



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, May 5, 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.:	21-54000026	PLAT SHEET:	L-9
REQUEST:	Approval of a variance to rear yard setback from 10-feet to 1.78-feet for an existing storage structure planned for conversion into an Accessory Dwelling Unit in the NT-1 Zoning District.		
OWNER:	IMH 4 LLC 3351 Covered Bridge Dr. Eat Dunedin, FL 34698		
ADDRESS:	1711 Scranton Street South		
PARCEL ID NO.:	27-31-16-65916-000-0120		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional - 1 (NT-1)		

The applicant requests approval of a variance to the rear yard setback from 10-feet to 1.78-feet of an existing storage structure/shed planned for conversion into an Accessory Dwelling Unit (ADU) in the NT-1 Zoning District.

Structure	Required	Requested	Variance	Magnitude
Conversion of storage structure to ADU	10 feet	1.78 feet	8.22 feet	82%

BACKGROUND: The subject property consists of an 8,720 square-foot parcel which currently contains a principal dwelling and an approximately 735 square foot accessory shed in the NT-1 Zoning District. The lot is a through lot, however a majority of lots on the block use the 46th Street South frontage as a rear yard, so that frontage has been established as the rear of the property (see Attachment A – Location Map). The construction date of both the house and the shed appear as 1925 in the County Property Appraiser’s records (see Attachment B); there is no construction date on the City’s property card. The City property card does indicate that the location of the shed was granted a variance in 1985 under Case No. 85-6-011 (see Attachment C). This approval, however, only authorized the structure for use as a shed and not as an ADU. The applicant proposes to convert the shed to an ADU, however because the rear setback of the shed is insufficient for an ADU, a setback variance is required.

Conversion of the shed into an ADU commenced without a building permit. Plans for the ADU are located in Attachment D – Application, and have already been submitted for building permit approval (BP20-11000570) and have received zoning comments pertaining to the amount of fenestration on the facades and a request to show required off-street parking. From the submitted survey it appears that there is sufficient space on the property to provide required off-street parking. This property is subject to an on-going Codes Enforcement case related to use of the shed as an unpermitted dwelling and unauthorized dwelling units in the main house (Case 20-00018468).

Regarding the location of the structure, due to an angle in the street and sidewalk of 46th Street South, there is a setback of approximately 7 to 8 feet from the shed to the sidewalk. Surrounding land uses are single-family residential. In terms of consistency of the structure with other setbacks to 46th Street South, there is an accessory structure on the lot to the north and a house to the south at #1725 which are located within the rear yard setback. These structures are similar in age to the subject structure (see Attachment E – Photos.) Further south on 46th Street South there is a house at #1744 which also appears to be located in the required rear yard setback. The applicant has provided information in the application regarding the rear setback of structures to the sidewalk on adjacent properties which indicate setbacks of 5’11” on 1744 Scranton Street South. A setback dimension for 1511 Scranton Street South has also been provided by the applicant, however that house is located on the block to the north of the subject block and is too far for comparison purposes. The other structures on this block-face appear to comply with required rear setbacks or are non-habitable garage structures in the setback.

Given the following considerations, the request was found to be inconsistent with the purpose and intent of the Code.

PHYSICAL HARDSHIP RELATED TO THE SUBJECT PROPERTY:

The physical hardship related to this property is the existing location of the subject structure.

CONSISTENCY REVIEW COMMENTS:

Planning & Development Services Department staff reviewed this application in the context of applicable criteria excerpted from the City Code and found that the requested variance is inconsistent with these 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 project does involve re-use of an existing structure.
 - 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 shape and size of the lot is not a factor in this application.
 - 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 not contain significant 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.*
 - Retention of the existing structure in the current location would not serve to preserve a valued development pattern.
2. *The special conditions existing are not the result of the actions of the applicant;*
 - This factor does not apply to this application.
3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*
 - It would not be a hardship to remove the old shed in order to construct a new ADU with proper setbacks. The applicant has self-created a hardship by converting the shed to an ADU without permits.
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 ordinance would not restrict reasonable use of the property, there appears to be sufficient space on the property to build a compliant structure.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*
 - The structure is existing, therefore this criteria 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 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, the rear setback does not allow for sufficient privacy for the unit itself, or an opportunity to provide landscaping along that frontage.
7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*
 - The granting of the variance would be injurious to the public welfare because it would be inconsistent with the general purpose and intent of the above-referenced Land Use Regulations Chapter.
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 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 situations are being considered except in analysis of the context of the corridor.

PUBLIC COMMENTS: The subject property is within the boundaries of the Childs Park Neighborhood Association. As of the date of this report, Staff has received no comments from this Neighborhood Association, CONA, FICO or the public.

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 **DENIAL** of the requested variance.

CONDITIONS OF APPROVAL: Should the variance be 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 conditions:

1. Any outstanding public liens, assessments, or property taxes shall be paid.
2. This variance approval shall be valid through May 5, 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.
3. 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. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.

4. Inspections shall be required; failure to obtain inspections will invalidate the variance and the permits.

Report Prepared By:

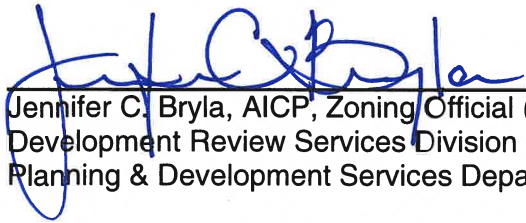
/s/Cheryl Bergailo

4/26/21

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

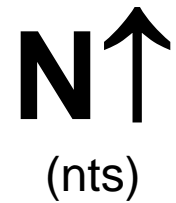
4.27.21

Date

ATTACHMENTS: A) Location Map, B) County Appraiser's Property Card, C) City Property Card, D) Application, E) Photos



ATTACHMENT – A
 Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 21-54000026
 Address: 1711 Scranton Street South



PALMWAY
LOT 12 & N 30 FT OF LOT 11

IMH 4 LLC
3351 COVERED BRIDGE DR E
TAMPA, FL 34698-9314

2020 27-31-16-65916-000-0120

Page 1 of 1
PRINTED 10/16/2020
BY jarmstrong

1711 SCRANTON ST S, ST PETERSBURG

Map Id: 1201.0 1.00 1.00 1.00 AREA = 12; NEB = 01

BUILDING CHARACTERISTICS			
QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	2CONTINUOUS	100	3.00
FLOOR	3WOOD	100	12.0
EXTERIOR	2FRAME -	100	23.0
ROOF	1GABLE OR	100	6.00
ROOF	3SHINGLE	100	5.00
FLOOR	2CARPET/	100	5.00
INTERIOR	2DRYWALL/PLA	100	33.0
HEATING	6CENTRAL	100	5.00
COOLING	COOLING	100	3.00

