



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

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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 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 21-54000036 PLAT SHEET: G-26

REQUEST: Approval of a variance to lot width from 45-feet to 41.3-feet, to create a single-family building lot in the NT-1 Zoning District.

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

ADDRESS: 1421 49<sup>th</sup> Avenue North

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

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional – 1 (NT-1)

**REQUEST:** The applicant requests approval of a variance to lot width from 45-feet to 41.3-feet, to create a single-family building lot in the NT-1 Zoning District.

Structure	Required	Requested	Variance	Magnitude
Lot Area (Lot 18)	45 feet lot width	41.3 feet	3.7 feet	8%

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

The applicant proposes to create one 45- by 127-foot lot (5,715 square feet) (Lot 19) and one 41.3- by 127-foot building lot (approximately 5,245 square feet) (Lot 18). A variance is required for lot width on Lot 18 because a minimum 45 feet is required. The applicant plans to retain the existing house on Lot 19. The existing house will be set back 5 feet from the new east side property line and the roof will be set back 3 feet from that property line. Required off-street parking (two (2) spaces) for the existing house will be provided on adjacent Lot 18, because there is no space available behind the existing house. A private easement for the off-site parking will be required to execute this plan (see Attachment C – Application including Lot Sketches and Site Plan).

This property was the subject of a lot width variance application which was heard by the DRC in March 2021 (Case 20-11000022). That application proposed a straight lot line dividing the lot, and a 5-foot encroachment of the existing house over the lot line. That application was denied, however at the hearing several DRC commissioners suggested that they may be willing to support an application with a non-straight, multi-segmented line dividing the two properties, in a configuration to accommodate the required 5-foot setback of the existing house, which the applicant testified he wanted to remain. Staff indicated at the meeting that a non-straight lot line would not be supported and would require a replat rather than a lot line adjustment. The multi-segmented shape of the lot line does not require a variance *per se*, however the Subdivision regulations at 16.40.140.4.6.1 Lots do require that “Insofar as practical, side lot lines shall be at right angles to straight street lines.” The measurement for lot width is taken at the mid-point of the lot, which in this case is unaffected by multi-segmented nature of the western lot line and measures to 41.3 feet.

**VARIANCE REVIEW CRITERIA:**

Physical Hardship Related to the Subject Property:

With the current 86.3-foot width of the parcel, it is not possible to split it into two conforming lots. If the western 7.2 feet were not sold to the adjacent property owner, then two conforming lots could be created, which is a self-created hardship created by a previous owner. There is no other shape or physical hardship related to the property other than the presence of the existing house.

The multi-segment interior lot line, which is not supported by staff, is a self-created situation due to the applicant’s desire to retain the existing house and proceed with the lot line adjustment.

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Consistency Review of Standards at Section 16.70.040.1.6 Variances, Generally:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
  - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*
    - The applicant is proposing to retain the existing house. This factor does not apply to the proposed width of the lot, however is related to the proposed shape of the lot line.
  - b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*
    - Existing platted Lot 18 is currently non-conforming at 43.5 feet wide, and the applicant proposes a 2.2-foot decrease in that lot to 41.3 feet wide, which would create a greater non-conformity.
  - c. *Preservation district. If the site contains a designated preservation district.*
    - The property is not located in a preservation district.
  - d. *Historic Resources. If the site contains historical significance.*
    - The property is not historically significant.
  - e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*
    - The site does contain large trees, however this is not a factor in this application.
  - f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*
    - The proposed shape of the lot does not promote the established development pattern of the block. There are no lots in the neighborhood with multi-segmented side lot lines (see Attachments A and B). Staff previously supported the lot width variance when the application involved one straight line dividing the properties and removal of the existing house, because there are seven (7) lots in block positions similar to that of the subject property which were platted at 43.5-foot-wide, and seven (7) lots at the opposite ends of the blocks platted at 40 feet wide.<sup>1</sup> A regularly-shaped lot would fit in with that development pattern particularly given 1) the presence of a developed 43.5-foot wide lot behind the subject property, 2) the location of the lot on two alleys and 3) the proposed lot size (5,245 square feet proposed where 4,800 square feet is required), which were considered as mitigating factors to the lot width deficiency. However, the new proposed lot shape, retention of the house, and the permanent provision of parking for both lots on the new lot would not serve to mitigate the deficiency in lot width.

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<sup>1</sup> Only four (4) of these 14 platted lots were developed with one house per originally platted lot: 1418 and 1522 50th Avenue North, 1523 49<sup>th</sup> Avenue North and 1523 48<sup>th</sup> Avenue North (see Attachment B – Plat).

2. *The special conditions existing are not the result of the actions of the applicant;*
  - There are no special conditions related to the proposed lot width variance. The current 86.3-foot width of the parcel was created by a previous owner.
3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*
  - Literal enforcement of this Chapter would not result in unnecessary hardship. A single-family dwelling and accessory dwelling are allowed on the parcel.
4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*
  - Strict application of the applicable would still provide the applicant with means for reasonable use of the property. It is currently zoned and developed for single-family residential use.
5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*
  - This criterion does not apply because Criteria 4 does not apply.
6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*
  - The granting of the 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 properties would not be effectively separated. The two properties would appear more as one residential compound than two separate lots due to the location of the existing house and the shared parking area on Lot 18.
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 could be detrimental 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 the variance.
9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*
  - This criterion is not applicable. No nearby nonconforming use situations are being considered.

