



**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, August 4, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> 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](http://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 79<sup>th</sup> Street South  
Saint Petersburg, Florida 33707

AGENT: Jessica M. Icerman, Esq.  
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100  
Tampa, Florida 33602

ADDRESS: 1230 79<sup>th</sup> 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 in Yacht Club Estates 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, however shall meet the required building setbacks.

This request was originally heard at the June 2<sup>nd</sup> DRC Meeting. At this meeting, the Commission requested additional data and analysis on the existing front setbacks and development pattern of properties along the subject property street. Existing front setback data was collected to identify the development pattern of the eastern side of the street as well as four homes on the opposite side of the street. The average house setback from the back of curb was 52.35-feet. These measurements were taken from the back of the street curb. Based on the property survey depicting the front property line to be 17.9-feet from the back of curb and extrapolating across the dataset, the development pattern of the street averages a front house (living space) setback of 34.45-feet.

**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 August 4, 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:

/s/ Michael Larimore

7-23-21

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

Date

Report Approved By:

/s/ Jennifer Bryla

7-23-21

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

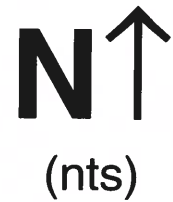
Date

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





Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 21-54000029  
Address: 1230 79<sup>th</sup> 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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> 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
<b>NAME of AGENT or REPRESENTATIVE:</b> 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
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 1230 79TH STREET SOUTH, ST. PETERSBURG, FL 33707	
Parcel ID#(s): 25-31-15-84150-006-0100	
<b>DESCRIPTION OF REQUEST:</b> PROPOSED ADDITION WOULD ADD BEDROOM TO FRONT OF EXISTING SFR AND REMODEL FRONT PORCH.	
<b>PRE-APPLICATION DATE:</b> 03/30/2021	<b>PLANNER:</b> MIKE LARIMORE

**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: 04/06/2021

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

Typed Name of Signatory: RYAN BRESLER







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

<b>APPLICANT REPORT</b>	
<b>Street Address:</b> 1230 79TH STREET SOUTH, ST. PETERSBURG, FL 33707	
<b>1. Details of techniques the applicant used to involve the public</b>	
<b>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</b>	
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>(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications</b>	
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.	
<b>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</b>	
SURROUNDING HOMEOWNERS RECEIVED NOTICES WHILE AT THEIR HOMES DURING THE WEEK OF 4/5/21	
<b>2. Summary of concerns, issues, and problems expressed during the process</b>	
NO SURROUNDING HOMEOWNERS EXPRESSED CONCERNS REGARDING THE PROPOSED PLANS OR REQUESTED VARIANCE.	
<b>NOTICE OF INTENT TO FILE</b>	
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 <a href="mailto:variance@stpetecona.org">variance@stpetecona.org</a> ), 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.	
<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@stpetecona.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, FI 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, FI 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