CATEGORY	UNITS
STORIES	2.00
FIXTURES	3.00
LIVING UNITS	1.00

TOTAL LIVING UNITS	1
DEPRECIATION ADJ	ADJ
NEIGHBORHOOD	0.0000
EXTERNAL OBSOLESCENCE	0.0000
FUNCTIONAL OBSOLESCENCE	0.0000

TYPE	QU	HX/NHX
01	02	0.00%
RCND	YB	EA
67897	1925	47

SAR	AREA	% B	EFF. AREA
BSF	160	80	128
UTF	120	35	42
ATF	476	15	71
BAS	1,288	100	1,288
BSF	117	80	94
	2,161		1,623

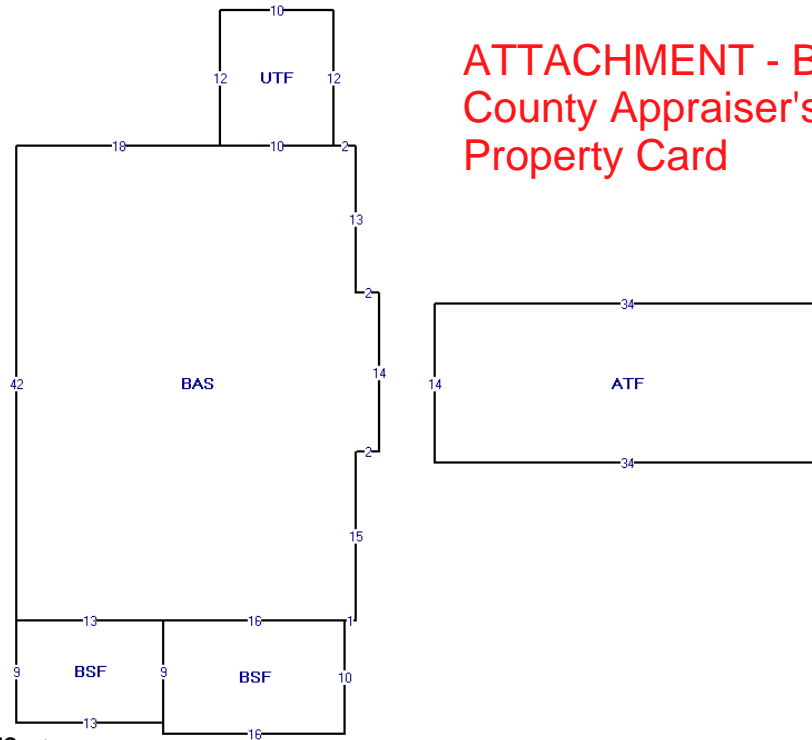
TAXING DISTRICT	SP	JUST VALUE/SF	59.14
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L	EXTRA																		
N	FEATURE	DESCRIPTION	BD	HX/ NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES				
1	0702	SHED		0.0	24	30	720.00	15.00	15.00	1925	37	1925	40	4,320					
2	0500	FIREPLACE	1	0.0		0	1.00	0.00	0.00	1980	12	1980	100	0					

L	L	USE	LAND USE	HX/ NHX	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ
T	N	CODE	DSCR		D			T	FACTOR		TP	T	FACT	FACT	DESCRIPTION	VALUE	VALUE	VALUE	AND NOTES
C	1	01	SINGLE	0.0		80.00	109.0	50	86.00	80.00	FF	130	0.95	1.00		700.00	571.90	45,752	19 UT LV

0110 Single Family Home

** VALUE SUBJECT TO CHANGE **



BUILDING: 1

L	OFFICIAL	OFFICIAL	DATE OF	INSTR	Q	V	REASON	SALES	M	SELLER	BUYER	SALES NOTE
N	BOOK	PAGE	SALE		U	I		PRICE				
1	20762	1189	10/22/2019	DD	Q	I	01	92200	N	PINELLAS EQUITIES	IMH 4 LLC	NO LISTING
2	20759	1463	10/22/2019	DD	U	I	37	75000	N	SIMPSON DAVID	PINELLAS EQUITIES	
3	16452	1823	12/17/2008	DD	Q	I	01	40000	N	MOLINARI ELSIE	SIMPSON, DAVID	
4	16249	0261	05/12/2008	DD	Q	I	01	73000	N	ROONEY LYDIA	MOLINARI, ELSIE R	

L	EXTRA																		
N	FEATURE	DESCRIPTION	BD	HX/ NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES				
1	0702	SHED		0.0	24	30	720.00	15.00	15.00	1925	37	1925	40	4,320					
2	0500	FIREPLACE	1	0.0		0	1.00	0.00	0.00	1980	12	1980	100	0					

NOTES															APPRaisal DATES				
															REVIEW DATE	06/30/2020			
															FIELD NUMBER	123			
															REVIEW TYPE	Permit			

Pinellas County Property Appraiser Office					SP
VALUE SUMMARY					
PRIOR JUST MARKET VALUE					72,094
CURRENT JUST MARKET VALUE					92,547
ASSESSED VALUE					92,547
HX/NHX CAP BASE YEAR					0
TAXABLE VALUE					92,547
HX					No
% HX					0.00
TOT EXEMPTIONS VALUE					0

PERMIT	TP	ST.	EST VAL	ISSUE DATE
20-03000536	86	C	0	03/07/20
19-11000871	51	C	15,000	11/14/19
19-11000888	38	C	1,200	11/14/19
08-06000247	96	C	10,785	07/11/08
98-1000578	96	C	400	11/09/98
98-600064	95	C	0	07/24/98

BUILDING NOTES
00R P/U ATF LIVING AREA PER OWNER, FP BLKD,2008S&P FOR NEW RF. 2011 EOY F/C NEW WINDOWS IN. DECENT COND. EA. 19SR/ NO LISTING INFO FOUND. 2ND BLDG U/C, 3 FIXTURES.