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

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

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

1. The lots shall be replatted and the private parking easement dedicated before any zoning or building permit other than a demolition permit is issued.
2. The plans submitted for permitting should substantially resemble those submitted with the approved variance application. Proper permits shall be obtained including a Tree Removal Permit, if required. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
3. Any public liens and assessments shall be satisfied.
4. This variance approval shall be valid through June 2, 2024 unless either a final plat has been recorded or an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
5. Inspections shall be required; failure to obtain inspections will invalidate the variance and the permits.

Report Prepared By:

/s/Cheryl Bergailo

5/18/21

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

Date

Report Approved By:

/s/Jennifer Bryla

5/23/21

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

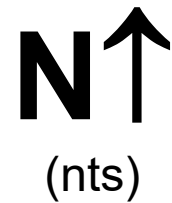
Date

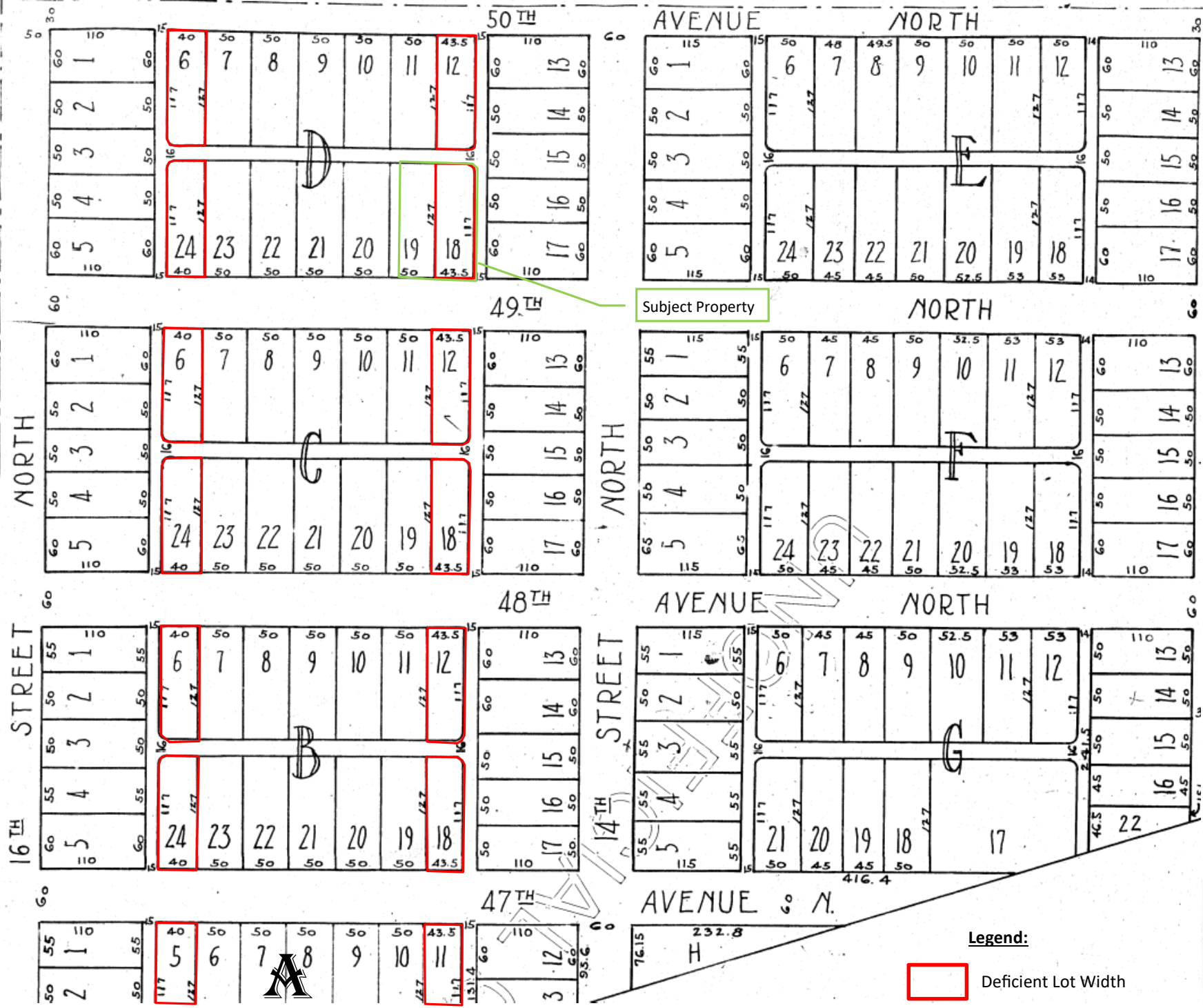
ATTACHMENTS: A) Location Map, B) Plat, C) Application, D) Photos.

rch results for 1421 4...



