



CITY OF ST. PETERSBURG, FLORIDA  
 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
 URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, March 8, 2022, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [https://www.stpete.org/connect\\_with\\_us/stpete\\_tv.php](https://www.stpete.org/connect_with_us/stpete_tv.php).

*According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.*

<b>Case No.:</b>	<b>22-90200014</b>
Address:	3157 7 <sup>th</sup> Ave N
Legal Description:	KENWOOD SUB ADD BLK 18, LOTS 12 & 13
Parcel ID No.:	14-31-16-46350-018-0120
Date of Construction:	1932
Local Landmark:	Kenwood Section – Northwest Kenwood Local Historic District
Owners:	LETZRING, DONNA J REVOCABLE TRUST JENNINGS, LAUREL L TRE C/O LAURIE JENNINGS POA
Agent:	Hybrid Property Solutions, LLC
Request:	Review of a Certificate of Appropriateness for the demolition of non-historic additions to the main residence and detached garage, and associated alterations, at 3157 7th Ave N, a contributing property to a local historic district.



**Figure 1: Subject property from 7<sup>th</sup> Ave N. Photograph from application**

## Historical Context and Significance

The house and detached garage at 3157 7<sup>th</sup> Ave N were constructed in 1932 for Elizabeth and Michael Fessler, transplants to St. Petersburg from New York who invested in several homes in Kenwood. The property's first long-term residents were retired Army Col. A.E. Saxton, a World War I veteran, and his wife. The residence is a fairly typical front-gabled Craftsman bungalow with an offset gabled porch, which has been enclosed. It appears that the residence has always occupied a double parcel, with

The subject property retains overall integrity, though it has been altered somewhat over the years, as have most historic buildings. For the sake of this application, the following changes are worth noting:

- 1938 – Bedroom and bathroom constructed at north elevation of primary residence
- 1969 – Aluminum siding installed
- Circa 1975- Bay window installed at street side (west) elevation, front (south) and interior side (east) porches enclosed, addition to east elevation
- Unknown dates – Carport added to east elevation of garage, various sitework including sheds and driveway pad at Lot 13

