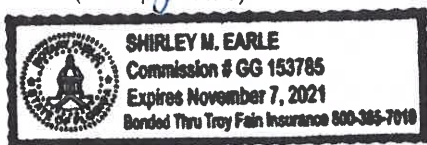
I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

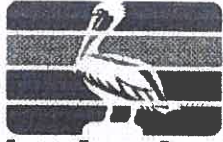
Signature (owner): Virginia W. Rowell Virginia W. Rowell
Printed Name

Sworn to and subscribed on this date

Identification or personally known:

Notary Signature: Shirley M. Earle Date: 1/28/2021
Commission Expiration (Stamp or date):





st.petersburg
www.stpete.org

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: 626 14th Avenue, NE, St Petersburg, FL 33701	Case No.:
Detailed Description of Project and Request:	
Please see attached response.	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
Please see attached response.	
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.	
Please see attached response.	
3. How is the requested variance not the result of actions of the applicant?	
Please see attached response.	



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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>Please see attached response.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>Please see attached response.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>Please see attached response.</p>

Attachment - Narrative Responses

Variance Application for Side Setback from Required 7.5 Feet to 5 Feet
626 14th Avenue NE, St Petersburg, FL 33701
February 5, 2021

Detailed Description of Project and Request:

The 1,328 sq. ft. two-bedroom, two-bath residence, built in 1952, has never been renovated or updated. For example, it has a 69-year old roof and windows, a fused electric panel, no central air-conditioning, no dishwasher and both bathrooms' dimensions are substandard (cannot meet the mandatory 21" minimum clearance between tub and lavatory or toilet, etc.). Without additional bathroom area (the two bathrooms are back-to-back, on the east exterior wall which already encroaches in the side yard), no permits can be issued for renovations. The only reasonable expansion area for the bathrooms is into the "back bedroom."

The new owners propose the most minimal expansion option: to add a new bedroom behind the home's current footprint and cannibalize the current "back bedroom" for the needed bathroom expansion space, and a connecting hallway to the addition. The other alternative would be to add a second story comprised of a master bedroom/bath, and perhaps other bedrooms. As proposed, the home will remain a two-bedroom, two-bath single-story residence sufficient to house a small family, while being improved to meet current building codes including accessibility standards.

Both FAR and SAR requirements can easily be achieved under the proposal.

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 site's (relevant) uniqueness is its lot width (52 feet), in combination with its location in the NT-3 Zoning District, as relate to (in this case) the side yard setback requirement of 7.5 feet. As described in the City's zoning code (Section "16.20.010.4 and .5), the NT-3 Zoning District is comprised of lots typically 60 to 65 feet wide where such setbacks consume on average 24% of the lots' width. While the NT-3 District description does not even recognize/mention the presence of 52-foot wide lots in the District, application of its 7.5-foot setback requirement consumes 29% of their width.

The zoning district description that contains lots typically 50 to 60 feet wide, NT-2, requires only 5-foot side yard setbacks, which consumes on average 18% of the 50- to 60-foot wide lots' width. The NT-2 requirement, designed to be applied to these narrower lots, would consume only 19% of the subject 52-foot wide lot (as compared to 29% under the NT-3 District's side yard setback requirement). While spot zoning is not a desirable practice and is not urged here, it's worth noting that professional planners who developed the City's Code recognized that narrower lots would struggle to provide adequate development envelop if side yard setbacks were too aggressive vis a vis lot width. Further, should the applicant's 52-foot wide lot have found itself in the District best describing it, the applicant's proposed addition would not require a variance at all.

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

Yes, there are six other 52-foot wide lots in the immediate vicinity (essentially contiguous, save for the alley). Of the six, the two fronting on 14th Avenue, NE are single-story residences, neither of which meet NT-3 setback requirements. The other four residences front on 13th Avenue, NE. One encroaches into the backyard setback, and the other three obtained sufficient square-footage by building second stories. The table below summarizes these six properties' conditions. (Under NT-3, *Total Side Yard Setback should be [7.5 x 2 =] 15 feet; **Rear Yard Setback should be 10 feet.)