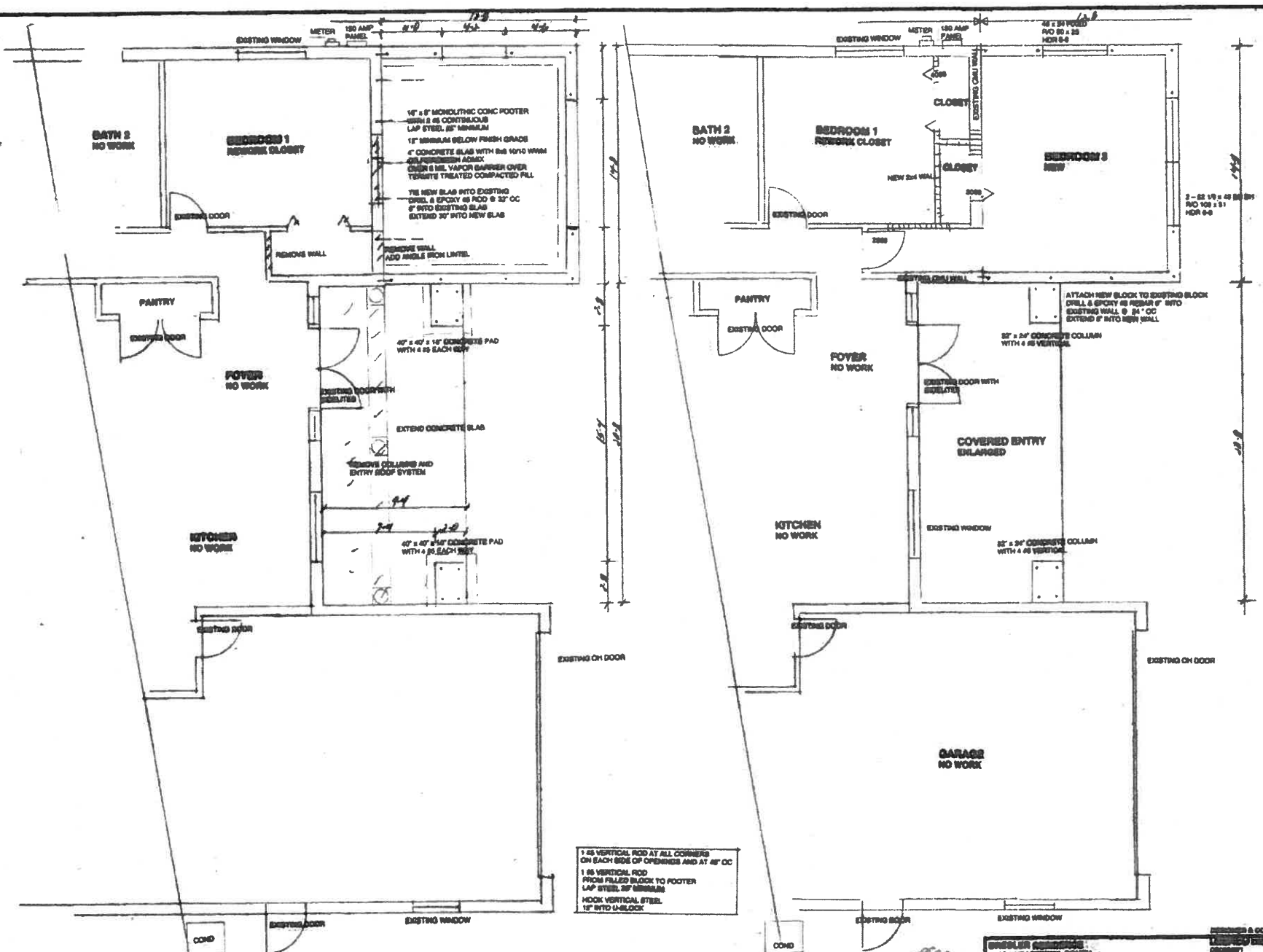
Dear Ms. Frazier-Leggett,

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





**FLOOR PLAN - EXISTING  
DEMOLITION PLAN  
FOUNDATION PLAN**

ALL PROB & TESTED CUT OUT SHALL BE POLISHED BACK OVER 6 MIL VAPOR BARRIER OVER TERNITE TREATED COMPACTED FILL

 **TO BE REMOVED**  
 **FILL IN BLOCK/FRAME**

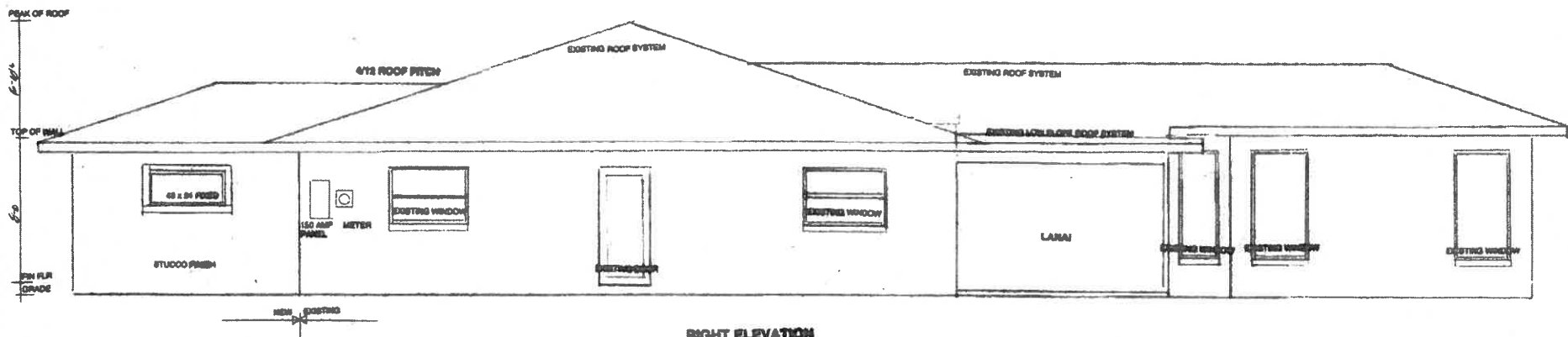
1 #6 VERTICAL ROD AT ALL CORNERS ON EACH SIDE OF OPENINGS AND AT 48" OC  
 1 #6 VERTICAL ROD FROM FILL BLOCK TO FOOTER LAP STEEL 3P MINIMUM  
 HOOK VERTICAL STEEL 12" INTO BLOCK

**FLOOR PLAN - PROPOSED**

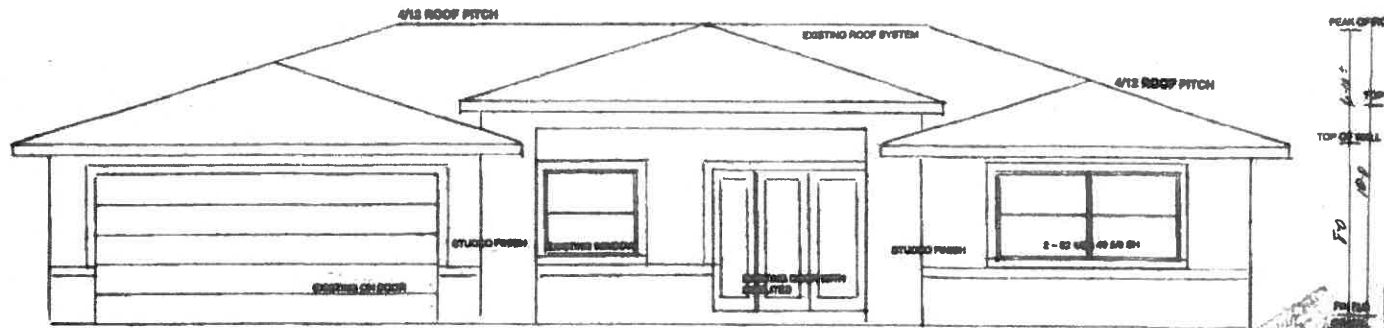
 NORTH

*Handwritten signature and date*

<b>OWNER'S ADDRESS:</b> 1950 WYTHSPRING SOUTH ST PETERSBURG, FL 33707		<b>OWNER'S PHONE:</b> 727-322-0000	
<b>DATE:</b> 11/20/17		<b>APPROVED BY:</b>	
<b>SCALE:</b> 1/8" = 1'-0"		<b>REVISIONS:</b>	
<b>PROJECT:</b> 17-0000000000		<b>DATE:</b>	
<b>PROJECT NO.:</b> 17-0000000000		<b>DATE:</b>	
<b>PROJECT NO.:</b> 17-0000000000		<b>DATE:</b>	
<b>FLOOR PLAN - DEMOLITION PLAN - FOUNDATION PLAN</b>		<b>SCALE:</b> A-1	