ATTACHMENT - C
City's Property Card

Palmway
Subv.
lot 12

DATE 1711 - Scranton St. S.		ELECTRICAL PER. No. E6737D DATE 8/2/72	PLUMBING PER. No. DATE
CARD #1		OWNER Burton	OWNER
CONTRACTOR		CONTRACTOR Electr. Contrs.	CONTRACTOR
ARCHITECT		OPENINGS- 100-amps 1-phase 1-meter	FIXTURES-
END BLDG. ROOMS		1-1 1/2 hp room A/C	20211-12/4/41-A. Carmack
SIZE		#E506146-6/28/85-John Rooney, Owner	Guy Sheffield-GWH
CU. FT. RATE PER CU. FT.		1 gen. lighting recept. circ.	1711 - Scranton St So
COST			O. K. DATE RS-75 27-31-16 1-9
OCCUPANCY		FIXTURE PER. No. DATE	
FOUNDATION ROOF		OWNER	
FLOORS PARTITIONS		CONTRACTOR	
#80081-RS75-10/5/81-\$525.		CERTIFICATE No. DATE	
Owners: Lydia Rooney - Reroof w/30#		ISSUED TO-	
felt paper & 90 weight roll			
(Type VI) By Owner.			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> SE SPR BA* 6-21-85 85-6-011 </div>			
GRANTED front yard encr. on double frontage lot of 22.00'		GAS PERMIT No. 11013 DATE 12/4/41	SEWER PER. No. 3069J DATE 12/28/60
		OWNER A. Carmack	OWNER Rosa Riggin
		CONTRACTOR Guy Sheffield	CONTRACTOR Adams & Spindler Plbg.
		FIXTURES- rnc-htr-VH.	O. K. DATE \$10.00 tap
		OK-1/28/42-C. 6732	
		#G4675A - 8/17/77 - Lydia Rooney	
		Florida Gas - 1-wtr ntr - nat gas	
		#G502922-2/7/85- John J. Rooney	
SIGN PERMIT No. DATE		Peoples Gas-1 wall heater-1 opening nat gas (MB/mb)	SEPTIC TANK PER. No. 4504C DATE 3/29/55
		CERTIFICATE No. DATE	OWNER Riggin
		ISSUED TO-	CONTRACTOR Daniels
			O. K. DATE 25' drain
			RS-75 27-31-16



ATTACHMENT - D
Application

VARIANCE

Application No. 21-54000026

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): IMH 4 LLC

Street Address: 3351 Covered Bridge Dr. East Dunedin, FL 344698

City, State, Zip: Dunedin, Florida 34698

Telephone No: 727.470.3533

Email Address: imh4realestate@gmail.com

NAME of AGENT or REPRESENTATIVE: Mirco A. Tbaldo

Street Address: 3351 Covered Bridge Dr. East Dunedin, FL 344698

City, State, Zip: Dunedin, Florida 34698

Telephone No: 727.470.3533

Email Address: imh4realestate@gmail.com

PROPERTY INFORMATION:

Street Address or General Location: 1711 Scranton St. S St. Petersburg, FL 33711

Parcel ID#(s): 27-31-16-65916-000-0120

DESCRIPTION OF REQUEST: Variance to establish rear yard setback from 10' to 1.78' and establish rear structure as an accessory dwelling unit.

PRE-APPLICATION DATE: 03/13/2020

PLANNER:

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance \$350.00

3 or more Units & Non-Residential - 1st Variance \$350.00

Each Additional Variance

\$100.00

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:

03/03/2021

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

Typed Name of Signatory:

MIRCO A TIBALDO

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: 1711 Scranton Street S	Case No.:
Detailed Description of Project and Request:	
Variance to establish rear yard setback from 10' to 1.78' and establish rear structure as Accessory Dwelling Unit	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
main structure (house) and accessory structure was constructed circa 1920 on a rectangular lot. the unique characteristic of the site is its historic make up	
Original structures are in their historic location	
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.	
3. How is the requested variance not the result of actions of the applicant?	
variance is not the result of any action of applicant. applicant purchased this property as is.	

VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?
Requested variance from 10' to 1.78' is the minimum necessary for reasonable use because it officially documents the existing conditions.
the character of the neighborhood includes the make up of this property and other properties. The character of the neighborhood will be maintained.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
no alternatives considered. conditions are existing.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
the character of the neighborhood includes the make up of this property and other properties. The character of the neighborhood will be maintained.

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

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

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

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

NOTICE OF INTENT TO FILE

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

03/04/2021

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

JOB NO.: 191748		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 11/1/19			FAX (727) 344-4640