ATTACHMENT – A  
Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services Department  
Case No.: 21-54000036  
Address: 1421 49<sup>th</sup> Avenue North






Attachment B — Plat

Case No.: 21-5400036 Address: 1421 49th Ave. N.  
 Planning and Development Services Department—City of St. Petersburg, Florida

Legend:

 Deficient Lot Width



# ATTACHMENT - C

# VARIANCE



Application No. 21-54000036

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Jeffrey T. Marteski	
Street Address: 1421 49th Avenue North	
City, State, Zip: St. Petersburg, FL, 33703	
Telephone No: 561-906-4056	Email Address: jmarteski@gmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b> N/A	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 1421 49th Avenue North, St. Petersburg, FL 33703	
Parcel ID#(s): 01-31-16-33858-004-0180	
<b>DESCRIPTION OF REQUEST:</b> To accommodate existing home and build new, increase original plat width of Lot 19 from 42'-0" to 45'-0" and reduce original plat width of Lot 18 from 44'-3" to 41'-3"	
<b>PRE-APPLICATION DATE:</b> 04-02-2021	<b>PLANNER:</b> Jennifer Bryla, Cheryl Bergailo

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 <sup>st</sup> 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: 04-04-2021

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

Typed Name of Signatory: Jeffrey T. Marteski





# 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	
<b>Street Address:</b> 1421 49th Avenue North	<b>Case No.:</b>
<b>Detailed Description of Project and Request:</b>	
To accommodate existing home and build new, increase original plat width of Lot 19 from 42'-0" to 45'-0" and reduce original plat width of Lot 18 from 44'-3" to 41'-3"	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
1421 49th Avenue North is on a corner alley lot. The front yard is on 49th Avenue North and there is an alley on the side of the property and the rear of the property. As detailed below, all other corner alley lots on the block are less than 45'-0" wide. The original plat of the lot in question is also already less than 45'-0".	
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, the immediate neighborhood (Grovemont Sub, Block D) has (4) corner alley lots, (3) having lot widths less than 45'-0" in width. The subject property is the 4th.	
1523 49th Ave N - 5 houses down has a 40' Lot width	
1522 50th Ave N - Immediately north of the previous house has a 40' Lot width	
1418 50th Ave N - Neighbor immediately to the north has a 43'-6" Lot width	
3. How is the requested variance not the result of actions of the applicant?	
The existing plat has (2) lots that are both under 45'-0" wide. This variance will bring Lot 19 into 45'-0" lot conformity and make an already less than 45'-0" wide lot 18 slightly less wide that is consistent with all other corner alley lots on the block. The creation of existing corner alley lot plats less than 45'-0" is not the result of actions of the applicant.	

# 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><b>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?</b></p> <p>In an effort to create a fully conforming Lot 19, the lot line being proposed has this Lot width at 45'-0". The resulting Lot 18 width is 41'-3" which is consistent with other corner alley lots in the neighborhood. The property line at the rear is jagged to accommodate the minimum side yard setback of 5'-0" for the existing home. This makes the most reasonable use of the property by allowing the recently renovated, existing home (which provides some historical character) to remain. It also provides ample separation of the homes and allows them to visually share the large front yard.</p> <p>See below answer to #6 for how granting the requested variance will enhance the character of the neighborhood.</p>
<p><b>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</b></p> <p>In the previous submission, a straight lot line was proposed that required a variance to the side yard setback for the existing home. Staff recommended APPROVAL of the variance to minimum lot width and DENIAL of the requested variance to side yard setback.</p> <p>The current application removes the need for a variance to the side yard setback and minimizes the variance as it pertains to minimum lot width.</p> <p>Being that the existing plat has Lot 18 at 44'-3" wide and Lot 19 at 42'-0" wide, there is no solution that does not require a lot width variance. The current solution actually creates a fully conforming lot 19 at 45'-0" and creates a slightly smaller Lot 18 that is in conformance in every way other than lot width, which was previously recommended to be approved.</p>
<p><b>6. In what ways will granting the requested variance enhance the character of the neighborhood?</b></p> <p>I bought and fell in love this property in 2003. I have been renovating the existing home since then and it has recently been completed. Living there for over 15 years has allowed me plenty of time to analyze how to optimize the property. As an architect, over the last year I have been designing a second home to be built on the property. The design is highly sensitive to the size and scale of the lot, existing character of the neighborhood and is designed around existing trees to create the best atmosphere possible. I am hoping the new home in tandem and in harmony with the existing home and site conditions can be an example of how to creatively integrate the old with the new while respecting and being inspired by the historical context of St. Petersburg and the site itself.</p>

1421 49<sup>th</sup> Avenue North, St. Petersburg, FL 33703

Lot Line Adjustment w/Variance Narrative

To whom it may concern,

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

It is my request to divide the lot approximately along the original plat line to be able to build another home on Lot 18. After initial review by the board, I was encouraged to re-submit with a property line that is slightly jagged at the rear so the existing house will have the required setbacks from the new property line. I have updated the location of the proposed property line to conform with the comments that were made. I am requesting a variance for the width of Lot 18. The original plat line has Lot 18 width at 44'-3" and Lot 19 width at 42'-0" (which are both slightly under the 45'-0" required under the current LDR). Given the location of the existing home on the property, I am requesting adjusting this Lot Line so that Lot 18 is 41'-3" and Lot 19 will be a fully conforming lot at 45'-0". All other corner alley lots on this block are under 45'-0" wide (2 are 40'-0" and another is 43'-6").