<u>Address</u>	<u>Description</u>	<u>Sq. Ft.</u>	<u>Setback</u>
636 14 th Avenue, NE	Residential Additions in 2000 & 2018	2,037	13 feet*
646 14 th Avenue, NE	Residential Addition in 2016	approx. 1,540	0 feet**
605 13 th Avenue, NE	Residential Addition in 2003	1,810	3 feet**
615 13 th Avenue, NE	Residential Addition in 2005	1,657	(2-story)
625 13 th Avenue, NE	Residential Addition in 1999	2,011	(2-story)
635 13 th Avenue, NE	Residential Addition in 2015	2,692	(2-story)

3. How is the requested variance not the result of actions of the applicant?

The proposal is being brought forward by new owners, who have taken no actions whatsoever that affect the described constraints.

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?

Due to the narrow lot (52 feet) there is only one at-grade location on the property suitable for a bedroom-size addition: the southeast quadrant of the lot. (When studying the site survey to confirm that this area is the only available expansion area, please keep in mind that the entire east wall of the existing home is within the side yard setback, and the west side yard offers only 8.5 feet or less of buildable width.) There is only one location within that backyard area where the addition would be contiguous (i.e., as opposed to a satellite location requiring an open-air walkway or enclosed hall extension, or access through the garage's east parking space).

The contiguous area, between the existing footprint and the side yard setback, offers an external width of less than 12.5 feet, yielding an interior finished-wall width of less than 11.5 feet. This width would not accommodate both a bed and accessible connecting doorway path; hence, the need to widen this dimension by the proposed 30-inch encroachment.

5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?

The only alternatives to the proposed 35 sq. ft. encroachment is to 1) make no changes to the existing bathrooms, maintaining the below-standard spacial configurations, or 2) demolish the home and build a two-story residence with adequate space to meet all needs and standards. Due to the ages of the new owners, neither option 1 nor option 2 will meet the family's physical capabilities.

6. In what ways will granting the requested variance enhance the character of the neighborhood?

Experience suggests that the character of the neighborhood can best be enhanced, and the health of the neighborhood maintained, by a combination of:

a) Encouraging renovation rather than forcing demolition - the proposed, modest encroachment (27 inches beyond the home's current encroachment) would provide sufficient additional bedroom space to accommodate improvements to satisfy the applicant's small-family needs, such that demolition of the residence and replacement with a larger 2-story home will not be necessary. Though temporal, such demolition can have far-ranging and sometimes permanent impacts on adjacent properties. And while new homes can be quite attractive, the character of the neighborhood is dependant on sufficient retention of the original homes.

b) Allowing articulation of the existing 44-foot east elevation, which currently has none, would enhance the residence's architectural appeal as well as compliance with the desired style described in the property's NT-3 zoning designation.

c) Avoiding denying to the owners of this residence the same forbearance that has been afforded others with similar hardships (i.e. the other 52-foot wide lot owners in the immediate vicinity).

It's worth noting that the only directly impacted property owners, those to the immediate east of the subject property, have not only stated for the record that they have no objection to the encroachment (see enclosed Neighborhood Worksheet), but prefer that the building height remain as a single-story home—an objective that can be met with the proposed variance.



Pre-Application Meeting Notes

Meeting Date: 01/27/2021 Zoning District: NT-3
 Address/Location: 626 14th AVE NE
 Request: Variance to side setback from required 7.5 feet to 5 feet
 Type of Application: Variance Staff Planner for Pre-App: JCB & DJC
 Attendees: Molly Hughes, Jennifer Bryla, and Dylan Carlson

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
HONNA	John Johnson	honnapresident@gmail.com	917-532-1732

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

Notes: Applicant is requesting a setback variance from the required 7.5 feet to 5 feet for a room addition and covered porch located in the rear of the property. Applicant stated that neighbor has no objection to the variance and similar approvals exist throughout the neighborhood. Staff explained to applicant that the variance can most likely not be supported. Applicant will be required to notice the referenced neighborhood association, FICO, and CONA at least 10 days before applicaiton is submitted.



