



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, June 2, 2021 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. 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.: 21-54000029 PLAT SHEET: S-7

REQUEST: Approval of a variance to reduce the minimum required front yard setback from 30-feet to 22-feet to allow for a residential addition in the NS-2 Zoning District.

OWNER: Ryan and Kathryn Bresler
1230 79th Street South
Saint Petersburg, Florida 33707

AGENT: Andrew Goodhall, SDF Contracting
1320 19th Street North
Saint Petersburg, Florida 33713

ADDRESS: 1230 79th Street South

PARCEL ID NO.: 25-31-15-84150-006-0100

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-2)

Structure	Required Front Yard Setback	Requested Front Yard Setback	Variance	Magnitude
Single-Family Residence	30-feet	22-feet	8-feet	26.67%

BACKGROUND: This application requests a variance to reduce the minimum required front yard setback from the required 30-feet to 22-feet to allow for the construction of a residential addition. The subject property is located in Yacht Club Estates, which was first platted in 1964, with the existing home built in 1967. The current property owners purchased the property in 2019 and constructed a rear addition in 2020 (Building Permit # 20-04001135) to add 588 square feet to the home for a total of 2,532 square feet of living space.

The home design with a front-loading garage and a recessed front façade and porch is typical for the suburban neighborhood. Some properties also include a front extension on the opposite side of the front of the home, however these extensions are typically do not protrude further than the façade of garage. The front yard building setback for the NS-2 Zoning District is 30-feet. The Code allows for front-loading garages in suburban districts to encroach up to 5-feet into the front yard setback. Enclosed residential living space shall meet building setbacks.

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 **inconsistent** 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 property is developed with an existing single-family residence. The request includes the continued use of the home with a proposed addition.

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 meets the minimum standard for lot area but does not meet the minimum lot width requirement for the NS-2 Zoning District. These property characteristics are typical of this neighborhood.

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

This criterion is not applicable. The subject property does not contain any designated preservation districts.

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

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

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

This criterion is not applicable. The subject property does not contain any significant vegetation or 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 proposed project does not promote established development pattern of the neighborhood. Front-loading garages encroaching into the prescribed front setback is permissible by right. Code requires residential additions to meet typical building setbacks.

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

This criterion is not applicable. The subject property does not contain any public facilities.

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

The subject property does not contain any special conditions. The proposed addition is voluntary and the current Code regulations have been in place since before the current property owners purchased the property.

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

Literal enforcement of the Code requirements would not result in unnecessary hardship. An extension to the front of the home is possible given the setback requirement or a second story addition is an option afforded to the property by the Code.

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 subject property and existing home are of comparable size to properties and homes in this neighborhood located in the same zoning district.

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

The variance requested is not to minimum variance that will make possible the reasonable use of land. The property is currently developed with a single-family home of size similar to other homes in the neighborhood without variance.

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

The granting of the variance will not be in harmony with the general purpose and intent of the Code. The Code allows for administrative front setback reductions for properties located on blocks with homes previously developed closer to the right-of-way than current Code requirements. The existing development pattern in this neighborhood generally meets current Code requirements and establishes a uniform front setback. The purpose of setback regulations is to protect the use, value, and esthetic of neighboring property, both private and public.

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

The granting of this variance request could be detrimental to the public welfare. The encroachment of structures into the front setback is typically discouraged in the Code as evidenced by the limited number of allowable encroachments into front yard setbacks. Encroachment into the front yard setback may result in reduced pedestrian visibility down the block.

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 the variance. The variance request is self-imposed as the requested addition is a voluntary action.

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.*

The subject application references other properties that may or may not meet current setback requirements. Any new or substantially improved construction must meet current Code requirements including setbacks.

PUBLIC COMMENTS: The subject property is within the boundaries of the Yacht Club Estates Civic Association. No comments or correspondence has been received by Staff regarding this request. The Applicant included signatures of no-objection from property owners in the vicinity of the subject property as a part of the application submittal.

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 **DENIAL** 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 June 2, 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.

Report Prepared By:

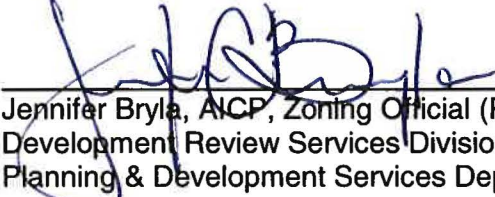


Michael Larimore, Planner II
Development Review Services Division
Planning & Development Services Department

5/22/21

Date

Report Approved By:



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

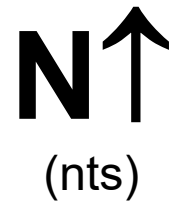
5.22.21

Date

ATTACHMENTS: Location Map; Application Package including Narrative, Public Participation Report and Notice of Intent to File emails, Site Plan, Floor Plan, Elevations, Building Details, Survey, Neighbor Outreach materials (Applicant dispersed), and Neighborhood Worksheet



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-54000029
Address: 1230 79th Street South





RECEIVED
APR 09 2021
DEVELOPMENT REVIEW
SERVICES

VARIANCE

Application No. ~~21-2001139~~
21-540000 29

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): RYAN AND KATHRYN BRESLER	
Street Address: 1230 79TH STREET SOUTH	
City, State, Zip: ST. PETERSBURG, FL 33707	
Telephone No: 727-543-4517	Email Address: KTBRESLER@GMAIL.COM
NAME of AGENT or REPRESENTATIVE: ANDREW GOODHALL OF SDF CONTRACTING	
Street Address: 1320 19TH STREET NORTH	
City, State, Zip: ST. PETERSBURG, FL 33713	
Telephone No: 727-252-9167	Email Address: DREW@SDFCONTRACTINGLLC.COM
PROPERTY INFORMATION:	
Street Address or General Location: 1230 79TH STREET SOUTH, ST. PETERSBURG, FL 33707	
Parcel ID#(s): 25-31-15-84150-006-0100	
DESCRIPTION OF REQUEST: PROPOSED ADDITION WOULD ADD BEDROOM TO FRONT OF EXISTING SFR AND REMODEL FRONT PORCH.	
PRE-APPLICATION DATE: 03/30/2021	PLANNER: MIKE LARIMORE

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: 04/06/2021
*Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: RYAN BRESLER



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: 1230 79th Street South, St. Petersburg, FL 33707	Case No.: 21-2001139
Detailed Description of Project and Request:	
PROPOSED ADDITION WOULD ADD BEDROOM TO FRONT OF EXISTING SFR AND REMODEL FRONT PORCH.	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
DUE TO THE WATERFRONT NATURE AND THE EXISTING POOL, ADDING TO THE STRUCTURE IN THE REAR OF THE PROPERTY IS NOT POSSIBLE AND WOULD OBSTRUCT NEIGHBORS VIEW OF THE WATER.	
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, SEE COMPACT PROPERTY CARDS AND PICTURES PROVIDED.	
SEVERAL HOMES IN OUR NEIGHBORHOOD HAVE BUILT AN ADDITION IN THE FRONT OF THEIR STRUCTURE PAST THEIR EXISTING GARAGE AS WE ARE PROPOSING TO DO.	
3. How is the requested variance not the result of actions of the applicant?	
WE DID NOT DESIGN OR BUILD THE EXISTING SFR.	



VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>THE PURPOSE OF THE REQUESTED VARIANCE IS TO ALLOW THE HOMEOWNERS TO BUILD A STANDARD SIZE BEDROOM SIMILAR TO OTHER HOMES IN THE NEIGHBORHOOD.</p> <p>BECAUSE OTHER HOMES IN OUR NEIGHBORHOOD HAVE COMPLETED SIMILAR PROJECTS THE REQUESTED VARIANCE WOULD ALLOW US TO ADD THE SPACE NECESSARY TO HAVE A BEDROOM FOR BOTH OUR SON AND DAUGHTER AND A DEDICATED HOME OFFICE SPACE WHILE MAINTAINING A COHESIVE APPEARANCE WITH OTHER HOMES ON OUR STREET.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>WITHOUT A VARIANCE THE SIZE OF THE ROOM BECOMES 7'6" IN LENGTH WHICH IS TOO SMALL IN COMPARISON WITH CURRENT HOME BEDROOM STANDARDS IN THE NEIGHBORHOOD.</p> <p>BUILDING A SECOND STORY BECOMES TOO COSTLY, AN INEFFICIENT USE OF RESOURCES AND MATERIALS AND, DOES NOT MAINTAIN THE COHESIVE APPEARANCE OF THE HOMES ADJACENT TO OURS.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>GRANTING THE REQUESTED VARIANCE WILL ALLOW US TO OBTAIN THE SPACE NEEDED TO HAVE A FUNCTIONING HOME FOR OUR FAMILY WHILE UPDATING THE CURB APPEAL OF OUR HOME YET STAYING CONSISTENT WITH THE DESIGN AND ARCHITECTURE OF SURROUNDING HOMES.</p> <p>PER OUR NEIGHBORHOOD ASSOCIATION PRESIDENT, WHOM ALSO IS A PROFESSIONAL REAL ESTATE AGENT, OUR PROPOSED DESIGN WILL NOT ONLY LOOK GREAT BUT WILL INCREASE OUR HOME VALUE SIGNIFICANTLY AS MANY FAMILIES WON'T EVEN CONSIDER A THREE BEDROOM HOME, FOUR BEDROOMS IS THE WIDESPREAD DEMAND.</p>



**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: Ryan and Kathryn Bresler

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

Property Address: 1230 79th Street South, St. Petersburg, FL 33707

Parcel ID No.: 25-31-15-84150-006-0100

Request: To build an additional bedroom in the front of the existing SFR as well as to remodel the front 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): ANDREW GOODHALL

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): [Handwritten Signature]

RYAN BRESLER
Printed Name

Sworn to and subscribed on this date

Identification of personally known:

Notary Signature: [Handwritten Signature]
Commission Expiration (Stamp or date):

Date: 4/6/2021





PUBLIC PARTICIPATION REPORT

Application No. 21-2001139

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: 1230 79TH STREET SOUTH, ST. PETERSBURG, FL 33707	
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	
WEDNESDAY 03/31/2021 : HOMEOWNER, KATHRYN BRESLER, CONTACTED THE YACHT CLUB ESTATES ASSOCIATION PRESIDENT, DANA TENAGLIA MURPHY, TO DISCUSS THE PROPOSED VARIANCE IN DETAIL. MS. TENAGLIA MURPHY WAS SUPPORTIVE OF THE PLANS, BOTH ON BEHALF OF THE NEIGHBORHOOD, BUT ALSO PROFESSIONALLY AS A REALTOR NOTING THE ADDITION AND ENHANCEMENTS WOULD IMPROVE THE CHARACTER OF OUR NEIGHBORHOOD AND INCREASE PROPERTY VALUES	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
4/5/21 NOTICE OF INTENT EMAILED TO TOM LALLY (CONA)	
4/5/21 NOTICE OF INTENT EMAILED TO YACHT CLUB ESTATES NEIGHBORHOOD ASSOCIATION BOARD	
4/6/21 NOTICE OF INTENT MAILED TO KIMBERLY FRAZIER-LEGGETT (FICO)	
WEEK OF 4/5/21 HOMEOWNER VISITED SURROUNDING PROPERTY OWNERS WITH PUBLICATION INDICATING PROPOSED PLANS AND OBTAINED SIGNATURES IN SUPPORT OF REQUESTED VARIANCE.	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
SURROUNDING HOMEOWNERS RECEIVED NOTICES WHILE AT THEIR HOMES DURING THE WEEK OF 4/5/21	
2. Summary of concerns, issues, and problems expressed during the process	
NO SURROUNDING HOMEOWNERS EXPRESSED CONCERNS REGARDING THE PROPOSED PLANS OR REQUESTED VARIANCE.	
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@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>04/05/21 AND 04/06/21</u>	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



Katie Bresler <ktbresler@gmail.com>

Variance Request

2 messages

Katie Bresler <ktbresler@gmail.com>
To: variance@stpetecon.org

Mon, Apr 5, 2021 at 10:09 PM

To Whom It May Concern:

Hello, my husband, Ryan Bresler and I, live at 1230 79th Street South, St. Petersburg, FL 33707 and we intend to apply for a variance to build an additional bedroom in the front of our home as well as to remodel the existing front porch. I have attached our plans to provide additional information. If you have any questions or concerns please let me know.

Thank you,
Kathym Bresler

3 attachments

-  **BRESLER PLANS - FRONT BED A2 112619 .pdf**
822K
-  **BRESLER PLANS - FRONT BED A1 112619 .pdf**
1111K
-  **BRESLER PLANS - FRONT BED A3 112619 .pdf**
1201K

Katie Bresler <ktbresler@gmail.com>
To: "www.yachtclubestates.org" <board@yachtclubestates.org>




Mon, Apr 5, 2021 at 10:12 PM

To Whom It May Concern:

Hello, my husband, Ryan Bresler and I, live at 1230 79th Street South, St. Petersburg, FL 33707 and we intend to apply for a variance to build an additional bedroom in the front of our home as well as to remodel the existing front porch. I have attached our plans to provide additional information. If you have any questions or concerns please let me know.