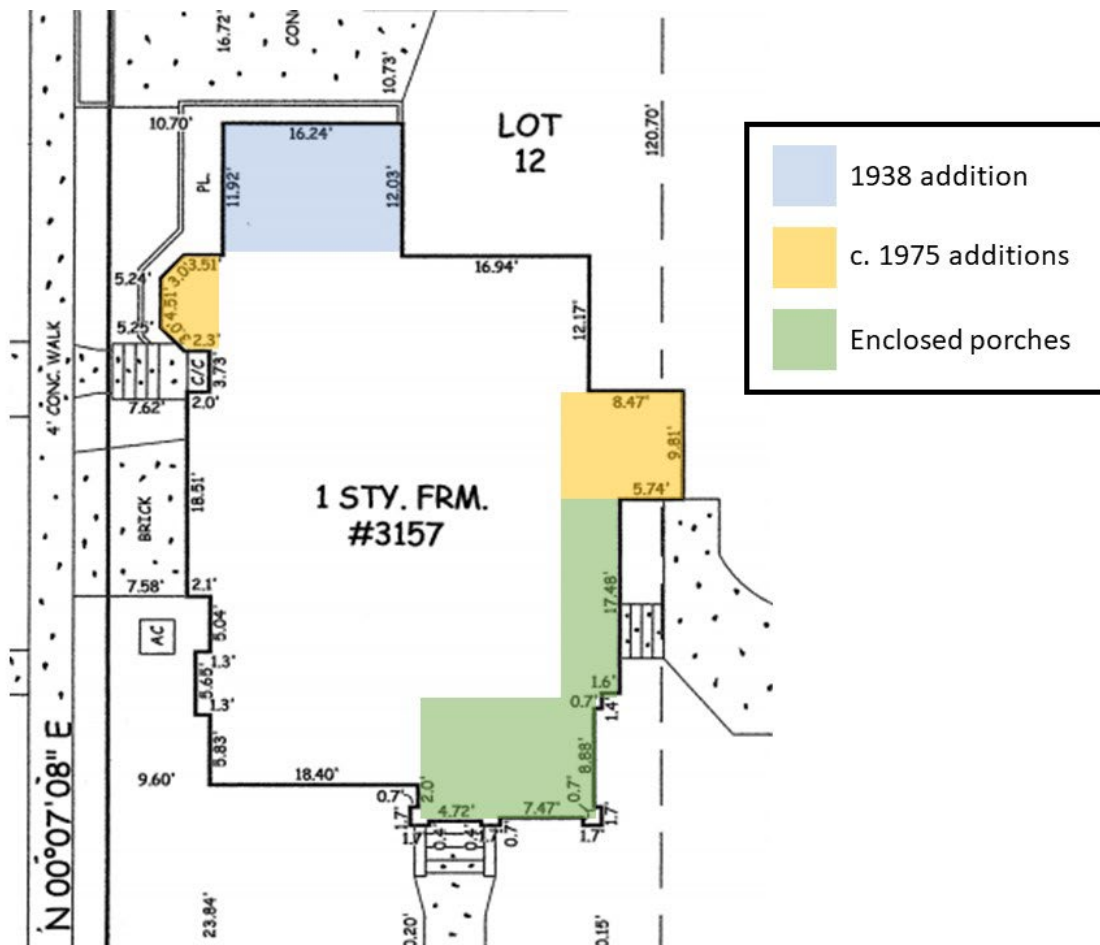


Figure 2: Dates of additions and enclosures at primary residence, based on permit records and staff observation

## Project Description and Review

### Project Description

The primary residence and garage were within the legal setbacks of the western lot comprising the subject property (Lot 12) when constructed in 1932. Lot 12 and the vacant Lot 13 appear to have consistently been under sole ownership as the residence was expanded, allowing additions to the residence and garage to encroach into Lot 13. Additionally, a driveway and parking pad and several sheds have been constructed on Lot 13.

The applicant ultimately seeks to legally separate the parcels, creating a buildable Lot 13. To accomplish this, the applicant must:

- Remove the carport from the would-be interior side setback,
- Remove the additions to the primary residence from the would-be interior side setback, and
- Provide an additional parking space on Lot 12 to satisfy the requirement of two off-street spaces.