Pre-Application Meeting Notes

Meeting Date: January 27, 2021 Zoning District: NT-3

Address/Location: 626 14th Avenue, NE, St. Petersburg, FL 33701

Request: 2.5-foot side yard setback encroachment

Type of Application: Variance Staff Planner for Pre-App: Bryla/Carlson

Attendees: Jennifer Bryla, Dylan Carlson, Molly Hughes (agent/owner)

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Old Northeast Neighborhood Association			
CONA, FICO			

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

Notes: Apparently built before the most recent zoning requirements for the site were established, both sides of the existing residence encroach into the 7.5-foot side yard setbacks required in the NT-3 District. Applicant proposes a 35 sf encroachment to accommodate a one-room addition. The proposed 2.5-foot deep encroachment would extend southward from the existing SW corner of the 1,328 sq ft residence. Tucked largely behind the house, nearer the back alley than the front yard, the proposed encroachment is likely to be observable only from the east neighboring lot, whose owners have indicated that they have no objection to the encroachment. FAR and SAR requirements can be met under the proposal.



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: 626 14th Avenue NE St Petersburg, FL 33701

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

Proposed setback encroachment was discussed at the site on

1/25/21 10:00 am site visit, attendee: Barbara Marshall of 636 14th Avenue NE (east adjacency)

1/30/21, 10:00 am, site visit attendees.

Jay Marshall of 636 14th Avenue NE (east adjacency), Barbara Marshall of 636 14th Avenue NE (east adjacency), Jeffrey Miller of 625 13th Avenue NE (directly across alleyway)

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

See attached January 28, 2021 letters to

Historic Old Northeast Neighborhood Association via honnapresident@gmail.com

Council of Neighborhood Associations (CONA) via Tom Lally at variance@stpetecona.org

Federation of Inner-City Community Organizations (FICO) via USPS (also see photo of posting)

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

See detail provided in 1 (a) above

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

No concerns were raised regarding the proposed 2.5-foot encroachment

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 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: January 28, 2021

Attach the evidence of the required notices to this sheet such as Sent emails.

Molly Hughes

From: Molly Hughes [readygonow@outlook.com]
Sent: Thursday, January 28, 2021 4:11 PM
To: 'honnapresident@gmail.com'
Subject: 626 14th Avenue NE - Variance request

Dear Historic Old Northeast Neighborhood Association representative,

I'm planning various improvements to the above-referenced property, including a one-room addition in the rear, toward the southeast corner of the lot—the only contiguous location on-site for the new room. The proposed addition's exterior dimensions (including its concrete block walls) are 14' x 14.5'. The addition would add 203 gross square feet to the (currently) 1,328 gross square-foot home, for a total of 1,531 gross square feet.

The addition will require a 2.5' encroachment into the lot's east 7.5' side yard setback requirement, over a distance of 14', leaving 5' between the addition and the property line over that 14'. The total encroachment is 35 square feet.

The adjacent residential lot's owners are not opposed to the proposed encroachment and, in fact, their lot does not provide the Code-required 7.5 side yard setbacks. (The 7.5' requirement is difficult to achieve on our 52-foot wide lots, as the collective 15-foot requirement represents 29% of the lots' width. According to the City Code zoning district definitions, lots of this width are typically located in the NT-2 rather than the NT-3 zoning district [as ours is], where the side yard setback requirement is only 5'—a much easier- to-achieve setback given the narrow width of the lots.)

If you or your organization are interested in more information related to the proposed addition or the accompanying variance request, please don't hesitate to contact me at ReadyGoNow@Outlook.com. Certainly, if you have any concerns regarding this proposal, please reach out to me, or the City Planner assigned to this project: Dylan Carlson at Dylan.Carlson@stpete.org.

Thank you,
Molly Hughes

Molly Hughes

From: Molly Hughes [readygonow@outlook.com]
Sent: Thursday, January 28, 2021 4:16 PM
To: 'variance@stpetecona.org'
Subject: 626 14th Avenue NE - Variance request

Dear Council of Neighborhood Associations representative,
(c/o Tom Lally at variance@stpetecona.org)

I'm planning various improvements to the above-referenced property, including a one-room addition in the rear, toward the southeast corner of the lot—the only contiguous location on-site for the new room. The proposed addition's exterior dimensions (including its concrete block walls) are 14' x 14.5'. The addition would add 203 gross square feet to the (currently) 1,328 gross square-foot home, for a total of 1,531 gross square feet.