Thank you,
Kathryn Bresler

3 attachments

-  **BRESLER PLANS - FRONT BED A2 112619 .pdf**
822K
-  **BRESLER PLANS - FRONT BED A1 112619 .pdf**
1111K
-  **BRESLER PLANS - FRONT BED A3 112619 .pdf**
1201K

Monday, April 6, 2021

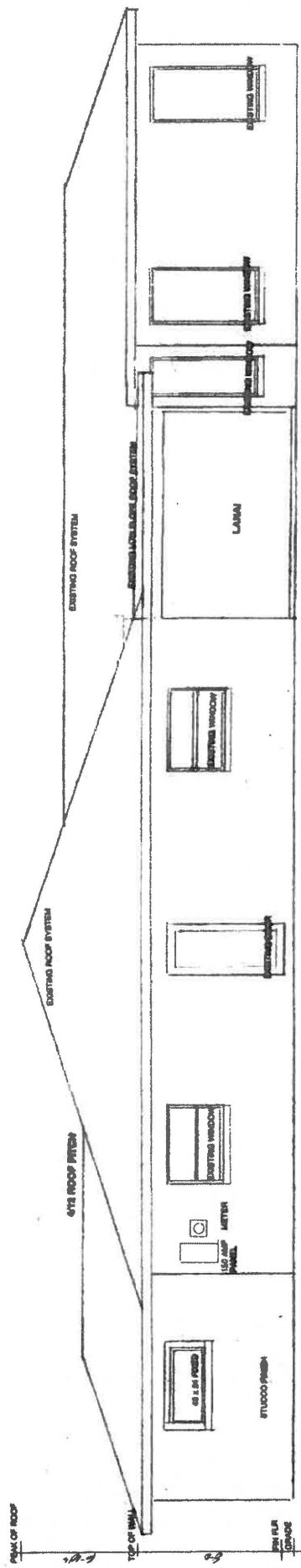
Federation of Inner-City Community Organizations
c/o Kimberly Frazier-Leggett

Dear Ms. Frazier-Leggett,

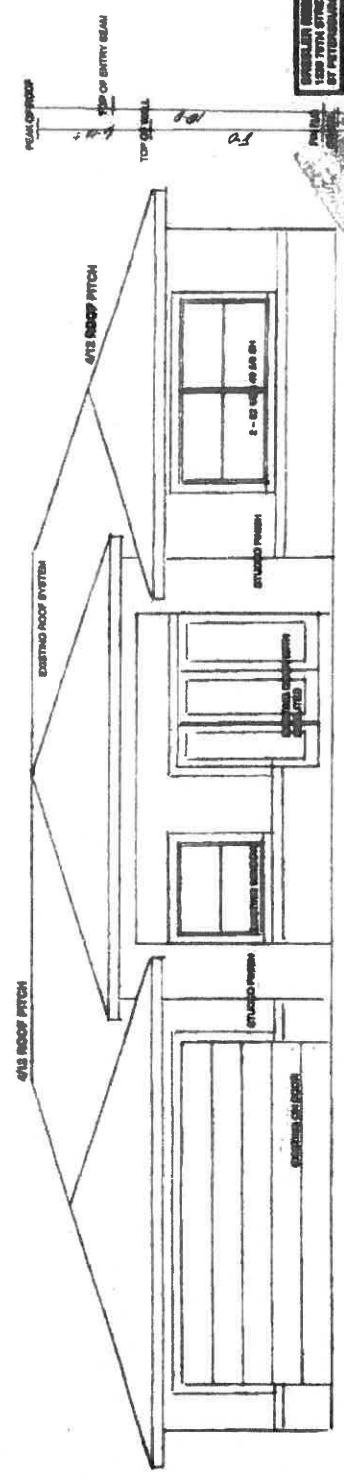
This notice of intent is in reference to Permit # 21-02001139.

My husband, Ryan Bresler and I, live at 1230 79th Street South, St. Petersburg, Fl 33707 and we intend to apply for a variance with the City of St. Petersburg to build an additional bedroom in the front of our single-family residence as well as to remodel the existing front porch. I have included a copy of our current plans to provide additional information. If you have any questions or concerns please let me know.

Thank you,
Kathryn Bresler
727-543-4517
ktbresler@gmail.com



RIGHT ELEVATION



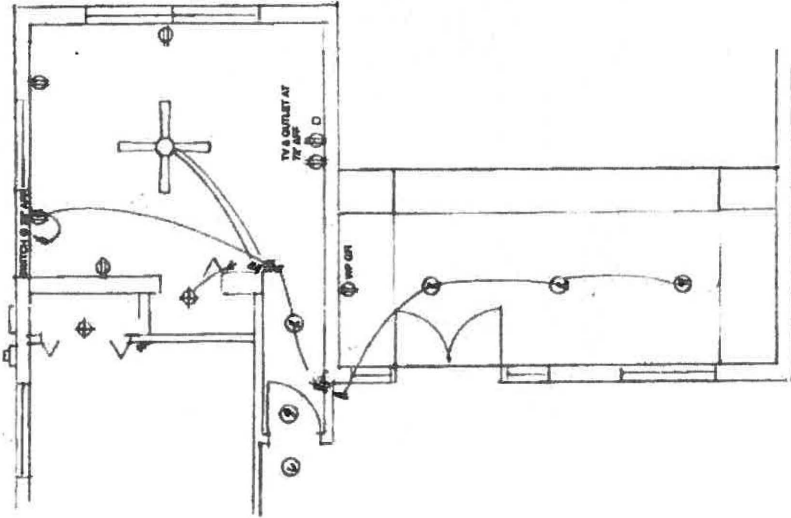
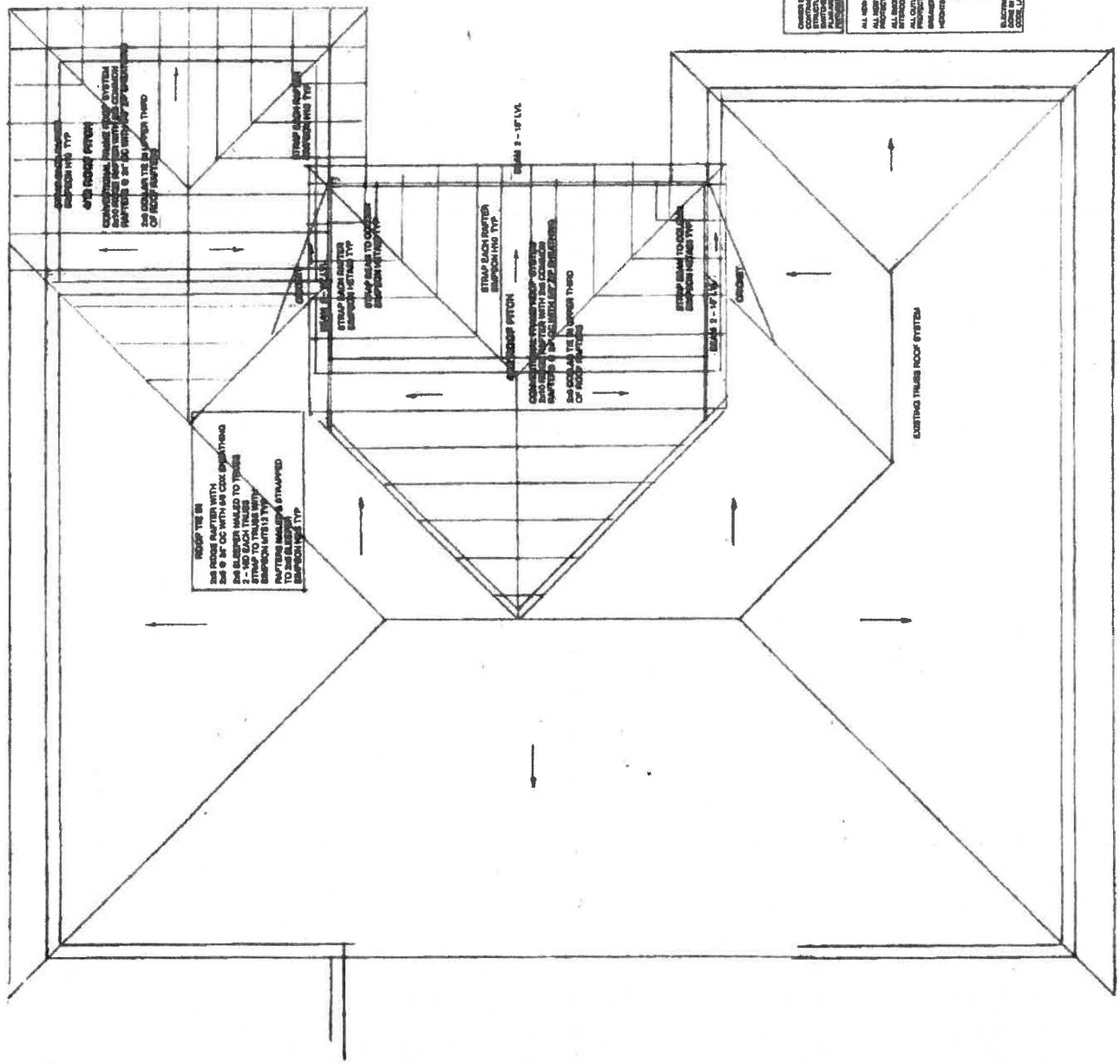
FRONT ELEVATION