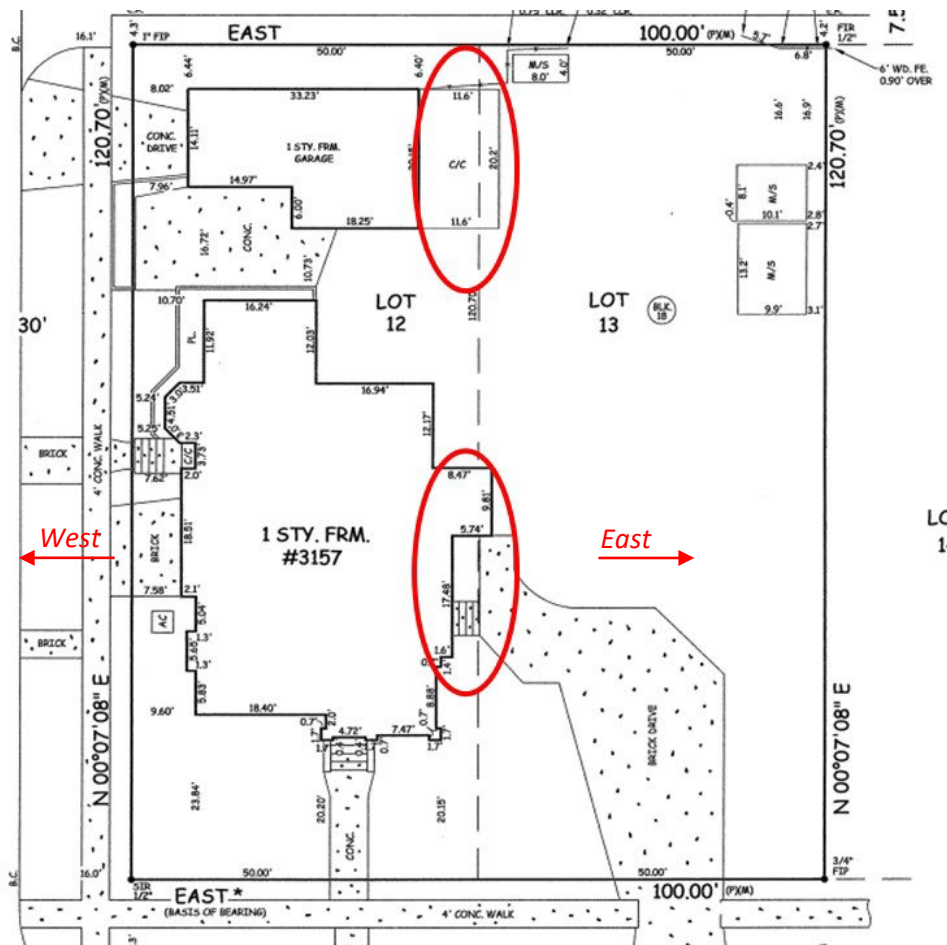


Figure 3: Subject property with encroachments into interior side yard setback if analyzed as two parcels indicated

The application proposes

- Removal of the carport attached to the east elevation of the garage
- Removal of the flat-roofed projection and projecting porch roof within west side setback of Lot 12
- Removal of stoop to east side door
- In-kind roof replacement with composition shingles
- Infill with exterior aluminum siding and window openings at east elevation following removal of additions
- Removal of sheds from Lot 13
- Removal of parking pad from Lot 13 and hardscape at Lot 12, and infill of sidewalk and curbing as shown in proposed site plan
- Creation of a second parking space on Lot 12 as shown on proposed site plan.



**Figure 4: East elevation of primary residence, showing enclosed porch (center) and c. 1975 addition (right), which are proposed for demolition**



**Figure 5: South elevation of garage(left) and carport proposed for removal (right)**

### General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

**Consistent**

There are two questions that arise from the proposal: 1) Are the proposed changes to the existing historic property appropriate, and 2) Is it appropriate to remove them in order to facilitate the development of Lot 13?

Staff finds the proposed removal of the additions dating to the late-twentieth century to be appropriate to the subject district. They all appear to be under 50 years of age (and therefore hold no historic significance in their own right), and their straightforward, flat-roofed design is not compatible with the main residence's Craftsman style.

Further, although the subject property has always functionally included the mostly vacant Lot 13, it was historically platted to be developed with its own single-family home. Splitting Lots 12 and 13 will create two parcels with dimensions of 50 feet by 127 feet each, which is the same dimension of each of the four remaining parcels on the block face and fairly standard throughout the subject district. Any future construction on Lot 13 will require a Certificate of Appropriateness for New Construction and must satisfy St. Petersburg's Design Guidelines for Historic Properties.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

**Consistent**

The proposed demolitions will remove non-historic additions to the house and garage that are architecturally incompatible.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

**Consistent** The character-defining features of the historic buildings will not be impacted.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

**Information not provided** This information is not provided, however, the demolitions are required to create a buildable Lot 13.

5. *Whether the plans may be reasonably carried out by the applicant.*

**Consistent** There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

**Not applicable** The subject property is listed as a contributing property.

#### Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Consistent** The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

**Consistent** As noted above, the proposal will not alter the subject property's character-defining features.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

**Consistent** The proposal does not incorporate conjectural features or elements from other properties.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

**Consistent** The proposal would remove additions dating to the mid-1970s, making them under 50 years old and not significant in their own right.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Consistent** The proposal affects non-historic additions.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

**Consistent** The application did not include the finer details of the infill that will be constructed at the primary residence where the addition is removed. The applicant has indicated a desire to match existing elements of the building. Staff recommends that the Commission condition approval upon staff review and approval of new windows, doors, and openings prior to the issuance of building permits.