A private parking easement will be provided at the rear of Lot 18 to be able to access the existing home on Lot 19.

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

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

- Sheet AO-00: Site context plan showing 3 of 4 corner lot properties less than 45'-0" wide.
- Sheet AO-01: Existing site conditions showing items on Lot 18 to be removed.
- Sheet AO-02: Showing proposed property line dividing Lots 18 and 19.
- Sheet AO-03: Showing proposed property line and setbacks with conforming new home design.

Thank you,

Jeff Marteski, Architect

561-906-4056 - jmarteski@gmail.com



# 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	
<b>Street Address:</b>	<b>Case No.:</b>
<b>Description of Request:</b>	
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 Tom Lally at [variance@stpetecona.org](mailto:variance@stpetecona.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at **3301 24<sup>th</sup> Ave. S., St. Pete 33712**) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: \_\_\_\_\_

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

40'-0" CORNER ALLEY LOT

43'-6" CORNER ALLEY LOT



40'-0" CORNER ALLEY LOT

LOT LINE ADJUSTMENT FOR 41'-4" CORNER ALLEY LOT AND 45'-0" INTERIOR LOT



NEW RESIDENCE AT:  
**1421 49TH AVENUE NORTH**  
ST. PETERSBURG, FL 33705

JEFFREY T. MARTESKI  
AR 95461 - ID 5857

PROJECT #: 20-002  
DRAWN: JTM | CHECKED: JTM  
PROGRESS SET  
04-04-2021  
REVISIONS

NO.	DATE	DESCRIPTION

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ZONING DEVELOPMENT REGULATIONS (CITY OF ST. PETERSBURG)		
ZONING	NT-1 (Single Family Residential)	
CORNER LOT	REQUIRED	EXISTING
LOT SIZE	4,500 S.F. (MIN)	11,049 S.F.
LOT WIDTH	45'-0" (MIN)	86'-3" (86.50')
IMPERVIOUS COVERAGE	66% - 71% (MAX)	21.4% = 2,369 S.F. (Existing)
FLOOR AREA RATIO	50% = 5,525 S.F. (MAX) ****	14.7% = 1,625 S.F. (Existing)
FRONT SETBACK (BUILDING)	25'-0" (MIN) **	97'-10" (Existing)
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN) **	97'-10" (Existing)
FRONT SETBACK (STOOP)	15'-0" (MIN) **	97'-10" (Existing)
REAR SETBACK (WITH ALLEY)	6'-0" (MIN) **	2'-1" (Existing)
SIDE SETBACK (LOTS 60 FT. +)	6'-0" (MIN) **	40'-3/4" - 6" (Existing)
STRUCTURE HEIGHT* (to eave)	24'-0"/36'-0" (MAX) *	+/- 17'-0" (Existing)
FINISHED GRADE	xx.xx' N.A.V.D.	