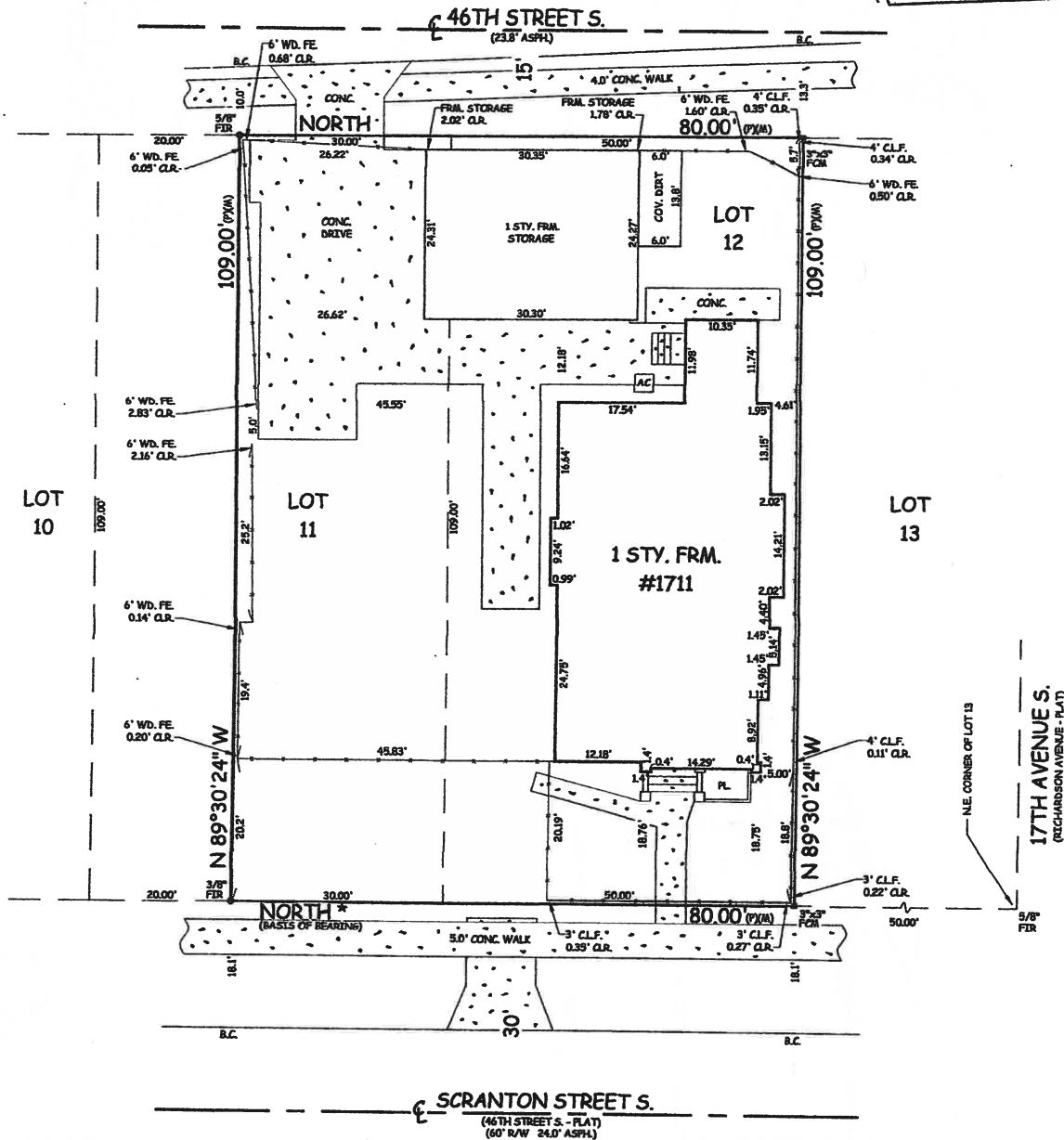
CERTIFIED TO: IMH 4 LLC

SCALE: 1" = 20'

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

SEC. 27 TWP. 31 S. RGE. 16 E.

NORTH (ASSUMED)



A BOUNDARY SURVEY OF: Lot 12 and the North 30 feet of Lot 11, PALMWAY SUBDIVISION, as recorded in Plat Book 6, Page 94 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 0214 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 NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, 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 REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. # 5336

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

FD. - FOUND
 N.S.D. - NAIL AND DISK
 P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.I. - POINT OF INTERSECTION
 F.E. - FENCE
 F.I.R. - FOUND IRON ROD
 C.L.F. - CHAIN LINK FENCE
 C.B. - CATCH BASIN
 A.D.I. - ADJACENT

R. - RADIUS
 A. - ARC
 C. - CHORD
 D. - DELTA
 R.W. - RIGHT OF WAY
 # - NUMBER
 M.S. - MASONRY
 F.R.M. - FRAME
 C.I. - GRATE INLET