Staff recommends that windows replicate the four-over-one sash windows which appear to be historic to the residence.



**Figure 6: Historic (likely original) four-over-one wood double-hung sash windows found in a paired arrangement on the north elevation of the residence**

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Consistent** No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Not applicable** The subject property is not located within a known archaeological sensitivity area.

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### Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property at 3157 7<sup>th</sup> Ave N, a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, subject to the following:

1. Details of design, materials, and placement of windows and doors at the infill on the primary residence where the addition is to be removed will be subject to Certificate of Appropriateness review. Compatible infill will be approved through an administrative COA. Incompatible infill, as determined by the POD, may be subject to further review by this Commission. Infill should adhere to the following guidelines:
  - a. Windows at the infill on the primary residence where the additions are removed will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with the historic windows at subject property.
  - b. Proposed windows will replicate traditional design, proportion, and configuration and feature contoured, exterior three-dimensional muntins. Windows will consistently feature a Craftsman style grid (three- and four-over-one).
  - c. Exterior wall cladding will replicate the size and profile of that found elsewhere at the primary residence.
2. The separation of Lot 12 and Lot 13 will be recorded with the Pinellas County Property Appraiser following demolition of the additions to the primary residence and prior to the processing of any COA or building permit for new construction on Lot 13. The driveway at Lot 13 will be removed and two off-street parking spaces will be provided on Lot 12, as shown on the site plan, prior to the recording of the parcel separation.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months following Commission approval, for an expiration date of March 8, 2024.



# Appendix A:

Application 22-90200014



# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, WINDOW REPLACEMENT

- Completed COA application
- Application fee - \$50 (same materials) or \$300 (change of materials)
- Floor Plans and Elevations:
  - To scale, no larger than 11" x 17" paper or digitally submitted
  - Depicts all sides of existing & proposed structure(s)
  - Indicate location of each window replacement
- Window Schedule specifying existing windows to be replaced: materials, size, type, finish
- Number Key Photos, Floor Plans, and Elevation to correspond with Window Schedule
- Dimensioned and scaled profile section of new windows
- Manufacturers brochure and catalog photo of proposed replacement
- Written description explaining how the proposed window replacement complies with the following evaluation criteria:
  1. The replacement window and glass shall be impact resistant.
  2. The replacement window shall be Energy Star qualified for southern climate zones.
  3. The replacement window shall be setback into the wall the same distance as the historic window.
  4. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable.
  5. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;
  6. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:
    - a. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.
    - b. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.
    - c. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.
  7. The finished surface and appearance shall match the historic window, where practicable.



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

3157 7th Ave N. ST Pet FL 33713 14 31 16 46350 0180120

Property Address

Parcel Identification No.

Historic Kenwood

Historic District / Landmark Name

Corresponding Permit Nos.

Owner's Name

Property Owner's Daytime Phone No.

Owner's Address, City, State, Zip Code

Owner's Email

Hybrid Property Solutions LLC

813 802 1286

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

14505 Thornfield Court, Tampa FL 33624

Hybridpropertyolutions@hotmail.com

Representative's Address, City, State, Zip Code

Representative's Email

### APPLICATION TYPE (Check applicable)

Addition  
New Construction  
Demolition  
Relocation  
Other:  Roof Replacement  
 Window Replacement  
 Door Replacement  
 Mechanical (e.g. solar)

### TYPE OF WORK (Check applicable)

Repair Only  
In-Kind Replacement  Same siding aluminum where needed.  
New Installation  
Other: re: Roof, will not change

Partial Demolition removing Bump out original roof layout after removal that was not original to home of Bump out roof line will be flush to existing as once was.

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
  - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner:

\_\_\_\_\_

Date:

\_\_\_\_\_

Signature of Representative:

Michelle Atencio

Date:

1/6/22



# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists **Laura Duvekot** ([Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)) or **Kelly Perkins** ([Kelly.Perkins@stpete.org](mailto:Kelly.Perkins@stpete.org)).

## PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
NON original Bump out section		remove this section and install same aluminium siding as existing roof will NOT change Bump out section + roof portion will return to flush
roof replace re roof		3-tab shingles will replace current old roof same style with dark charcoal grey color Timberline shingles GAF
facia		facia will be installed after Bump out area removed with solid pine to close up.

**Included in this packet:**

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

Planning and  
Development Services  
Department

Development Review  
Services Division

City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL  
33731-2842  
(727) 893-7471

[devrev@stpete.org](mailto:devrev@stpete.org)

UPDATED: 12-17-2020

# SUBDIVISION DECISION

Application No. \_\_\_\_\_

## List of Required Submittals

Only complete applications will be accepted:

- Completed application and narrative of the request
- Pre-application Meeting Notes
- Affidavit to Authorize Agent, if Agent signs application
- Application fee payment (fee schedule on application)
- Public Participation Report (not required for Lot Line Adjustment, Lot Split, Lot Refacing or Easement Vacation applications as long as no variance is requested)
- Proof that Notice of Intent to File was sent to Neighborhood and Business Associations (not required for Lot Line Adjustment, Lot Split, Lot Refacing or Easement Vacation applications as long as no variance is requested)
- For Lot Refacing applications: documentation showing that the notice of the application and a request for a letter of consent were sent to the abutting property owners. If there will be separate ownership of the property, a copy of the contract by which such transfer of ownership will occur is also required.
- Lot Line Adjustments, Lot Splits and Lot Refacing
  - Site Plan or Survey of the subject property
    - To scale on 8.5" x 11" or 11" x 17" paper; North arrow
    - Setbacks of structures to the property lines
    - Dimensions and exact locations of all property lines, structures, parking spaces, trees and landscaping
  - Signed and sealed Description and Sketch of each new parcel being requested, as spelled out in F.A.C. 5J-17.052
- Vacations – Signed and sealed Description and Sketch of the area to be vacated prepared by a licensed surveyor, as detailed in F.A.C. 5J-17.052
- PDF of all submission items emailed to Staff Planner

The following items are optional, but strongly suggested:

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

Completeness review by city staff: \_\_\_\_\_



# SUBDIVISION DECISION Application

Application No. \_\_\_\_\_

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 4<sup>th</sup> Street North.

**Application Type:**

Per: 16.40.140 &  
16.70.050

- |   |  |
|---|--|
| <input type="checkbox"/> Lot Line Adjustment  | <input type="checkbox"/> Vacating – Street Right-of-Way  |
| <input checked="" type="checkbox"/> Lot Split | <input type="checkbox"/> Vacating – Alley Right-of-Way   |
| <input type="checkbox"/> Lot Refacing         | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| <input type="checkbox"/> Street Name Change   | <input type="checkbox"/> Vacating – Easement             |
| <input type="checkbox"/> Street Closing       | <input type="checkbox"/> Vacating – Air Rights           |

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b>	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
<b>NAME of AGENT or REPRESENTATIVE:</b> Hybrid Property Solutions	
Street Address: 14505 Thornfield Court	
City, State, Zip: Tampa FL 33624	
Telephone No: 813 802 1286	Email Address: Hybridpropertyolutions@hotmail.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 3157 TH AVE NORTH St. Pet FL 33713	
Parcel ID#(s): 14 31 16 46350 0180120	
<b>DESCRIPTION OF REQUEST:</b> requesting lots 12 and 13 be separated into separate buildable lots	
<b>PRE-APPLICATION DATE:</b>	<b>PLANNER:</b>

### FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Cash, credit, and checks made payable to the "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: Michele Atencio Date: 1/6/22  
\*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Michele Atencio



# 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: Donna J. Letzring Revocable Trust

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

Property Address: 3157- 7<sup>th</sup> Ave. N., St. Petersburg, FL 33713

Parcel ID No.: 14 31 16 46350 0180120

Request: Requesting lots 12 and 13 be separated into separate buildable lots

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): Hybrid Property Solutions LLC

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.