STUCCO, ROOFING & WINDOWS TO MATCH EXISTING

DEWEENE & CO. ARCHITECTS 1108 W. 11th Street, Suite 100 Fort Lauderdale, FL 33304 Phone: 561-581-1111 Fax: 561-581-1112		DRAWN BY DATE: 11/20/18 APPROVED BY SCALE: 1/8" = 1'-0"
PROJECT NO. 18-001 SHEET NO. 1 OF 1 PROJECT NAME: 1108 W. 11th Street, Suite 100		SHEET NO. 1 OF 1 PROJECT NAME: 1108 W. 11th Street, Suite 100
PROJECT NO. 18-001 SHEET NO. 1 OF 1 PROJECT NAME: 1108 W. 11th Street, Suite 100		SHEET NO. 1 OF 1 PROJECT NAME: 1108 W. 11th Street, Suite 100

ELEVATIONS

A-2



OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND LABOR TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THIS INCLUDES THE PROVISION OF ALL MATERIALS AND LABOR TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THIS INCLUDES THE PROVISION OF ALL MATERIALS AND LABOR TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THIS INCLUDES THE PROVISION OF ALL MATERIALS AND LABOR TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ROOF SYSTEM SHOWN ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE ROOF SYSTEM OR FOR ANY DAMAGE TO THE ROOF OR TO THE BUILDING OR TO ANY PERSONS OR PROPERTY.

DATE: 11/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Project Name]
 SHEET: [Sheet Number] OF [Total Sheets]

ARCHITECT
 [Firm Name]
 [Address]
 [City, State, Zip]

ENGINEER
 [Firm Name]
 [Address]
 [City, State, Zip]

DATE: 11/15/2011
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: [Project Name]
SHEET: [Sheet Number] OF [Total Sheets]

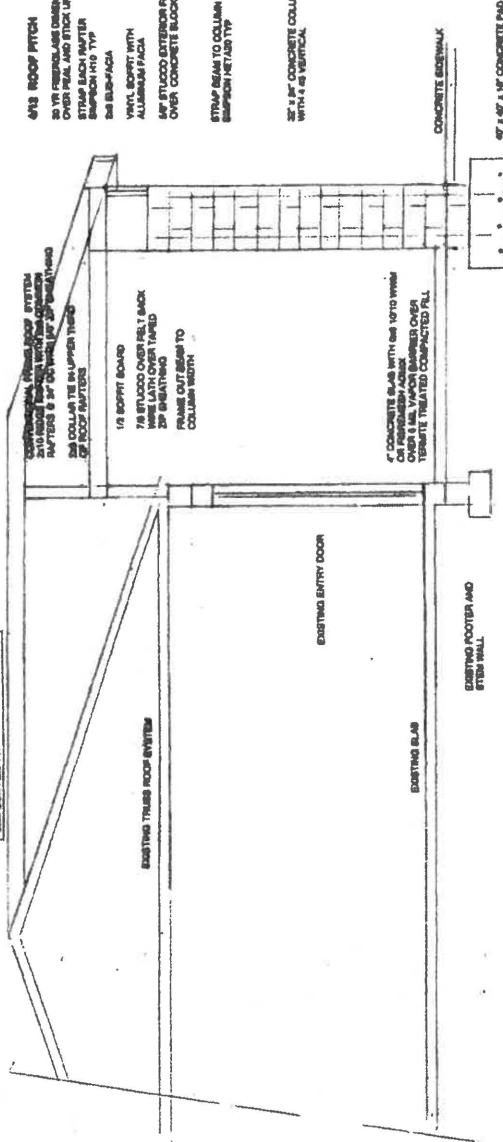
SCALE: AS SHOWN

NOTES:

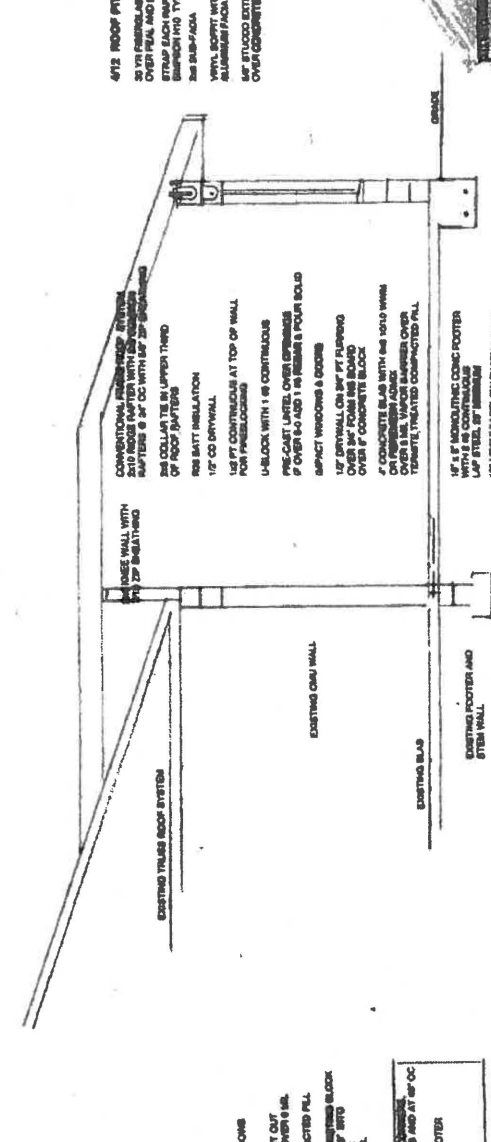
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ROOF SYSTEM SHOWN ON THIS DRAWING.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE ROOF SYSTEM OR FOR ANY DAMAGE TO THE ROOF OR TO THE BUILDING OR TO ANY PERSONS OR PROPERTY.

ROOF SLOPE

ROOF TRUSS IN
 2x8 ROOF RAFTERS WITH
 2x6 @ 24" OC WITH 2x6 COR. BRACING
 2x6 @ 24" OC WITH 2x6 COR. BRACING
 2x6 @ 24" OC WITH 2x6 COR. BRACING
 STRAP TO TRUSS WITH
 SIMPSON HTS125 TYP
 STRAP TO RAFTERS WITH
 SIMPSON HTS125 TYP
 TO BE REBUILT & STRAPPED
 TO RAFTERS WITH
 SIMPSON HTS125 TYP



478 ROOF PITCH
 33 1/2" FIBERGLASS DIMENSIONAL SHINGLE
 OVER PEEL AND STICK UNDERLAYMENT
 STRAP EACH RAFTER
 SIMPSON HTS125 TYP
 2x6 SUB-FACIA
 VINYL SOFFIT WITH
 ALUMINUM FACIA
 5/8" STUCCO EXTERIOR FINISH
 OVER CONCRETE BLOCK
 STRAP BEAM TO COLUMN
 SIMPSON HTS125 TYP
 32" x 48" CONCRETE COLUMN
 WITH 4 #4 VERTICAL



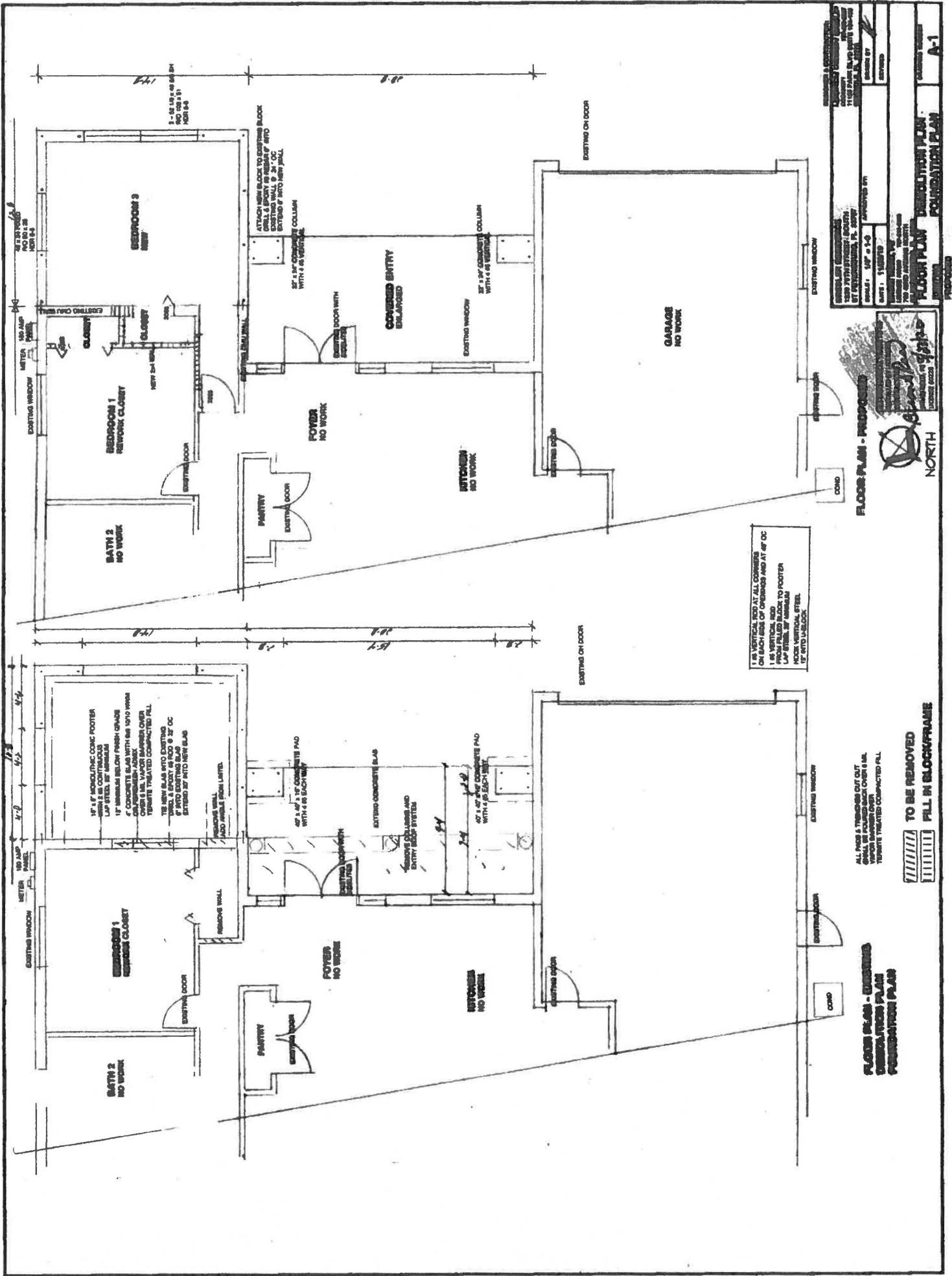
472 ROOF PITCH
 33 1/2" FIBERGLASS DIMENSIONAL SHINGLE
 OVER PEEL AND STICK UNDERLAYMENT
 STRAP EACH RAFTER
 SIMPSON HTS125 TYP
 2x6 SUB-FACIA
 VINYL SOFFIT WITH
 ALUMINUM FACIA
 5/8" STUCCO EXTERIOR FINISH
 OVER CONCRETE BLOCK