RIGHT ELEVATION



FRONT ELEVATION

STUCCO, ROOFING & WINDOWS TO MATCH EXISTING

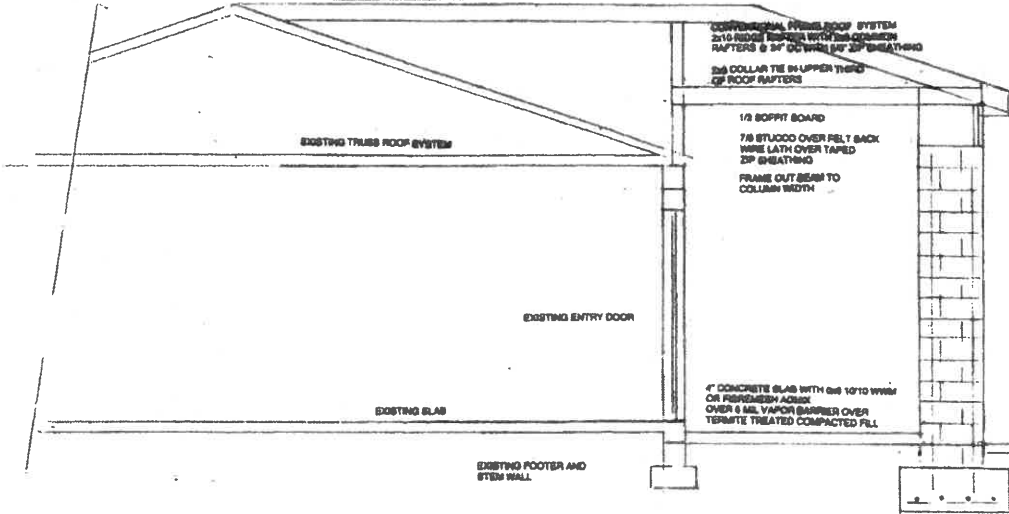
APPROVED BY  
*[Signature]*  
 ARCHITECT  
 LICENSE 62228

<b>SPRELLER ENGINEERING</b> 1330 70TH STREET SOUTH ST PETERSBURG, FL 34707		<b>DESIGNER &amp; CONTRACTOR</b> SPRELLER ENGINEERING 1126 PINE BLVD SUITE 100-102 SPRINGFIELD, FL 32089	
SCALE: 1/8" = 1'-0" DATE: 11/20/10	APPROVED BY <i>[Signature]</i>	DRAWN BY <i>[Signature]</i> REVISED	
ELEVATIONS		DRAWING NUMBER <b>A-2</b>	





**ROOF TIE IN**  
 2x6 RIDGE RAFTER WITH  
 2x6 @ 24" OC WITH 5/8" CDX SHEATHING  
 2x6 SLEEPER NAILED TO TRUSS  
 2-1x6 EACH TRUSS  
 STRAP TO TRUSS WITH  
 SIMPSON MT10 TYP  
 RAFTERS NAILED & STRAPPED  
 TO 2x6 SLEEPER  
 SIMPSON H2.5 TYP



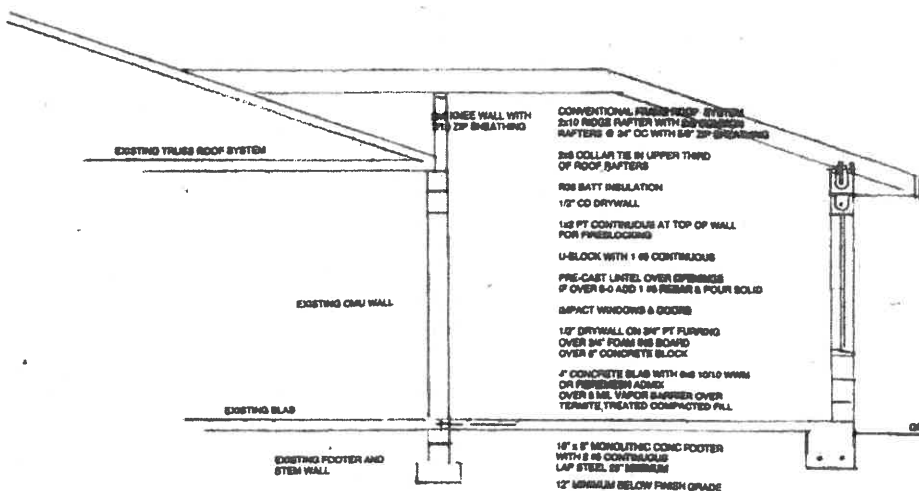
**4/12 ROOF PITCH**  
 30 YR FIRE-RETARDANT DIMENSIONAL SHINGLE  
 OVER PEEL AND STICK UNDERLAYMENT  
 STRAP EACH RAFTER  
 SIMPSON MT10 TYP  
 2x6 SUB-FACIA  
 VINYL GYPSUM WITH  
 ALUMINUM FASCIA  
 5/8" STUCCO EXTERIOR FINISH  
 OVER CONCRETE BLOCK  
 STRAP BEAM TO COLUMN  
 SIMPSON H2.5 TYP  
 32" x 8" CONCRETE COLUMN  
 WITH 4 #5 VERTICAL