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Thank you,
Molly Hughes

Federation of Inner-City Community Organizations (FICO)
c/o Kimberly Frazier-Leggett
3301 24th Avenue S.
St. Petersburg, FL 33712

Re: 626 14th Avenue NE, St Petersburg - Variance request

Dear Ms. Frazier-Leggett,

I'm planning various improvements to the above-referenced property, including a one-room addition in the rear, toward the southeast corner of the lot—the only contiguous location on-site for the new room. The proposed addition's exterior dimensions (including its concrete block walls) are 14' x 14.5'. The addition would add 203 gross square feet to the (currently) 1,328 gross square-foot home, for a total of 1,531 gross square feet.

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If you or your organization are interested in more information related to the proposed addition or the accompanying variance request, please don't hesitate to contact me at ReadyGoNow@Outlook.com. Certainly, if you have any concerns regarding this proposal, please reach out to me, or the City Planner assigned to this project: Dylan Carlson at Dylan.Carlson@stpete.org.

Thank you,
Molly Hughes

STOP

Molly Hughes
626 14th Ave, NE
St. Pete, FL 33701



Ms Kimberly Frazier-Laggett
3301 24th Avenue S.
St. Petersburg, FL 33712



JOB NO.: 210099
DRAWN BY: MFB
CHECKED BY: EDM
DATE OF FIELD WORK: 1/26/2021

MURPHY'S LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
5760 11TH AVENUE NORTH
ST. PETERSBURG, FLORIDA 33710
WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
PH. (727) 347-8740
FAX (727) 344-4640

CERTIFIED TO: Molly Hughes

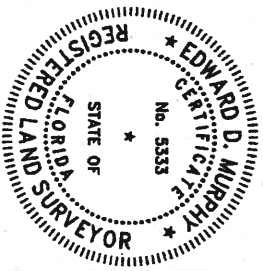
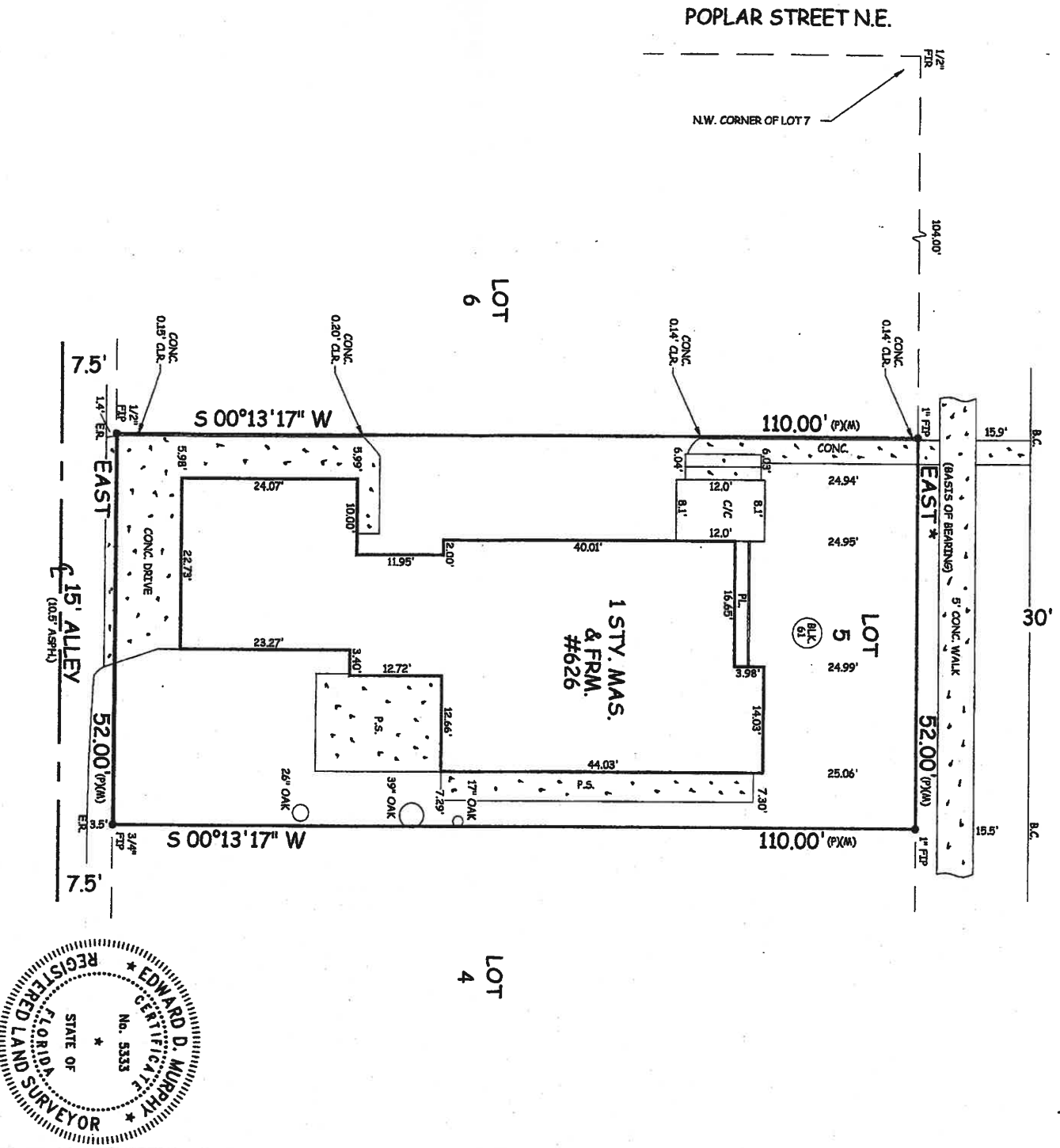
SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 17 TWP. 31 S. RGE. 17 E.