 C.B. - CATCH BASIN
 F.H. - FIRE HYDRANT

M.S. - METAL SHED
 ALUM. - ALUMINUM
 W.H. - WATER HEATER
 P.S. - PATIO STONE
 C.P. - CAMPFIRE
 P.L. - PLANTER
 B.C. - BACK OF CURB
 E.P. - EDGE OF PAVEMENT
 E.R. - EDGE OF ROAD
 E.O.W. - EDGE OF WATER
 T.O.B. - TOP OF BANK

V.W. - VINE WALL
 C. - CENTERLINE
 R.W. - RIGHT OF WAY
 (P) - PLAT
 (C) - CALCULATION
 (D) - DEED
 (M) - MEASURED
 N. - NORTH
 S. - SOUTH
 E. - EAST
 W. - WEST

E.M.T. - EASEMENT
 M.H. - MANHOLE
 CONC. - CONCRETE
 C.P.S. - COVERED PATIO STONE
 C.C. - COVERED CONCRETE
 AC. - AIR CONDITIONER
 S.P. - SCREENED PORCH
 P.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 P.P. - POWER POLE
 L.P. - LIGHT POLE

O.H. - OVERHANG
 G.R. - GARAGE
 C.W.D. - COVERED WOOD
 C.P.S. - COVERED PATIO STONE
 C.C. - COVERED CONCRETE
 AC. - AIR CONDITIONER
 S.P. - SCREENED PORCH
 P.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 P.P. - POWER POLE
 L.P. - LIGHT POLE

1511 Scranton St S

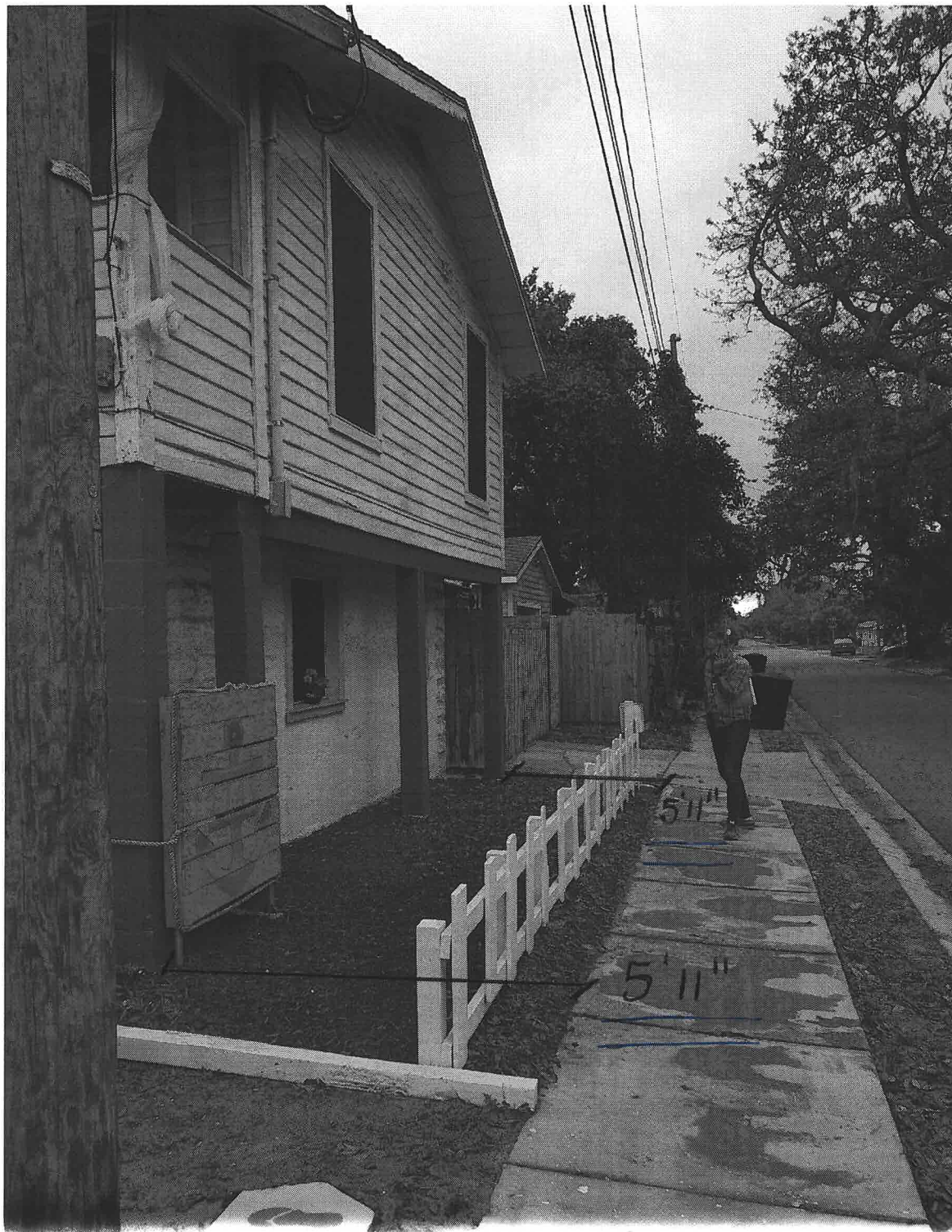
Neighbor:

1511 SCRANTON ST. S.



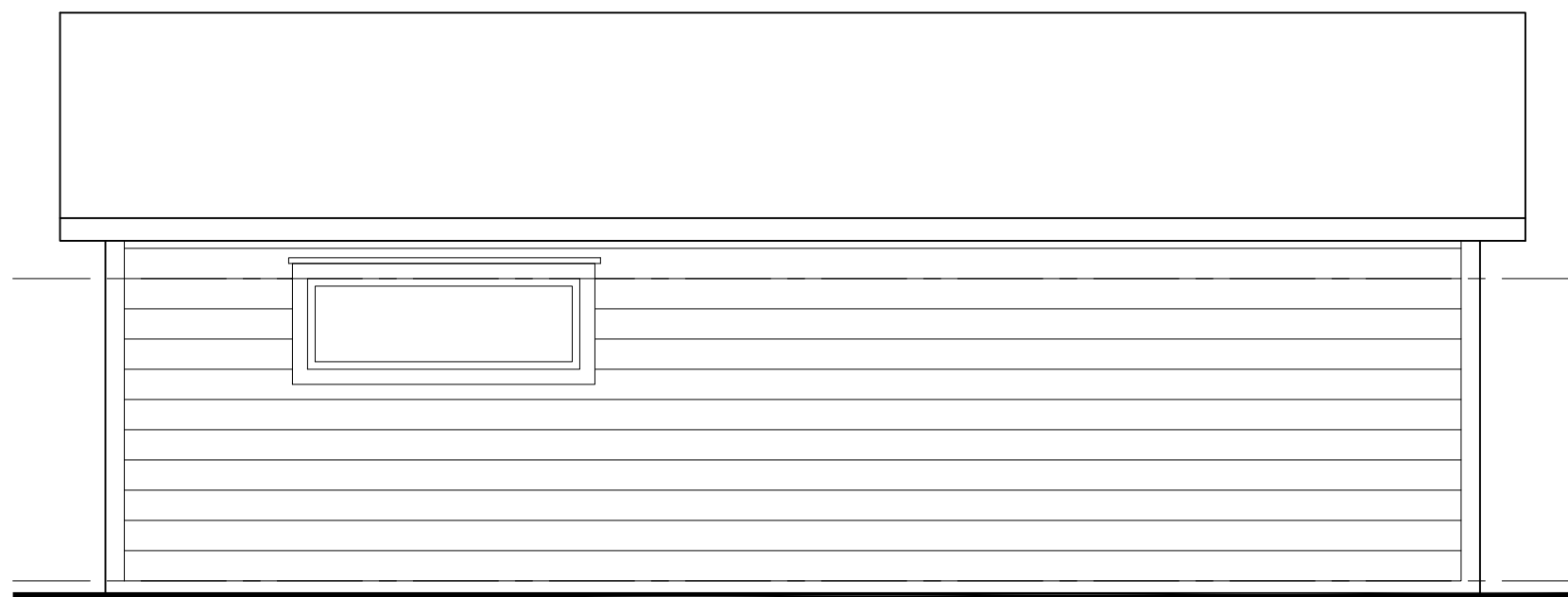
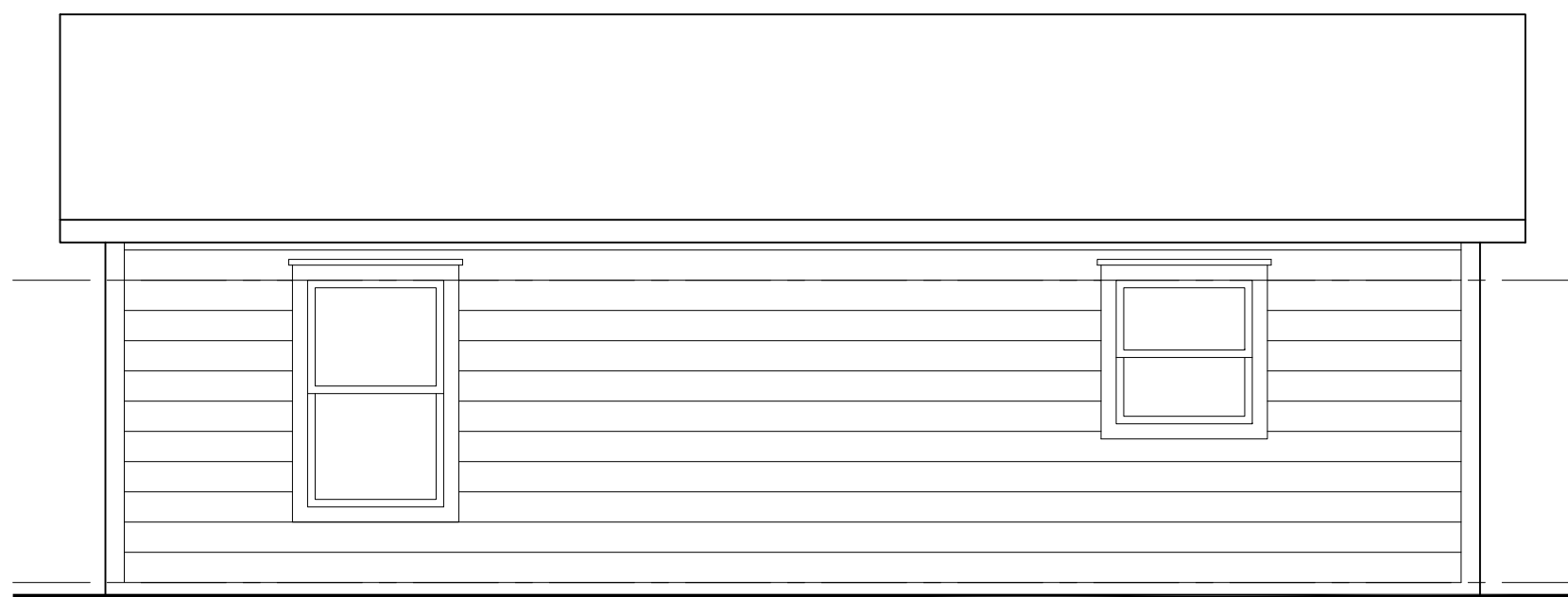
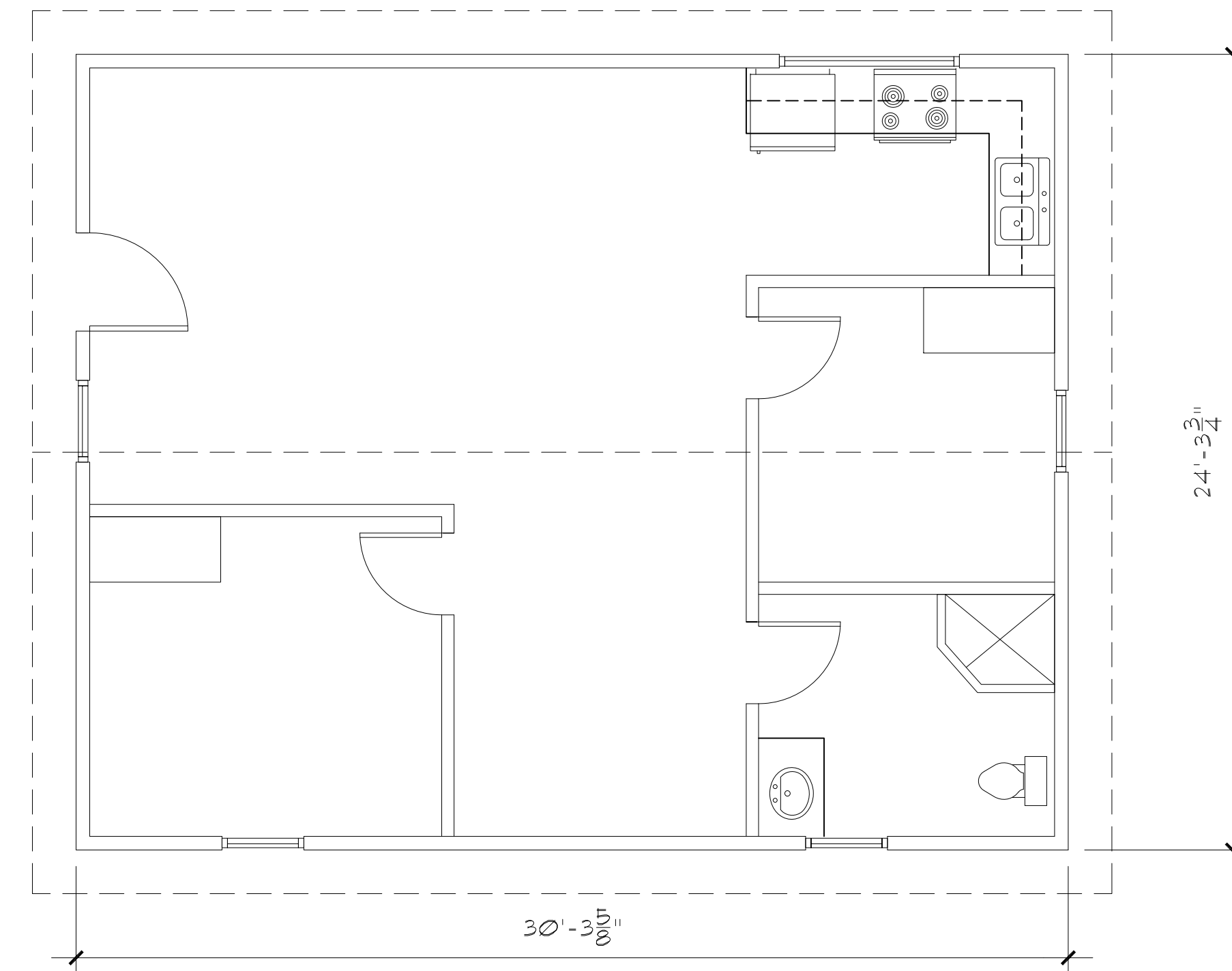
6'11"