**CONVENTIONAL FRAME ROOF SYSTEM**  
 2x10 RIDGE RAFTER WITH 2x6 SLEEPERS  
 RAFTERS @ 24" OC WITH 5/8" CDX SHEATHING  
 2x6 COLLAR TIE IN UPPER THIRD  
 OF ROOF RAFTERS

1/2 GYPSUM BOARD  
 7/8 STUCCO OVER FELT BACK  
 WIRE LATH OVER TAPERED  
 3/8 SHEATHING  
 FRAME OUT BEAM TO  
 COLUMN WIDTH

4" CONCRETE SLAB WITH 1010 WWR  
 OR FRP/FRSHP ADMS  
 OVER 6 MIL VAPOR BARRIER OVER  
 TERMITE TREATED COMPACTED FILL

CONCRETE SIDEWALK  
 4' x 4' x 12" CONCRETE PAD  
 WITH 4 #5 EACH WAY



**4/12 ROOF PITCH**  
 30 YR FIRE-RETARDANT DIMENSIONAL SHINGLE  
 OVER PEEL AND STICK UNDERLAYMENT  
 STRAP EACH RAFTER  
 SIMPSON MT10 TYP  
 2x6 SUB-FACIA  
 VINYL GYPSUM WITH  
 ALUMINUM FASCIA  
 5/8" STUCCO EXTERIOR FINISH  
 OVER CONCRETE BLOCK

**CONVENTIONAL FRAME ROOF SYSTEM**  
 2x10 RIDGE RAFTER WITH 2x6 SLEEPERS  
 RAFTERS @ 24" OC WITH 5/8" CDX SHEATHING  
 2x6 COLLAR TIE IN UPPER THIRD  
 OF ROOF RAFTERS

R28 BATT INSULATION  
 1/2" CD DRYWALL  
 1/2 FT CONTINUOUS AT TOP OF WALL  
 FOR FIREBLOCKING  
 1/4-BLOCK WITH 1" CONTINUOUS  
 PRE-CAST LINTEL OVER OPENINGS  
 1' OVER 6-0 AND 1" REBAR & POUR SOLID  
 IMPACT WINDOWS & DOORS  
 1/2" DRYWALL ON 3/4" FURRING  
 OVER 3/4" FOAM INS BOARD  
 OVER 1/2" CONCRETE BLOCK  
 4" CONCRETE SLAB WITH 1010 WWR  
 OR FRP/FRSHP ADMS  
 OVER 6 MIL VAPOR BARRIER OVER  
 TERMITE TREATED COMPACTED FILL

12" MINIMUM BELOW FINISH GRADE  
 THE NEW FOOTER TO EXISTING  
 DRILL & EPOXY 2 #5 REBAR  
 6" MIN INTO EXISTING FOOTER  
 EXTEND 20" INTO NEW FOOTER

STUCCO, ROOFING & WINDOWS  
 TO MATCH EXISTING  
 ALL PANS & TRENCHES CUT OUT  
 SHALL BE FLOURED BACK OVER 6 MIL  
 VAPOR BARRIER OVER  
 TERMITE TREATED COMPACTED FILL  
 ATTACH NEW FINISH TO EXISTING BLOCK  
 DRILL & EPOXY 2 #5 REBAR 6" INTO  
 EXISTING WALL @ 24" OC  
 EXTEND 6" INTO NEW WALL

1 #5 VERTICAL ROD AT ALL CORNERS  
 ON EACH SIDE OF OPENINGS AND AT 8' OC  
 1 #5 VERTICAL ROD  
 FROM FILLED BLOCK TO FOOTER  
 LAP STEEL 20" MINIMUM  
 HOOK VERTICAL STEEL  
 12" INTO UNBLOCK

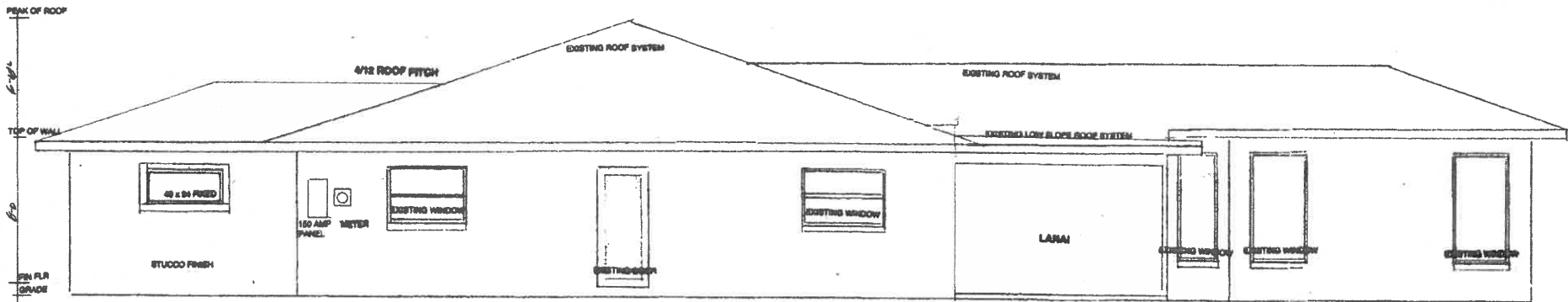


<b>OWNER &amp; CONTRACTOR</b>		<b>DESIGNER &amp; CONTRACTOR</b>	
1200 75TH STREET SOUTH FT. PIERCE, FL. 34907		1128 PARK BLVD SUITE 100-102 MIRAMONTE, FL. 34651	
SCALE: 3/8" = 1'-0"	APPROVED BY:	DATE: 11/28/10	DRAWN BY: A
ALAN J. SMITH LICENSE NO. 12000 757-94-0000 700 6000 AVENUE NORTH FT. GIBBS, FL. 34946		REVISED	
<b>WALL SECTIONS</b>			CHECKED BY: A-4