14TH AVENUE N.E.
(60' R/W 28.1' RECD)

NORTH (ASSUMED)



A BOUNDARY SURVEY OF: Lot 5, Block 61, SNELL & HAMLETT'S NORTH SHORE ADDITION, as recorded in Plat Book 3, Page 1 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X Comm. Panel No.: 125148 0217 G Map Date: 9/03/03 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND UNDER BELIEF) AND THAT THE SURVEY REPRESENTS THE MINIMUM REQUIREMENTS OF CHAPTER 6A-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF UNDERSTANDING AND TO THE BEST OF MY SKILL AND CARE. IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY, THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF OR WITHOUT REFERENCE TO THE SURVEY RECORDS OF THIS COUNTY, AND I WILL NOT BE RESPONSIBLE FOR ANY SUCH RECORDS UNLESS REFERRED TO WITH SURVEY OR SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. # 5383

- LEGEND:**
- FLP - FOUND IRON PIPE
 - F.C.M. - FOUND CONCRETE MONUMENT
 - F.L.R. - FOUND IRON ROD
 - S.L.R. - SET IRON ROD 1/2" LB #7410
 - P.R.C. - POINT OF REVERSE CURVATURE
 - FIN. FLR. - FINISHED FLOOR ELEVATION
 - P.T.M. - PERMANENT REFERENCE MONUMENT
 - N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

- RD - ROUND
- M.A.D. - MAIL AND DISK
- P.O.L. - POINT ON LINE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- X-X-X - FENCE
- FE - FENCE
- C.L.F. - CHAIN LINK FENCE
- A.A. - ADJACENT