STUCCO, WINDOWS & WINDOWS
 TO MATCH EXISTING
 ALL PILES & TRIMMED CUT OUT
 TO MATCH EXISTING
 WAGON BARRED OVER
 THERMATE TREATED COMPACTED FILL
 ATTACH REBAR TO EXISTING BLOCK
 DRILL & INSERT 3/8" DIA. x 3' L.C.
 STRAPS & INTO EXISTING WALL

1 #4 VERTICAL COL. AT ALL CORNERS
 1 #4 VERTICAL COL. AT ALL CORNERS AND AT 4' OC
 FROM FILL BLOCK TO FOOTER
 LAP STEEL 2' MINIMUM
 1" #4 VERTICAL STEEL
 12" INTO BLOCK

PROJECT: 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111		DRAWN BY: J. J. J. CHECKED BY: J. J. J. DATE: 11/11/11
SHEET: 11111-1 TOTAL SHEETS: 11111		SCALE: 1/8" = 1'-0" APPROVED BY: J. J. J.
PROJECT: 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111		DRAWN BY: J. J. J. CHECKED BY: J. J. J. DATE: 11/11/11
SHEET: 11111-1 TOTAL SHEETS: 11111		SCALE: 1/8" = 1'-0" APPROVED BY: J. J. J.

WALL SECTIONS
 A-4



DESIGNED BY ENGINEERING CONSULTANTS 1530 79TH STREET, SOUTH ST. PETERSBURG, FL 33707 PHONE: 941-335-9700 FAX: 941-335-9701 WWW: WWW.ELC.COM	DATE: 11/26/19 APPROVED BY: [Signature] REGISTERED PROFESSIONAL ENGINEER	CLIENT: [Name] [Address] [City, State, ZIP]	PROJECT: EXISTING & PROPOSED FLOOR PLAN, FOUNDATION PLAN A-1
--	---	---	--

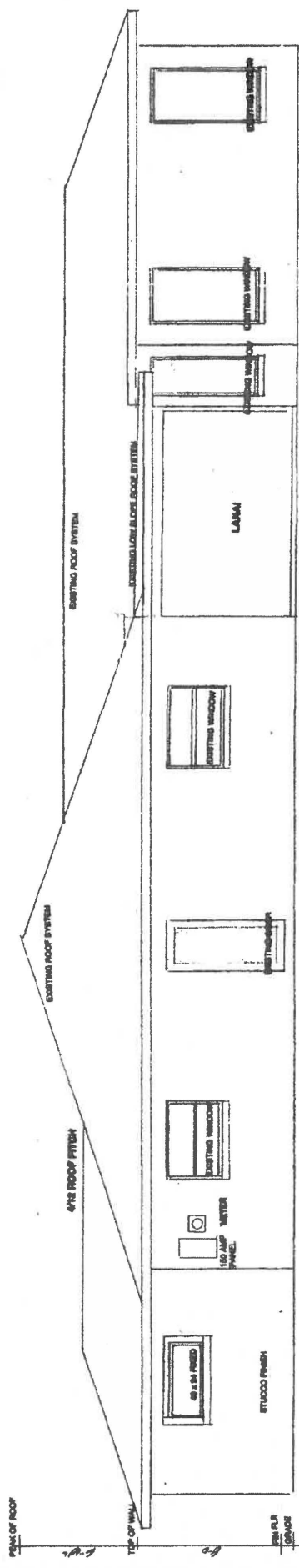
FLOORS PLAN - PROPOSED

DEVELOPMENT PLAN
 FOUNDATION PLAN
 A-1

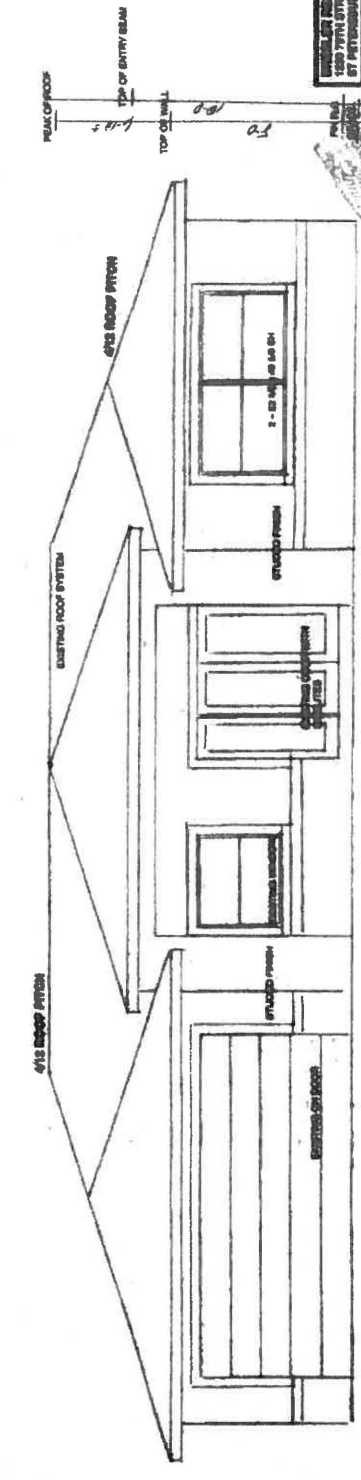
1" IS VERTICAL DIM AT ALL CORNERS
 ON EACH SIDE OF DIMENSIONS AND AT 4" OC
 UNLESS OTHERWISE NOTED.
 ALL WALLS AND PARTITIONS TO BE
 12" REINFORCED CONCRETE BLOCK TO FOOTER
 LAP STEEL AT MINIMUM
 12" VERTICAL REBAR
 12" SET-U-BLOCK

ALL WALLS TO BE REMOVED OUT
 WITH REINFORCED CONCRETE
 BLOCK TO FOOTER
 REMOVE TREATED COMPACTED FILL

TO BE REMOVED
 FILL IN BLOCKFRAME



RIGHT ELEVATION



FRONT ELEVATION

STUCCO, ROOFING & WINDOWS TO MATCH EXISTING

ARCHITECT & CONTRACTOR JAMES H. HARRIS ARCHITECTS 1500 77TH STREET, SUITE 100 ST. PETERSBURG, FL 33707 PHONE: 337-531-1100 FAX: 337-531-1101 WWW: JHHARCHITECTS.COM		DATE: 11/28/19 SCALE: 1/8" = 1'-0" DRAWN BY: JH CHECKED BY: JH
PROJECT NO.: 19-001 PROJECT NAME: 1500 77TH STREET, SUITE 100 PROJECT ADDRESS: 1500 77TH STREET, SUITE 100 ST. PETERSBURG, FL 33707		SHEET NO.: A-2 TOTAL SHEETS: 2