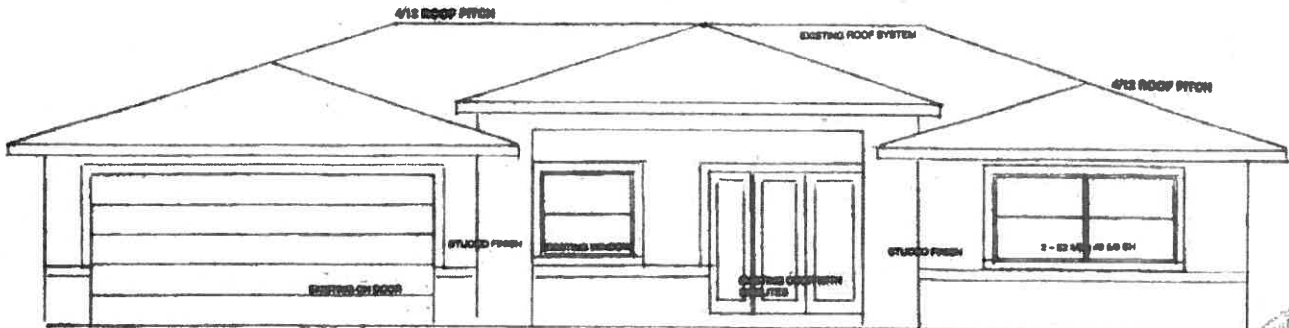






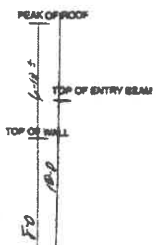


RIGHT ELEVATION



FRONT ELEVATION

STUCCO, ROOFING & WINDOWS TO MATCH EXISTING



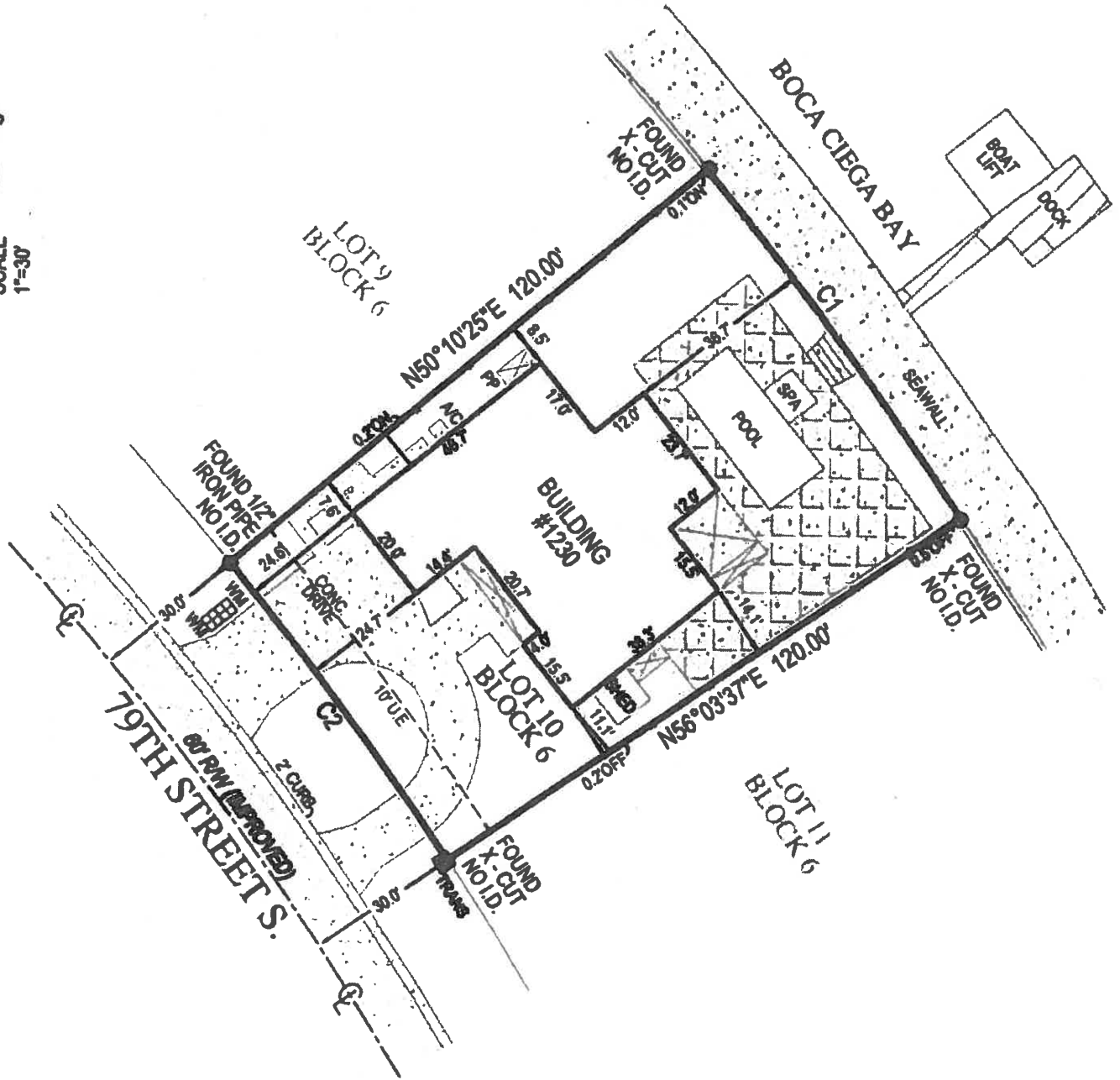
ALL DIMENSIONS UNLESS NOTED OTHERWISE TO MATCH EXISTING  
 DRAWN BY: *[Signature]*  
 CHECKED BY: *[Signature]*  
 LICENSE 60222