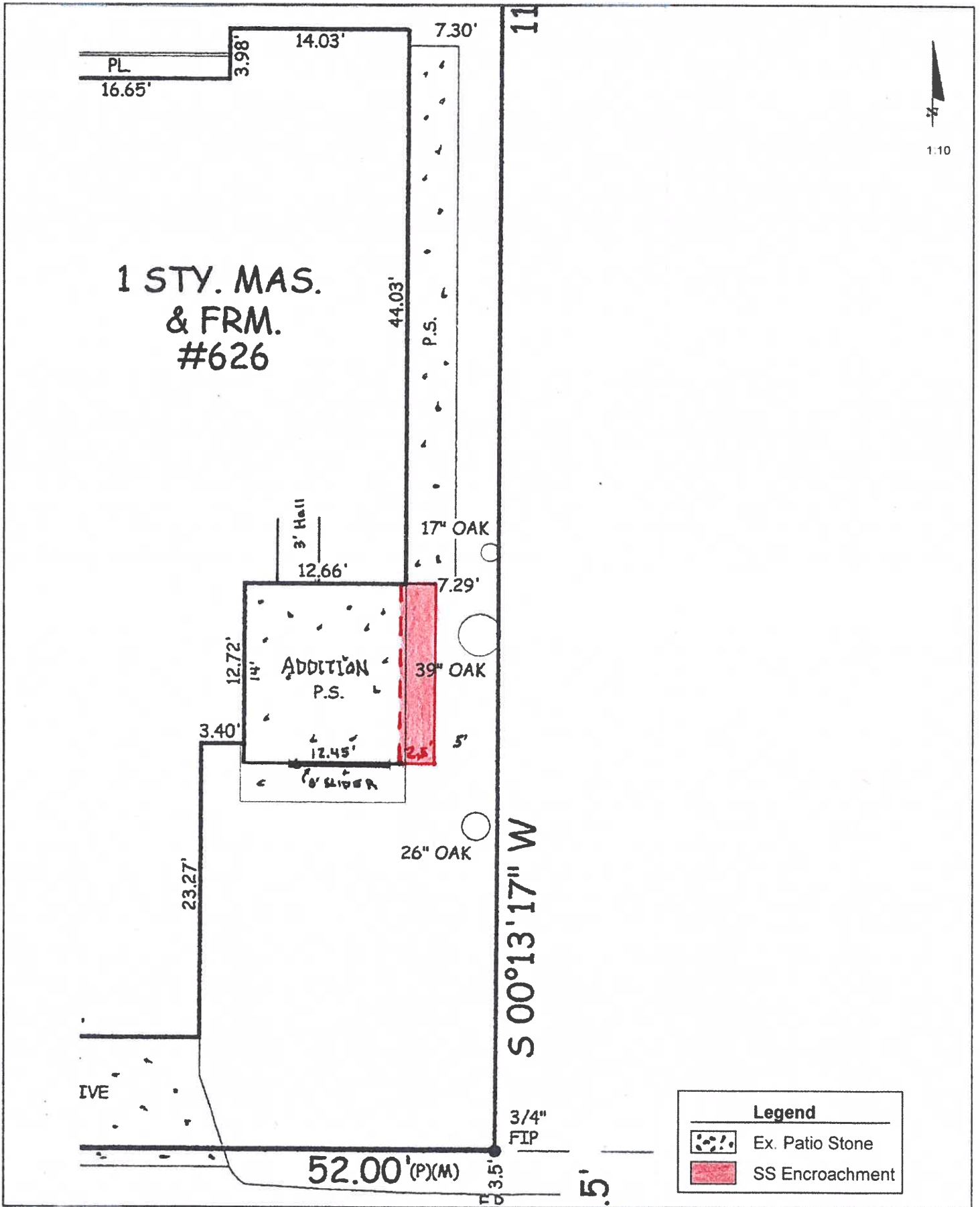
- R - RADIOUS
- C - CURB
- A - DELTA
- RM - RIGHT OF WAY
- AV - AVOIDANCE
- MM - MASONRY
- FRM. - FRAME
- G.I. - GRATE INLET
- GB - CATCH BASIN
- F.H. - FIRE HYDRANT

- M.S. - METAL SHED
- ALUM. - ALUMINUM
- P.F. - PORTLAND CEMENT
- P.P. - PORTLAND
- C.P. - CARPORT
- P.L. - PLANTER
- B.C. - BACK OF CURB
- E.P. - EDGE OF PAVEMENT
- ER - EDGE OF ROAD
- E.O.W. - EDGE OF WATER
- T.O.B. - TOP OF BANK

- WW - WINGS WALL
- G - CENTERLINE
- ROW - RIGHT OF WAY
- C - CALCULATION
- OD - DEED
- MM - MEASURED
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST

- ESMT - EASEMENT
- M.H. - MANHOLE
- CONC. - CONCRETE
- GR. - GRASS
- WOOD. - WOOD
- CONC. - CONCRETE
- BLK. - BLOCK
- SPW. - SEAWALL
- UTL. - UTILITY
- DR. - DRAINAGE

- O.H. - OVERHEAD
- GAR. - GARAGE
- O/W. - COVERED WOOD
- CONC. - CONCRETE
- O.C. - COVERED CONCRETE
- WOOD. - WOOD
- SPW. - SEAWALL
- UTL. - UTILITY
- DR. - DRAINAGE