1744
Scranton st.



NEIGHBOR

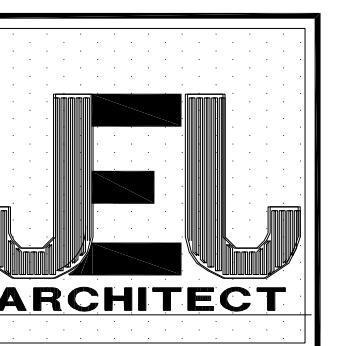
1744 SCRANTON
ST. S.



JAMES E. JACKSON, JR., A.I.A., NOMA
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ASBUILT DOCUMENT
FOR
RESIDENCE
1711 1/2 SCRANTON STREET SOUTH
ST PETERSBURG, FLORIDA

**EXISTING FLOOR
PLAN/ NOTES**

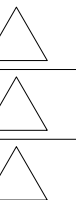


JOB NUMBER

ISSUE DATE

DRAWN BY

REVISIONS

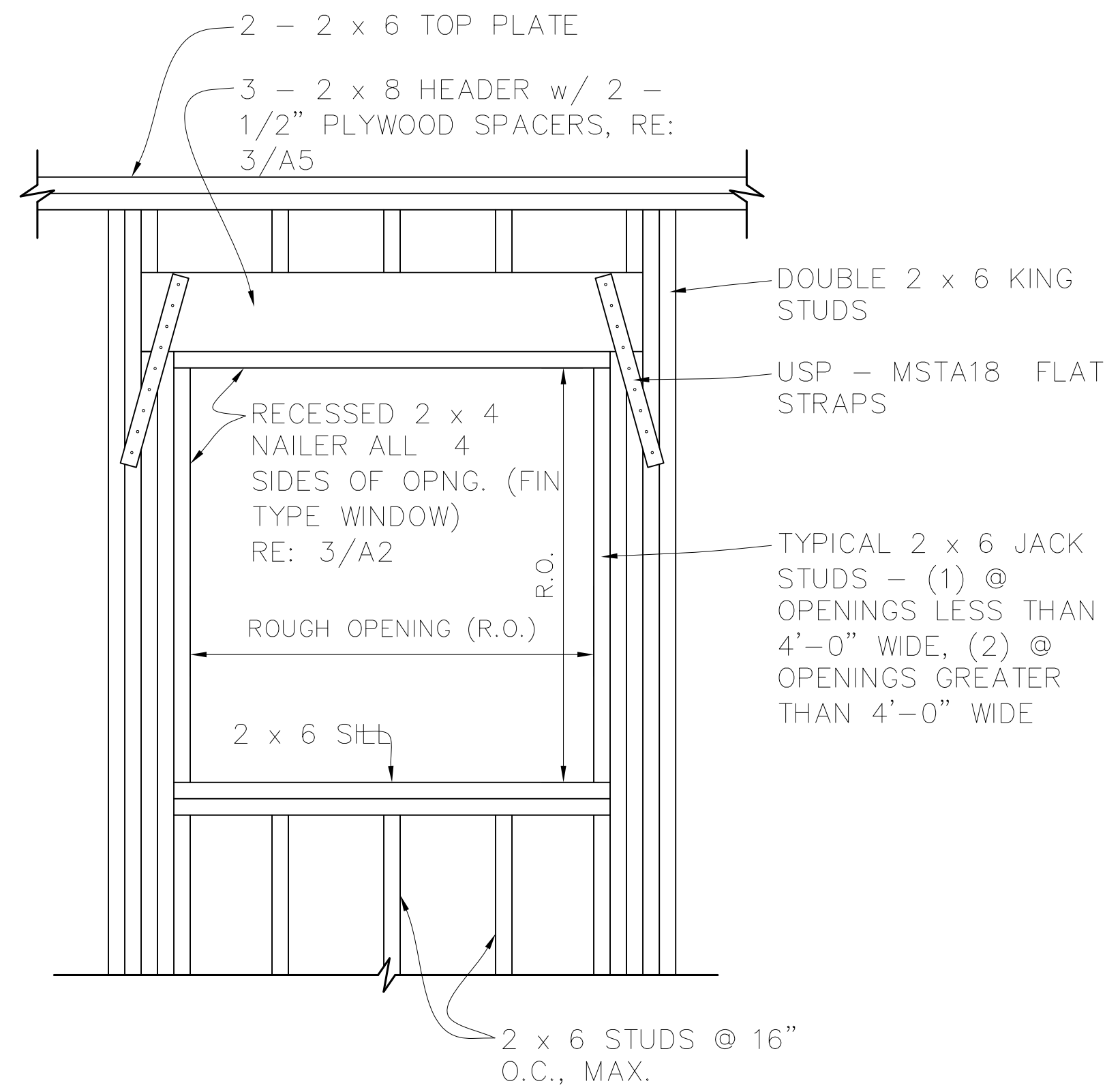


LICENSE #: AR0015839

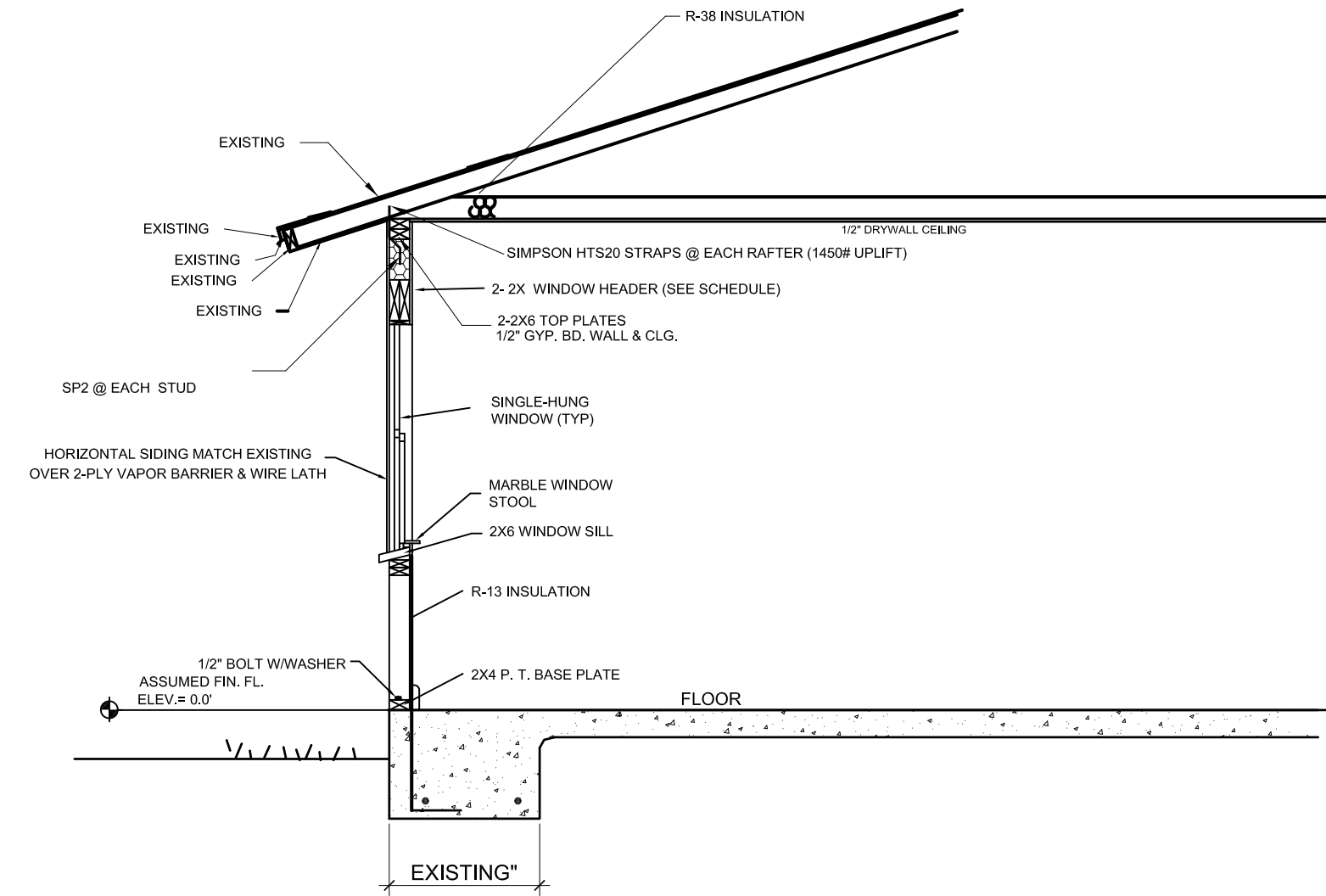
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A-1