NEW RESIDENCE AT:  
**1421 49TH AVENUE NORTH**  
ST. PETERSBURG, FL 33705

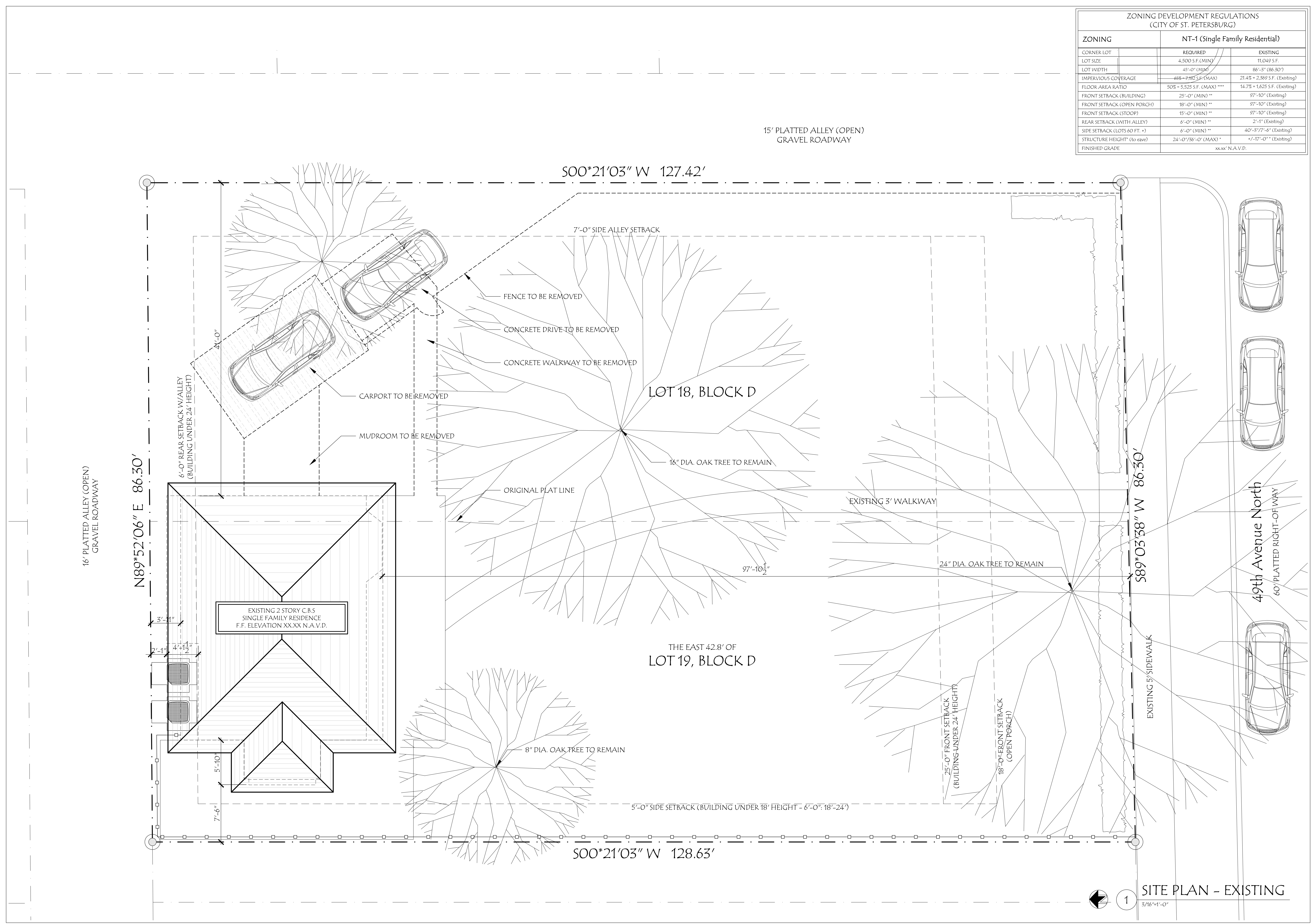
JEFFREY T. MARTESKI  
AR 95461 - ID 5857

PROJECT #: 20-002  
DRAWN: JTM | CHECKED: JTM  
PROGRESS SET  
04-04-2021  
REVISIONS

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**A0-01**  
SITE PLAN

PROGRESS SET - NOT FOR CONSTRUCTION



1 SITE PLAN - EXISTING  
3/16"=1'-0"

ZONING DEVELOPMENT REGULATIONS (CITY OF ST. PETERSBURG)		
ZONING - LOT 18	NT-1 (Single Family Residential)	
CORNER LOT	REQUIRED	PROPOSED
LOT SIZE	4,500 S.F. (MIN)	5,078 S.F.
LOT WIDTH	45'-0" (MIN)	41'-4" (41.50')
IMPERVIOUS COVERAGE	65% = 3,301 S.F. (MAX)	T.B.D.
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX) ****	T.B.D.
FRONT SETBACK (BUILDING)	25'-0" (MIN) **	T.B.D.
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN) **	T.B.D.
FRONT SETBACK (STOOP)	15'-0" (MIN) **	T.B.D.
REAR SETBACK (WITH ALLEY)	6'-0" (MIN) **	T.B.D.
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN) ***	T.B.D.
STRUCTURE HEIGHT* (to eave)	24'-0"/36'-0" (MAX) *	T.B.D.
FINISHED GRADE	xxx' N.A.V.D.	

ZONING DEVELOPMENT REGULATIONS (CITY OF ST. PETERSBURG)		
ZONING - LOT 19	NT-1 (Single Family Residential)	
CORNER LOT	REQUIRED	PROPOSED
LOT SIZE	4,500 S.F. (MIN)	5,969 S.F.
LOT WIDTH	45'-0" (MIN)	45'-0" (45.00')
IMPERVIOUS COVERAGE	66% = 3,880 S.F. (MAX)	24.3% = 1,452 S.F. (Existing)
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX) ****	27.2% = 1,625 S.F. (Existing)
FRONT SETBACK (BUILDING)	25'-0" (MIN) **	97'-10" (Existing)
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN) **	97'-10" (Existing)
FRONT SETBACK (STOOP)	15'-0" (MIN) **	97'-10" (Existing)
REAR SETBACK (WITH ALLEY)	6'-0" (MIN) **	2'-1" (Existing)
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN) ***	7'-6"/9'-0" (Existing)
STRUCTURE HEIGHT* (to eave)	24'-0"/36'-0" (MAX) *	7'-17'-0" (Existing)
FINISHED GRADE	xxx' N.A.V.D.	