DESIGNER & CONTRACTOR <b>BRUNSON ENGINEERS</b> 1280 70TH STREET SOUTH ST. PETERSBURG, FL 33707		DESIGNER & CONTRACTOR <b>BRUNSON ENGINEERS</b> 11105 PALM BLVD SUITE 100-502 BUDAPEST, FL 33511	
SCALE: 1/4" = 1'-0" DATE: 11/28/10	APPROVED BY: _____ TITLE:	DRAWN BY: _____ TITLE:	CHECKED BY: _____ TITLE:
<b>ELEVATIONS</b>		SHEET NO. <b>A-2</b>	





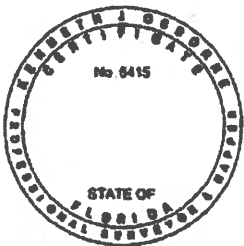
# BOUNDARY SURVEY



**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'	815.53'	5°59'12"
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  
 16:46:30 -04'00'



**TARGET SURVEYING, LLC**

LB #7893

**SERVING FLORIDA**

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407

PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

(SIGNED)

**KENNETH J OSBORNE**  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

**PAGE 2 OF 2 PAGES**  
 (NOT VALID WITHOUT PAGE 1)



# Front Setback Variance for Residential Addition

*neighborhood participation*

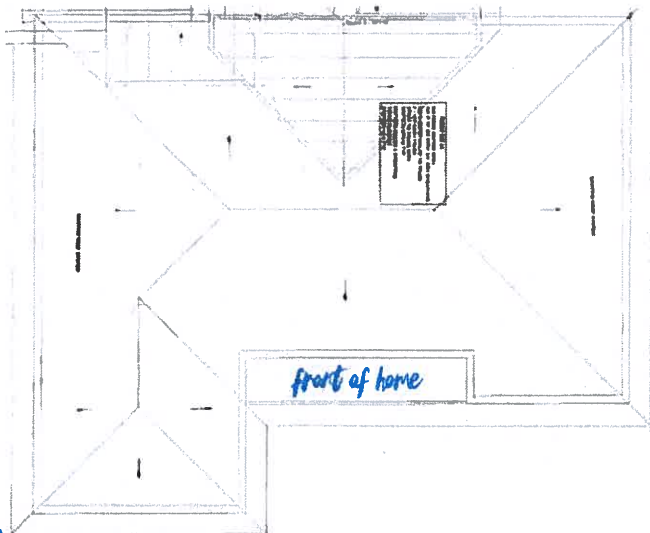
**Who:** RYAN AND KATIE BRESLER  
1230 79TH STREET SOUTH

**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?

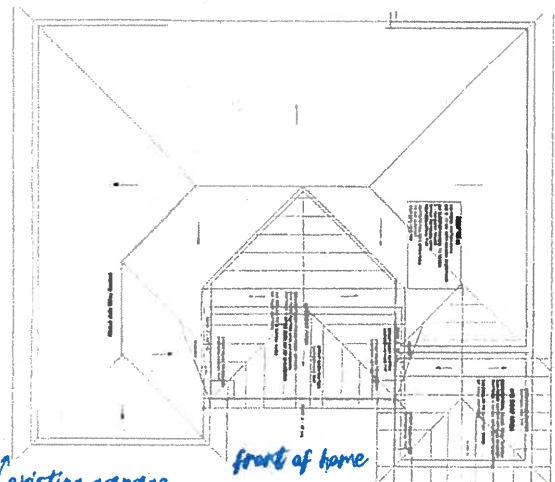
### 🏠 CURRENT:



*Existing garage*

● 25 FT SETBACK  
CURRENT CODE = 30FT SETBACK

### 🏠 PROPOSAL:



*Existing garage  
NO WORK*

*front of home*

*proposed addition*

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





# Other Homes In Neighborhood With Similar Designs, contd.

0110 Single Family Home

VALUE SUBJECT TO CHANGE

<table border="1"> <tr><td>PERMITS</td><td>100.00</td></tr> <tr><td>SEWER</td><td>100.00</td></tr> <tr><td>WATER</td><td>100.00</td></tr> <tr><td>FOUNDATION</td><td>100.00</td></tr> <tr><td>ROOF</td><td>100.00</td></tr> <tr><td>EXTERIOR FINISH</td><td>100.00</td></tr> <tr><td>INTERIOR FINISH</td><td>100.00</td></tr> <tr><td>MECHANICAL/ELECTRICAL</td><td>100.00</td></tr> <tr><td>LANDSCAPING</td><td>100.00</td></tr> <tr><td>POOLING</td><td>100.00</td></tr> <tr><td>OTHER</td><td>100.00</td></tr> <tr><td>TOTAL</td><td>1,000.00</td></tr> </table>	PERMITS	100.00	SEWER	100.00	WATER	100.00	FOUNDATION	100.00	ROOF	100.00	EXTERIOR FINISH	100.00	INTERIOR FINISH	100.00	MECHANICAL/ELECTRICAL	100.00	LANDSCAPING	100.00	POOLING	100.00	OTHER	100.00	TOTAL	1,000.00		<table border="1"> <tr><td>PRIOR JUST MARKET VALUE</td><td>687,543</td></tr> <tr><td>CURRENT JUST MARKET VALUE</td><td>949,113</td></tr> <tr><td>ADJUSTED VALUE</td><td>776,160</td></tr> <tr><td>ADJUSTED CAP RATE YEAR</td><td>2015</td></tr> <tr><td>TAXABLE VALUE</td><td>728,188</td></tr> <tr><td>NET</td><td>200</td></tr> <tr><td>% NET</td><td>100.00</td></tr> <tr><td>TOT. EXEMPTION VALUE</td><td>80,000</td></tr> </table>	PRIOR JUST MARKET VALUE	687,543	CURRENT JUST MARKET VALUE	949,113	ADJUSTED VALUE	776,160	ADJUSTED CAP RATE YEAR	2015	TAXABLE VALUE	728,188	NET	200	% NET	100.00	TOT. EXEMPTION VALUE	80,000
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0110 Single Family Home

VALUE SUBJECT TO CHANGE

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# 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> 1230 79TH STREET SOUTH	<b>Case No.:</b> 21-02001139
<b>Description of Request:</b>	
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 Hovest
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 & Macey 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:	



**Average Setbacks as measured from back of curb**

Site Address 1230 79th St S

Case # 21-54000029

Field verified (Date) 11-Jun-21

Fill in white cells only, grey cells autocalculate.

Address	Garage				House				Front Setback (-17.9ft)
	Feet	Inches	Total Inches	Total Feet	Feet	Inches	Total Inches	Total Feet	
1212 79th St S		492	492	41		492	492	41.00	23.10
1216 79th St S		578	578	48.167		630	630	52.50	34.60
1218 79th St S		523	523	43.583		640	640	53.33	35.43
1222 79th St S		519	519	43.25		642	642	53.50	35.60
1226 79th St S		533	533	44.417		628	628	52.33	34.43
1230 79th St S		518	518	43.167		599	599	49.92	32.02
1232 79th St S		538	538	44.833		680	680	56.67	38.77
1236 79th St S		527	527	43.917		671	671	55.92	38.02
1240 79th St S		547	547	45.583		571	571	47.58	29.68
1242 79th St S		542	542	45.167		572	572	47.67	29.77
1246 79th St S		539	539	44.917		539	539	44.92	27.02
1248 79th St S		659	659	54.917		778	778	64.83	46.93
1252 79th St S		592	592	49.333		494	494	41.17	23.27
1256 79th St S		633	633	52.75		738	738	61.50	43.60
1258 79th St S		533	533	44.417		770	770	64.17	46.27
1262 79th St S		543	543	45.25		723	723	60.25	42.35
1264 79th St S		526	526	43.833		536	536	44.67	26.77
1221 79th St S		527	527	43.917		584	584	48.67	30.77
1225 79th St S		542	542	45.167		565	565	47.08	29.18
1229 79th St S		540	540	45		717	717	59.75	41.85
1233 79th St S		545	545	45.417		622	622	51.83	33.93
TOTAL			3163.00	958.00			3631.00	620.17	
AVERAGE				45.619				52.35	34.44524
Proposed									
Difference				45.62				52.35	



JOB NO.: 211166  
 DRAWN BY: MRB  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 07/16/2021

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

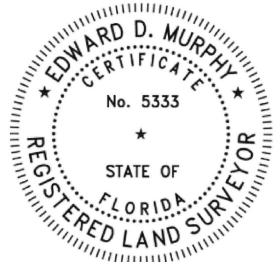
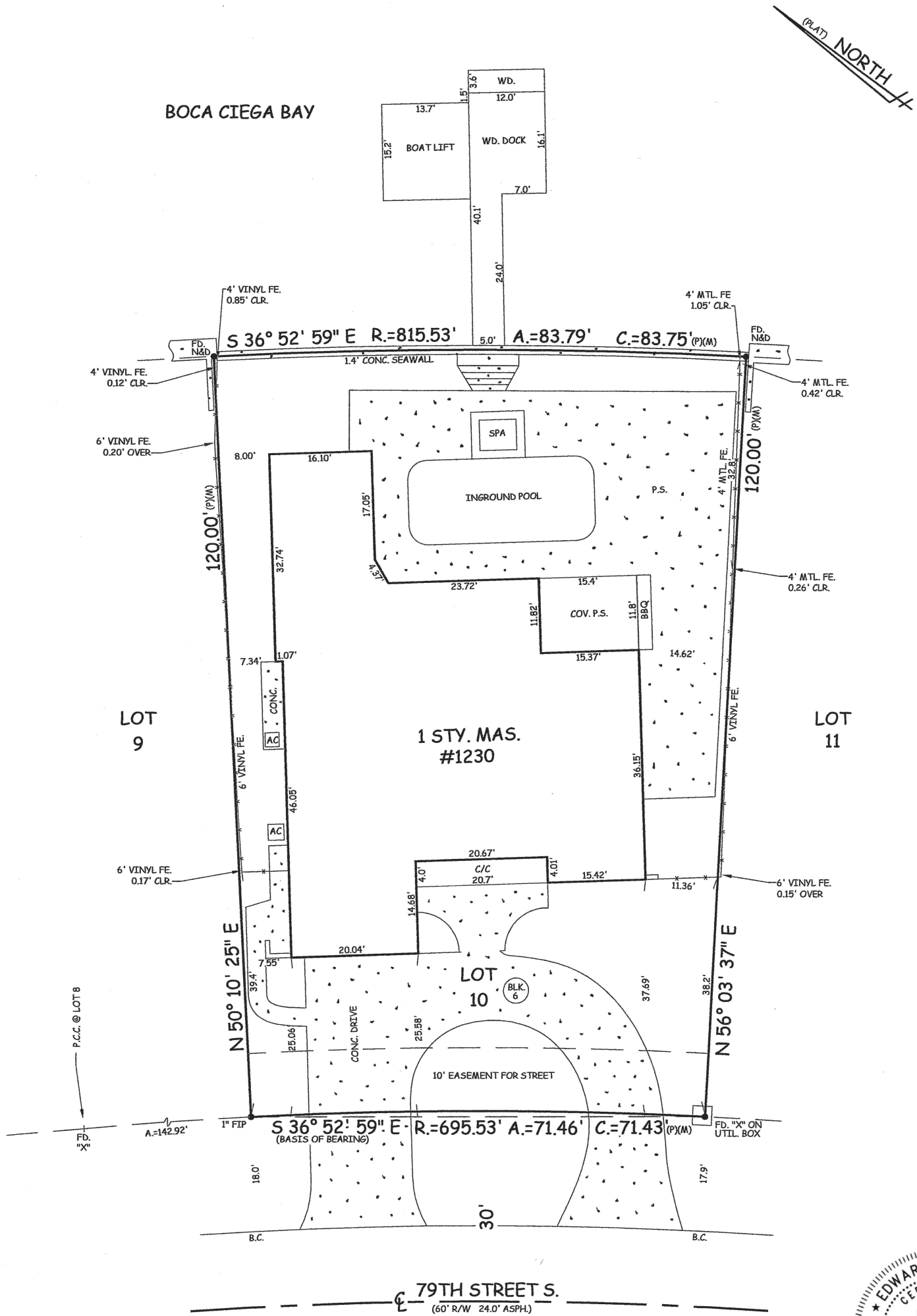
L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Ryan Bresler and Kathryn Bresler