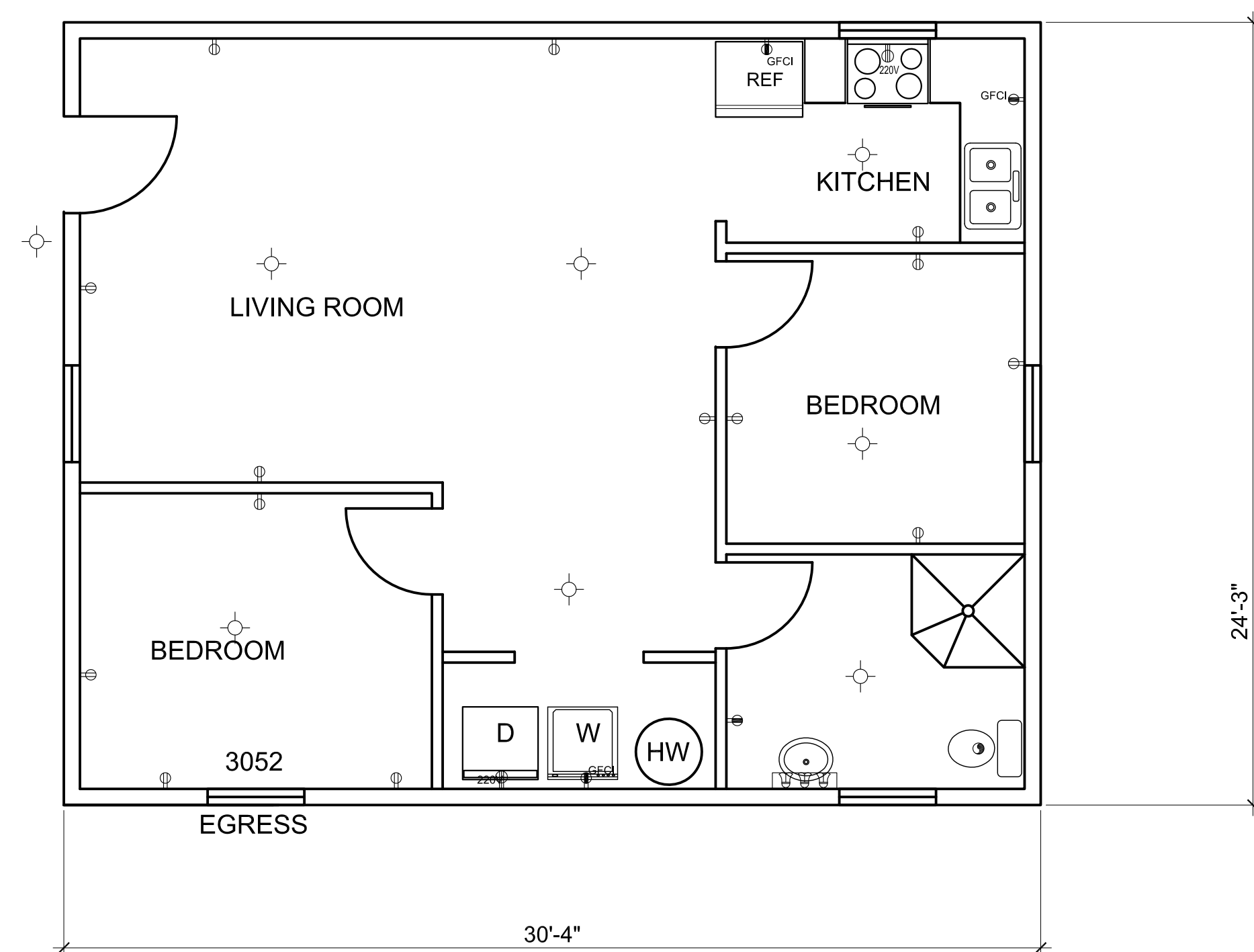
OF



2 WINDOW HEADER DETAIL
S1 N.T.S.



3 TYPICAL WALL SECTION
S1 NOT TO SCALE

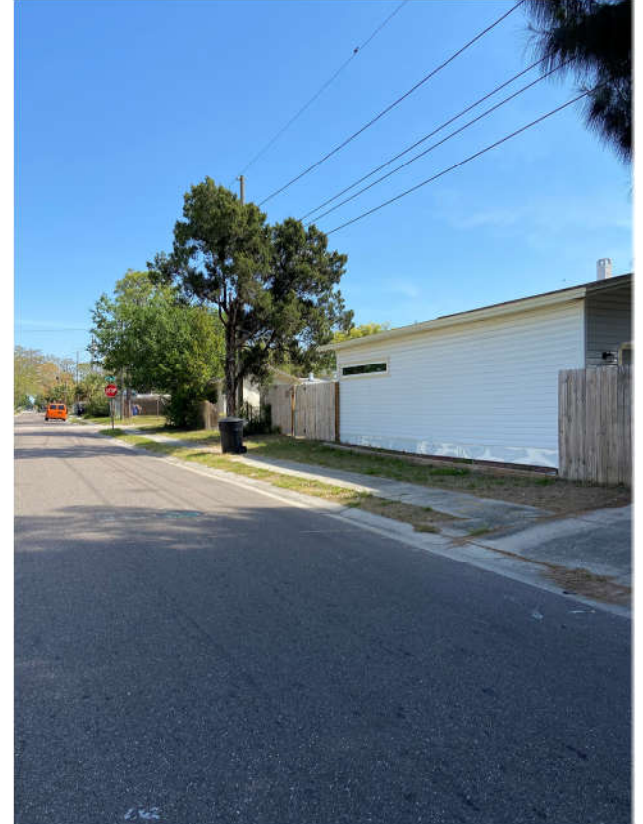


1 FLOOR PLAN
S1

SCALE 1/4" = 1'-0

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CAD SERVICES 5387 ALHAMBRA WAY S ST PETERSBURG, FL 33712 727-452-6823 passmenot@hotmail.com	
PROPOSED DETACHED SHED MONROE RESIDENCE 4408 7TH ST S St. Petersburg, FL 33711	
DATE 20 JAN 2021	DRAWN GGG
CHECKED GGG	JOB NO. GGG
S1	



Panoramic view across 46th Street S between house across street and the ADU (on right).



View to south side of ADU (provided by applicant).



View to north side of ADU (on right) (provided by applicant).



View to west side of ADU (provided by applicant).



View to east side of ADU and south side of main house (provided by applicant).



View to front of main house (provided by applicant).



View to south of ADU, along the east side of 46th St S. toward #1725 and #1744.



View further down 46th St S. toward #1744.