NEW RESIDENCE AT:  
1421 49TH AVENUE NORTH  
ST. PETERSBURG, FL 33705

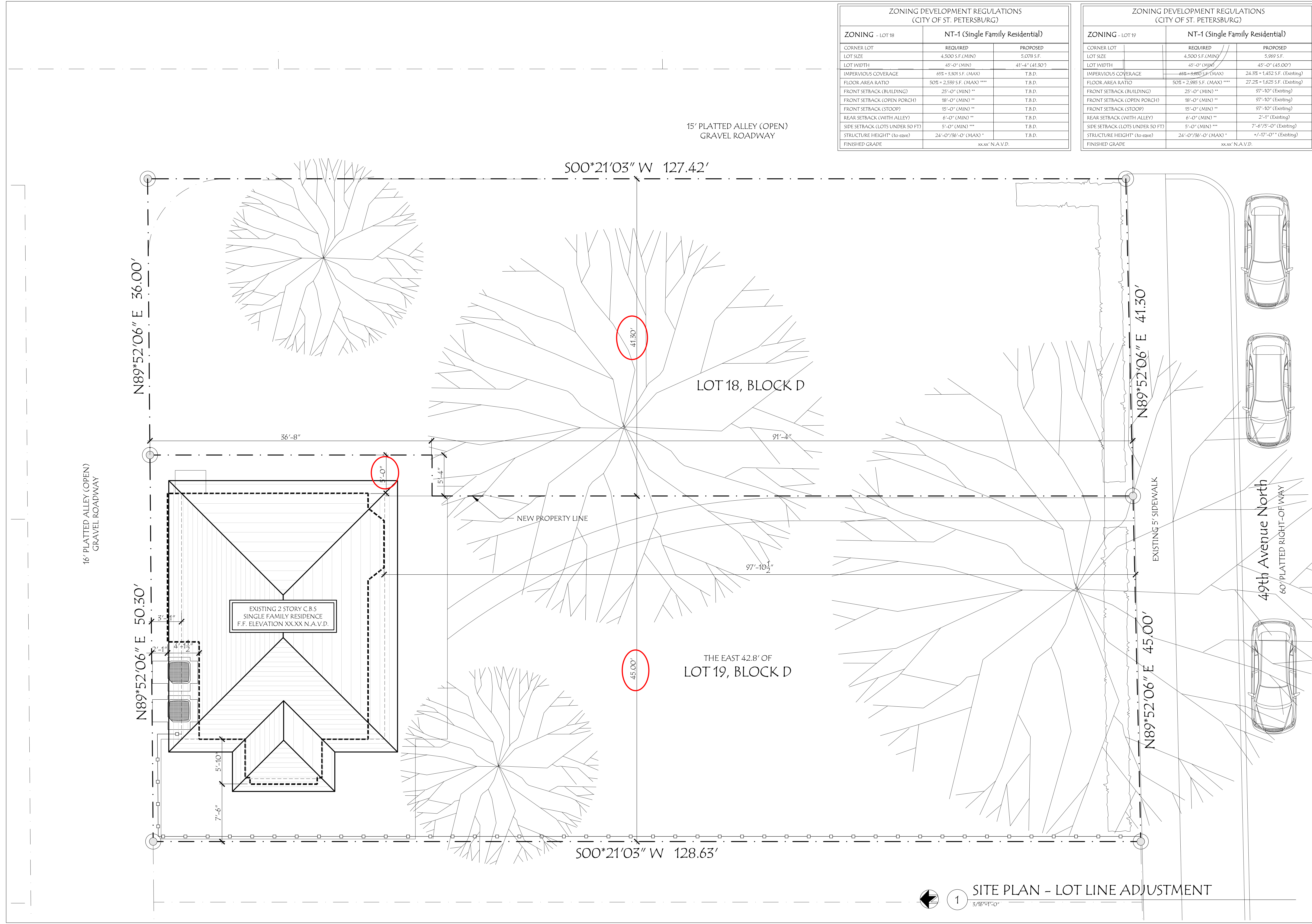
JEFFREY T. MARTESKI  
AR 95461 - ID 5857

PROJECT #: 20-002  
DRAWN: JTM | CHECKED: JTM  
PROGRESS SET  
04-04-2021  
REVISIONS

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A0-02  
SITE PLAN

PROGRESS SET - NOT FOR CONSTRUCTION



1 SITE PLAN - LOT LINE ADJUSTMENT  
3/16"=1'-0"



ZONING DEVELOPMENT REGULATIONS (CITY OF ST. PETERSBURG)		
ZONING - LOT 18	REQUIRED	PROPOSED
CORNER LOT		
LOT SIZE	4,500 S.F. (MIN)	5,078 S.F.
LOT WIDTH	45'-0" (MIN)	41'-4" (41.50')
IMPERVIOUS COVERAGE	65% = 3,301 S.F. (MAX)	T.B.D.
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX) ****	T.B.D.
FRONT SETBACK (BUILDING)	25'-0" (MIN) **	T.B.D.
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN) **	T.B.D.
FRONT SETBACK (STOOP)	15'-0" (MIN) **	T.B.D.
REAR SETBACK (WITH ALLEY)	6'-0" (MIN) **	T.B.D.
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN) ***	T.B.D.
STRUCTURE HEIGHT* (to eave)	24'-0"/36'-0" (MAX) *	T.B.D.
FINISHED GRADE		xx.xx' N.A.V.D.