SCALE: 1" = 20'

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

SEC. 25 TWP. 31 S. RGE. 15 E.



A BOUNDARY SURVEY OF: Lot 10, Block 6, YACHT CLUB FOURTH ADDITION TO SOUTH CAUSEWAY ISLE, as recorded in Plat Book 60, Pages 20-21 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: AE      Comm. Panel No. : 125148 0194 G      Map Date : 9/03/03      Base Flood Elev : 12.0'

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 5J-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.

- |  |  |   |   |   |  |   |
|--|--|---|---|---|--|---|
| <b>LEGEND:</b><br>F.I.P. - FOUND IRON PIPE<br>F.C.M. - FOUND CONCRETE MONUMENT<br>F.I.R. - FOUND IRON ROD<br>S.I.R. - SET IRON ROD 1/2" LB #7410<br>P.R.C. - POINT OF REVERSE CURVATURE<br>P.C.C. - POINT OF COMPOUND CURVATURE<br>FIN. FLR. - FINISHED FLOOR ELEVATION<br>P.R.M. - PERMANENT REFERENCE MONUMENT<br>N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | FD. - FOUND<br>N.A.D. - NAIL AND DISK<br>P.O.L. - POINT ON LINE<br>P.C. - POINT OF CURVATURE<br>P.T. - POINT OF TANGENCY<br>P.I. - POINT OF INTERSECTION<br>-X-X- - FENCE<br>FE. - FENCE<br>C.L.F. - CHAIN LINK FENCE<br>-// - ADJACENT FENCE<br>ADJ. - ADJACENT | R. - RADIUS<br>A. - ARC<br>C. - CHORD<br>Δ - DELTA<br>R/W - RIGHT OF WAY<br># - NUMBER<br>MAS. - MASONRY<br>FRM. - FRAME<br>G.I. - GRATE INLET<br>C.B. - CATCH BASIN<br>F.H. - FIRE HYDRANT | M/S - METAL SHED<br>ALUM. - ALUMINUM<br>W.H. - WATER HEATER<br>P.S. - PATIO STONE<br>C.P. - CARPORT<br>PL. - PLANTER<br>B.C. - BACK OF CURB<br>E.P. - EDGE OF PAVEMENT<br>E.R. - EDGE OF ROAD<br>E.O.W. - EDGE OF WATER<br>T.O.B. - TOP OF BANK | W/W - WING WALL<br>C. - CENTERLINE<br>R/W - RIGHT OF WAY<br>(P) - PLAT<br>(C) - CALCULATION<br>(D) - DEED<br>(M) - MEASURED<br>N. - NORTH<br>S. - SOUTH<br>E. - EAST<br>W. - WEST | ESMT. - EASEMENT<br>M.H. - MANHOLE<br>CONC. - CONCRETE<br>CLR. - CLEAR<br>COL. - COLUMN<br>WD. - WOOD<br>BLK. - BLOCK<br>S/W - SEAWALL<br>ASPH. - ASPHALT<br>UTIL. - UTILITY<br>DR. - DRAINAGE | O.H. - OVERHANG<br>GAR. - GARAGE<br>C/WD. - COVERED WOOD<br>C/P.S. - COVERED PATIO STONE<br>C/C - COVERED CONCRETE<br>A/C. - AIR CONDITIONER<br>S.P. - SCREENED PORCH<br>-P-P- OVERHEAD POWER LINES<br>-T-T- OVERHEAD TELEPHONE LINES<br>P.P. - POWER POLE<br>L.P. - LIGHT POLE |
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EDWARD D. MURPHY REG. P.L.S. #5333