REGISTERED PROFESSIONAL ARCHITECT
 JAMES H. HARRIS
 LICENSE NO. 12456
 STATE OF FLORIDA

REGISTERED PROFESSIONAL ARCHITECT
 JAMES H. HARRIS
 LICENSE NO. 12456
 STATE OF FLORIDA

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 JAMES H. HARRIS
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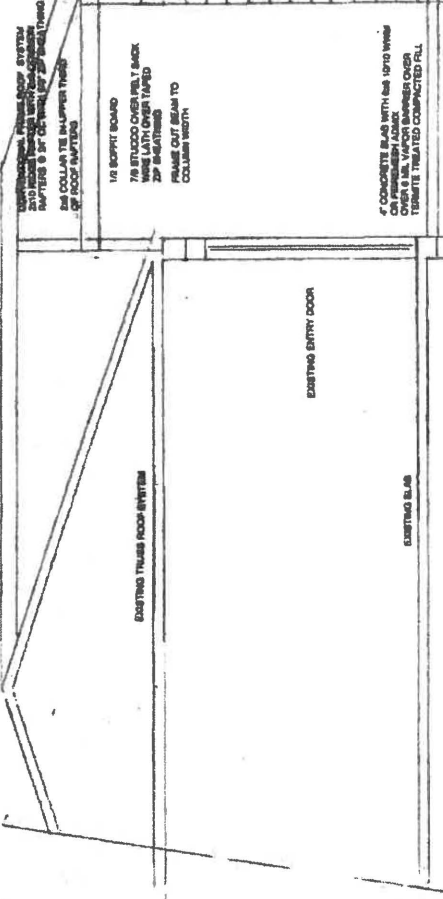
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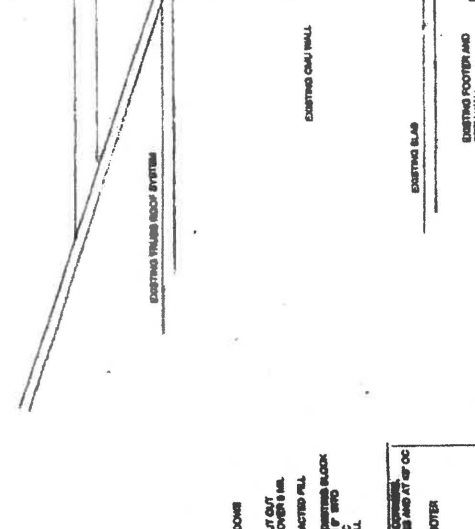
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 JAMES H. HARRIS
 LICENSE NO. 12456
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ROOF TRUSS
 2x8 SPACING
 2x6 BATTENS
 2x8 SHEATHING
 2x8 SUB-FACIA
 2x8 COLLAR TIE
 2x8 STRAP
 2x8 STRAP BRACKET
 2x8 STRAP BRACKET BRACKET
 2x8 STRAP BRACKET BRACKET
 2x8 STRAP BRACKET BRACKET



- 4x12 ROOF PITCH
- 2x10 PERPENDICULAR DIMENSIONAL BEEHIVE OVER REAL AND STICK UNDERLAYMENT STRAP EACH HANGER
- 2x8 SUB-FACIA
- VINYL SHEET WITH ALUMINUM FACA
- 8\"/>



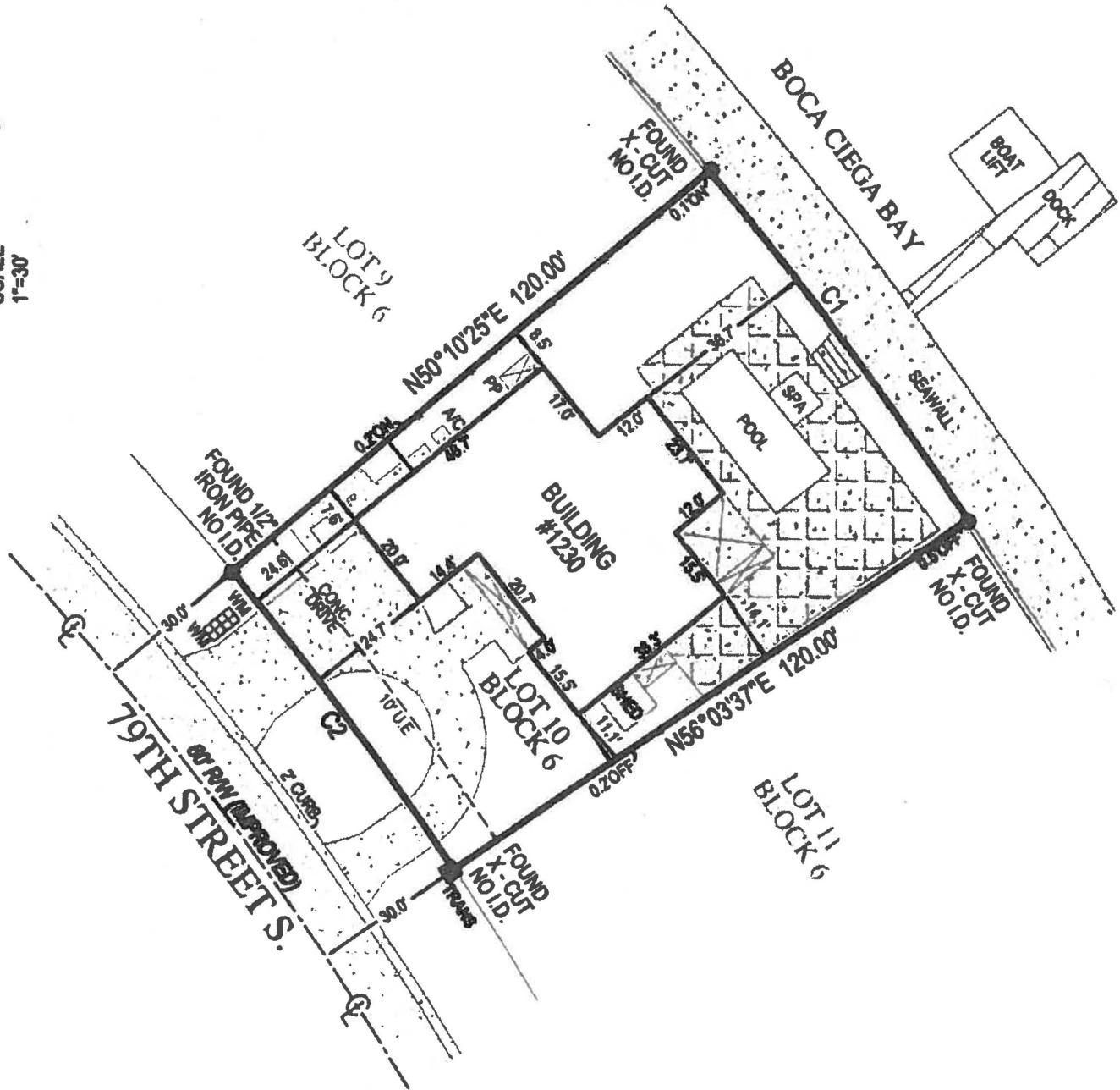
- 4x12 ROOF PITCH
- 2x10 PERPENDICULAR DIMENSIONAL BEEHIVE OVER REAL AND STICK UNDERLAYMENT STRAP EACH HANGER
- 2x8 SUB-FACIA
- VINYL SHEET WITH ALUMINUM FACA
- 8\"/>