ZONING DEVELOPMENT REGULATIONS (CITY OF ST. PETERSBURG)		
ZONING - LOT 19	REQUIRED	PROPOSED
CORNER LOT		
LOT SIZE	4,500 S.F. (MIN)	5,969 S.F.
LOT WIDTH	45'-0" (MIN)	45'-0" (45.00')
IMPERVIOUS COVERAGE	65% = 3,301 S.F. (MAX)	24.35% = 1,452 S.F. (Existing)
FLOOR AREA RATIO	50% = 2,250 S.F. (MAX) ****	27.25% = 1,625 S.F. (Existing)
FRONT SETBACK (BUILDING)	25'-0" (MIN) **	97'-10" (Existing)
FRONT SETBACK (OPEN PORCH)	18'-0" (MIN) **	97'-10" (Existing)
FRONT SETBACK (STOOP)	15'-0" (MIN) **	97'-10" (Existing)
REAR SETBACK (WITH ALLEY)	6'-0" (MIN) **	2'-1" (Existing)
SIDE SETBACK (LOTS UNDER 50 FT)	5'-0" (MIN) ***	7'-6 1/2" - 0" (Existing)
STRUCTURE HEIGHT* (to eave)	24'-0"/36'-0" (MAX) *	7'-17'-0" (Existing)
FINISHED GRADE		xx.xx' N.A.V.D.



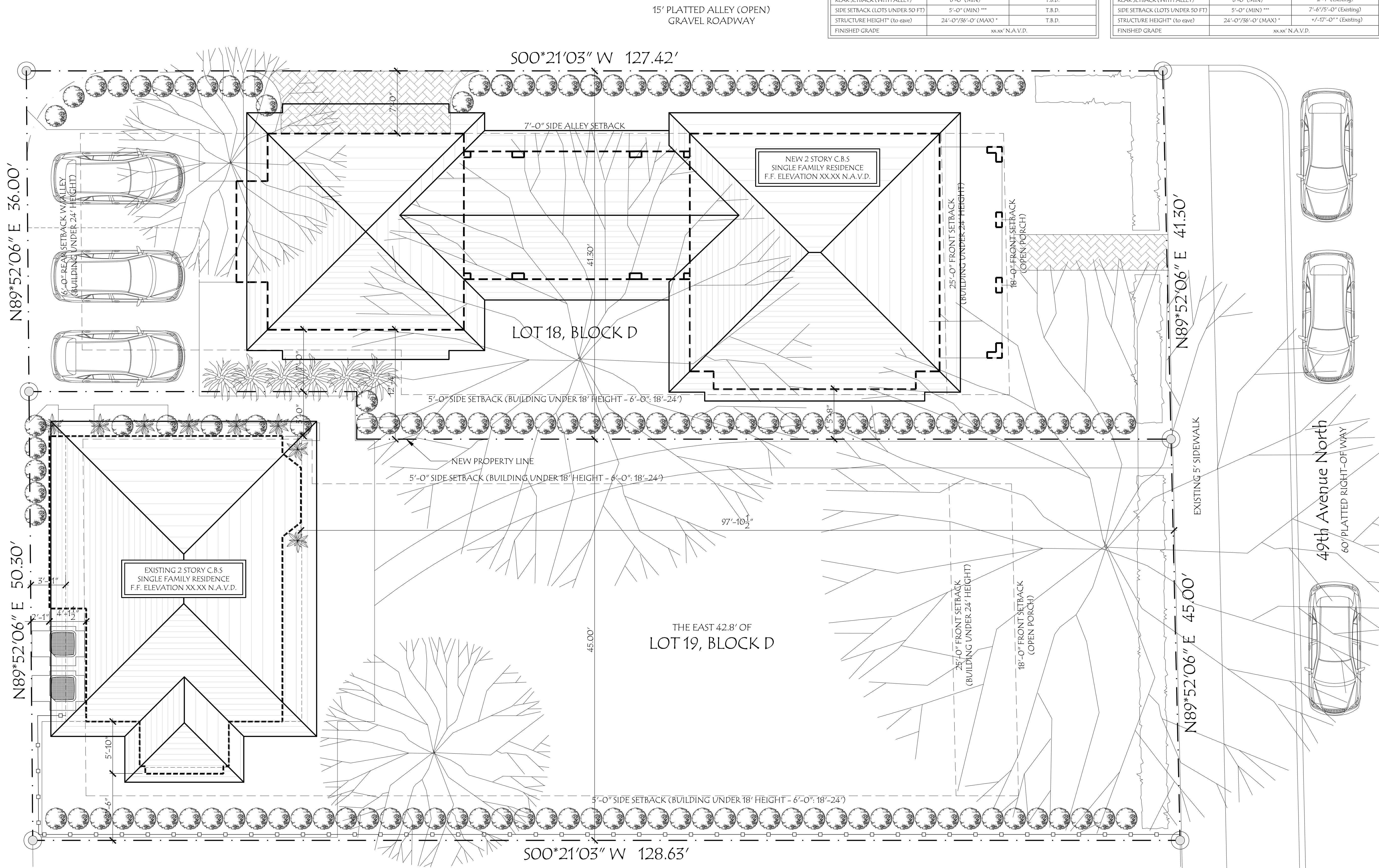
NEW RESIDENCE AT:  
**1421 49TH AVENUE NORTH**  
ST. PETERSBURG, FL 33703