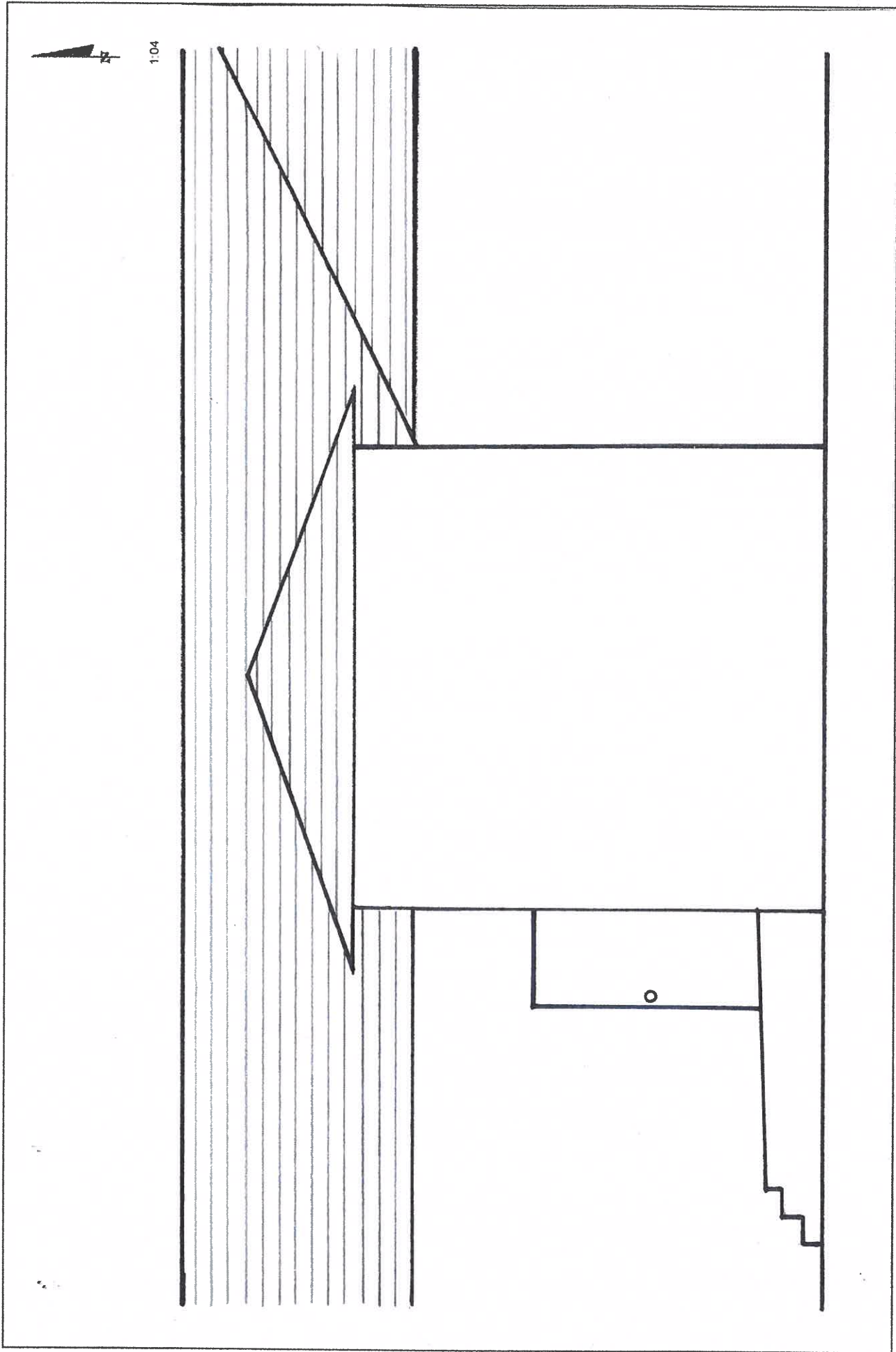


626 14th Avenue, NE
 St Petersburg, FL 33701

Applicant: Molly Hughes

Floor Plan
Variance Application

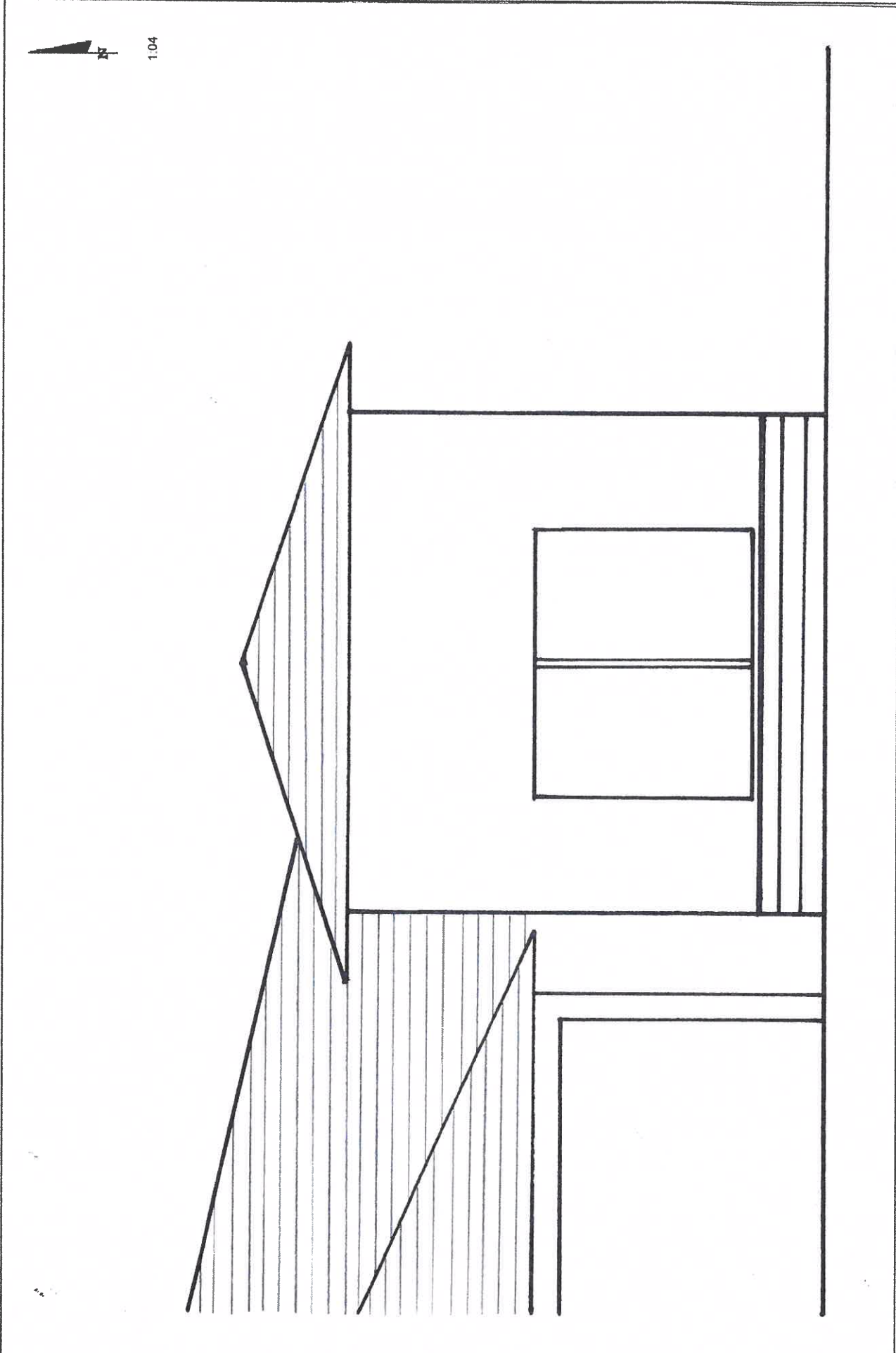
Figure
 1



626 14th Avenue, NE
St Petersburg, FL 33701
Applicant: Molly Hughes

East Elevation
Variance Application

Figure
2a



1.04

626 14th Avenue, NE
St Petersburg, FL 33701
Applicant: Molly Hughes

South Elevation
Variance Application

Figure

2b



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: 626 14th Avenue NE, St Petersburg 33701	Case No.:
Description of Request:	
Encroach 2.5 feet into the property's east side yard setback, beginning at the SE corner of the existing home that is located at the 7.5-foot setback and extending 22 feet southward	
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: 636 14th Ave NE	636 14th Ave NE SE PETERSBURG FL 33709
Owner Name (print): Mr. Jaquelin A. & Ms Barbara L Marshall	Jaquelin A. Marshall
Owner Signature:	Barbara L Marshall
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