1x8 VERTICAL IRON AT ALL CORNERS ON EACH SIDE OF EXTERIOR AND AT 8\"/>

8\"/>

OWNER 1185 7TH STREET, SOUTH 87 FT. HAVANA, FL 33707	DATE 11/28/78	PROJECT NO. A-4
DESIGNED BY [Signature]	SCALE 1\"/>	CHECKED BY [Signature]
DESIGNER & CONSTRUCTOR [Company Name] 1185 7TH STREET, SOUTH 87 FT. HAVANA, FL 33707 PHONE: 385-1400		

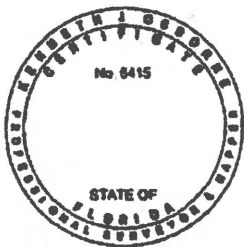
BOUNDARY SURVEY



SURVEY NOTES
CONCRETE DRIVE CROSSING THROUGH 10' U.E.
INTO RAW ON SOUTH WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	83.79'	816.53'	9°53'12"
C2	71.46'	685.53'	5°58'22"



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne

Kenneth Osborne

Digitally signed by
Kenneth Osborne
Date: 2019.10.09
16:48:30 -04'00'



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Front Setback Variance for Residential Addition

neighborhood participation

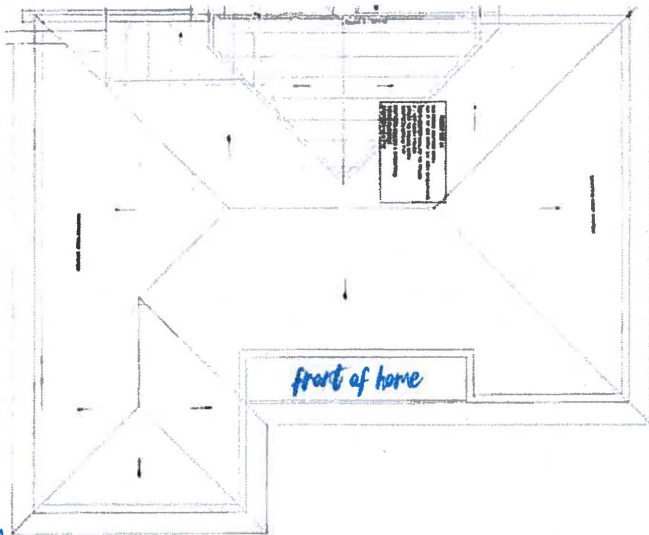
Who: RYAN AND KATIE BRESLER
1230 79TH STREET SOUTH

What: REQUESTING A VARIANCE WITH THE CITY OF ST. PETERSBURG TO BUILD A BEDROOM ADDITION IN THE FRONT OF THE CURRENT RESIDENCE AND REMODEL THE EXISTING FRONT PORCH.

Why: THE PROPOSED ADDITION WOULD SERVE AS A CHILD'S BEDROOM, SO THAT BOTH THE DAUGHTER AND SON WOULD EACH HAVE THEIR OWN ROOM AND RYAN WOULD HAVE A DEDICATED HOME OFFICE SPACE.

What Will This Look Like?

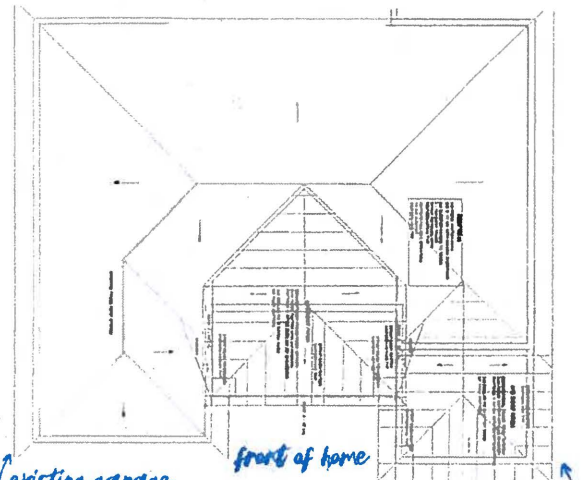
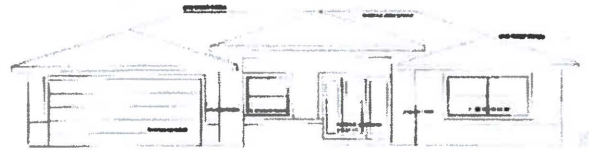
🏠 CURRENT:



Existing garage

● 25 FT SETBACK
CURRENT CODE = 30FT SETBACK

🏠 PROPOSAL:



Existing garage
NO WORK

proposed addition

-2'6" PAST GARAGE
PROPOSED SETBACK = -22FT



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: 1230 79TH STREET SOUTH	Case No.: 21-02001139
Description of Request:	
PROPOSED ADDITION WOULD ADD BEDROOM TO FRONT OF EXISTING SINGLE FAMILY RESIDENCE AND TO REMODEL THE FRONT PORCH	
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: 1229 79th St.S	Owner Name (print): John Brett Kennedy Cindy Kennedy
Owner Signature:	<i>[Signatures]</i>
2. Affected Property Address: 1232 79th St.S	Owner Name (print): Kit Hoeft
Owner Signature:	<i>[Signature]</i>
3. Affected Property Address: 1233 79th St.S	Owner Name (print): Scott Heston
Owner Signature:	<i>[Signature]</i>
4. Affected Property Address: 1225 79th St.S	Owner Name (print): Denise Masterson
Owner Signature:	<i>[Signature]</i>
5. Affected Property Address: 1224 79th St. S.	Owner Name (print): Jeffrey & Mary Smith
Owner Signature:	<i>[Signature]</i>
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:	