JEFFREY T. MARTESKI  
AR 95461 - ID 5857

PROJECT #: 20-002  
DRAWN: JTM | CHECKED: JTM  
PROGRESS SET  
04-04-2021  
REVISIONS

**A0-03**  
SITE PLAN

PROGRESS SET - NOT FOR CONSTRUCTION



15' PLATTED ALLEY (OPEN)  
GRAVEL ROADWAY

300' x 21' 03" W 127.42'

LOT 18, BLOCK D

THE EAST 42.8' OF  
LOT 19, BLOCK D

300' x 21' 03" W 128.63'

**1 SITE PLAN - NEW HOME - LOT 18**  
3/16"=1'-0"

16' PLATTED ALLEY (OPEN)  
GRAVEL ROADWAY

N89°52'06" E 36.00'

N89°52'06" E 50.30'

N89°52'06" E 41.30'

N89°52'06" E 45.00'

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

EXISTING 5' SIDEWALK



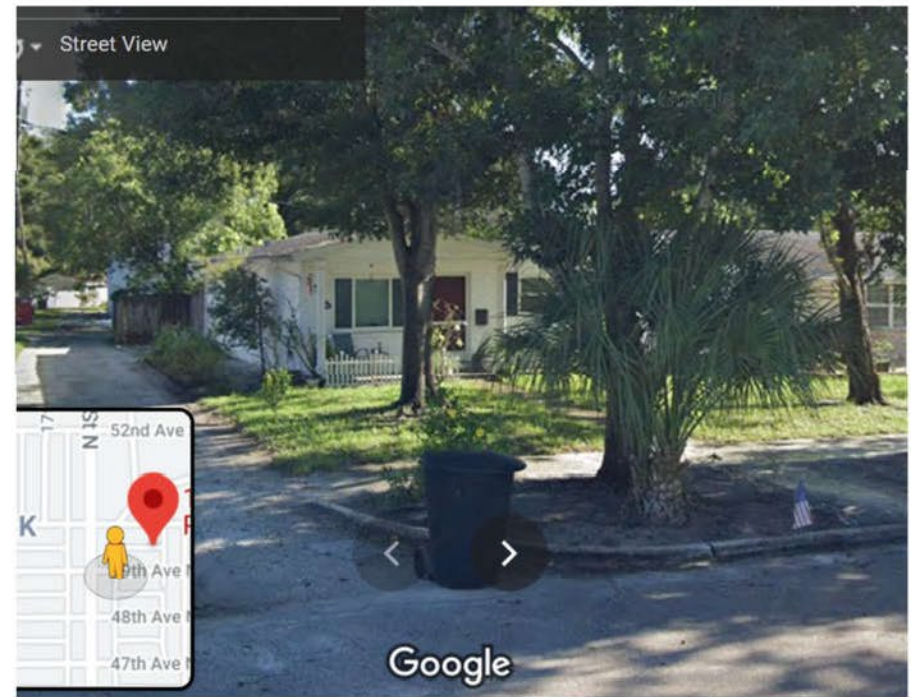
Photo of existing house (provided by applicant).



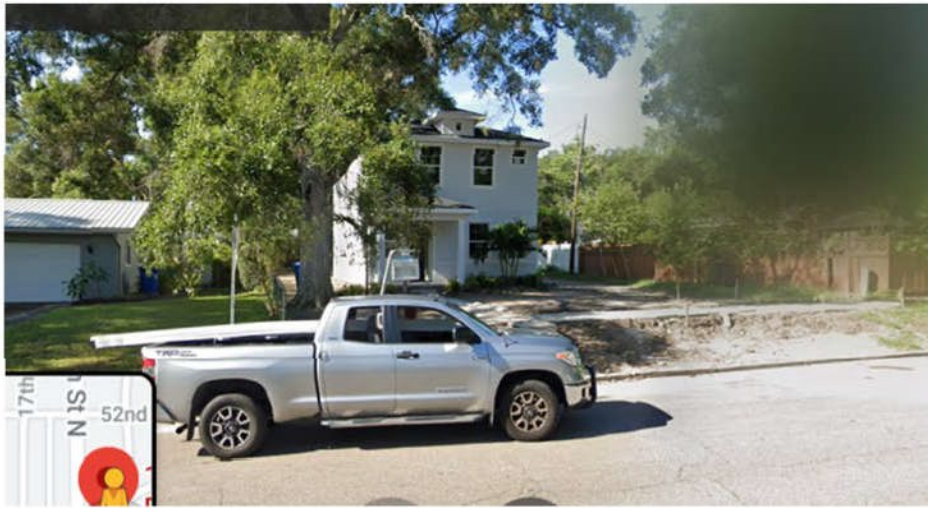
Photo of existing house from 49th Ave. N. (provided by applicant).



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



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



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



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