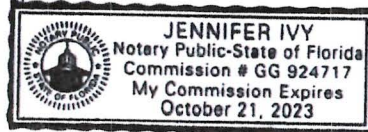
Signature (owner): Laurel L. Jennings Trustee Laurel L. Jennings TRE  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: D.L. 5552-532-60956-0

Notary Signature: Jennifer Ivy Date: 10/21/21

Commission Expiration (Stamp or date):



# NEIGHBORHOOD WORKSHEET

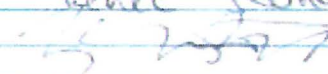





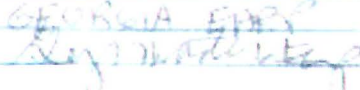
Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

## NEIGHBORHOOD WORKSHEET

Street Address: 3157 7TH AVE N Case No.:

Description of Request:  
DIVIDE LOT 12 + 13

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: 3162 7th Ave N  
Owner Name (print): Genee ROACHINI  
Owner Signature: 
2. Affected Property Address: 3140 7TH AVE  
Owner Name (print): EDWARD EARL  
Owner Signature: VERBAL APPROVAL (NOT A GOOD TIME TO SIGN)
3. Affected Property Address: 3636 7TH AVE, N.  
Owner Name (print): KISHA...  
Owner Signature: 
4. Affected Property Address: 3214 7th Ave N  
Owner Name (print): Samuel McCallister  
Owner Signature: 
5. Affected Property Address: 3205 6th Ave N  
Owner Name (print): Corra...  
Owner Signature: 
6. Affected Property Address: 3150 7th Ave N  
Owner Name (print): GARY BURGAN  
Owner Signature: 
7. Affected Property Address: 3119 7th Ave N  
Owner Name (print): Jeanne Graham  
Owner Signature: 
8. Affected Property Address: 3140 7th Ave N  
Owner Name (print): GEORGIA EARL  
Owner Signature: 





3157 7TH AVENUE  
DIVIDE LOT 12+13

# Pre-Application Meeting Notes

Meeting Date: JANUARY 5, 2022

Address/Location: 3251 3RD AVE N ST PETERSBURG, FL 33713

Type of Application: \_\_\_\_\_ Staff Planner for Pre-App: \_\_\_\_\_

Attendees: \_\_\_\_\_

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
H K N A	DAMIAN PALADINO	MYHANA.TREASURER@GMAIL.COM	857-207-1278

HISTORIC KENWOOD NEIGHBORHOOD ASSOCIATION

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

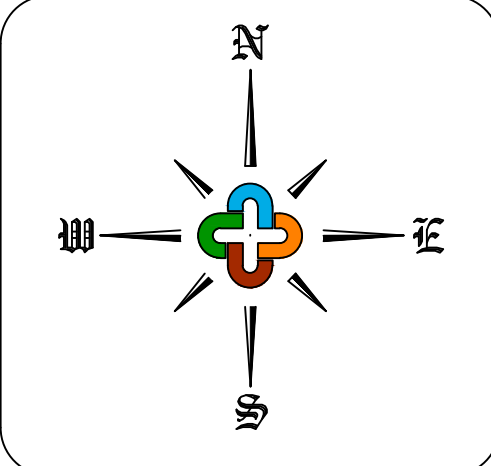
Notes: THIS LIVE MEETING WENT TO A ZOOM MEETING DUE TO COVID. THE DIVISION OF THE LOT WAS BROUGHT UP AND THERE WAS NO OBJECTION.

DAMIAN PALADINO  
DAMIAN@HISTORICKENWOOD.ORG

Printed: February 15, 2022 @ 10:13am EST  
 C:\Users\RichCo\OneDrive\Documents\Projects\157 EIGHTH AVE NC-SITE PLAN.DWG

REVISION	
NO.	DESCRIPTION

PREPARED BY  
**RICHARD COATES, P.E.**  
 P.O. BOX 8374  
 CLEAR WATER, FLORIDA 33758  
 RLVCPPE@gmail.com  
 727.755.1609



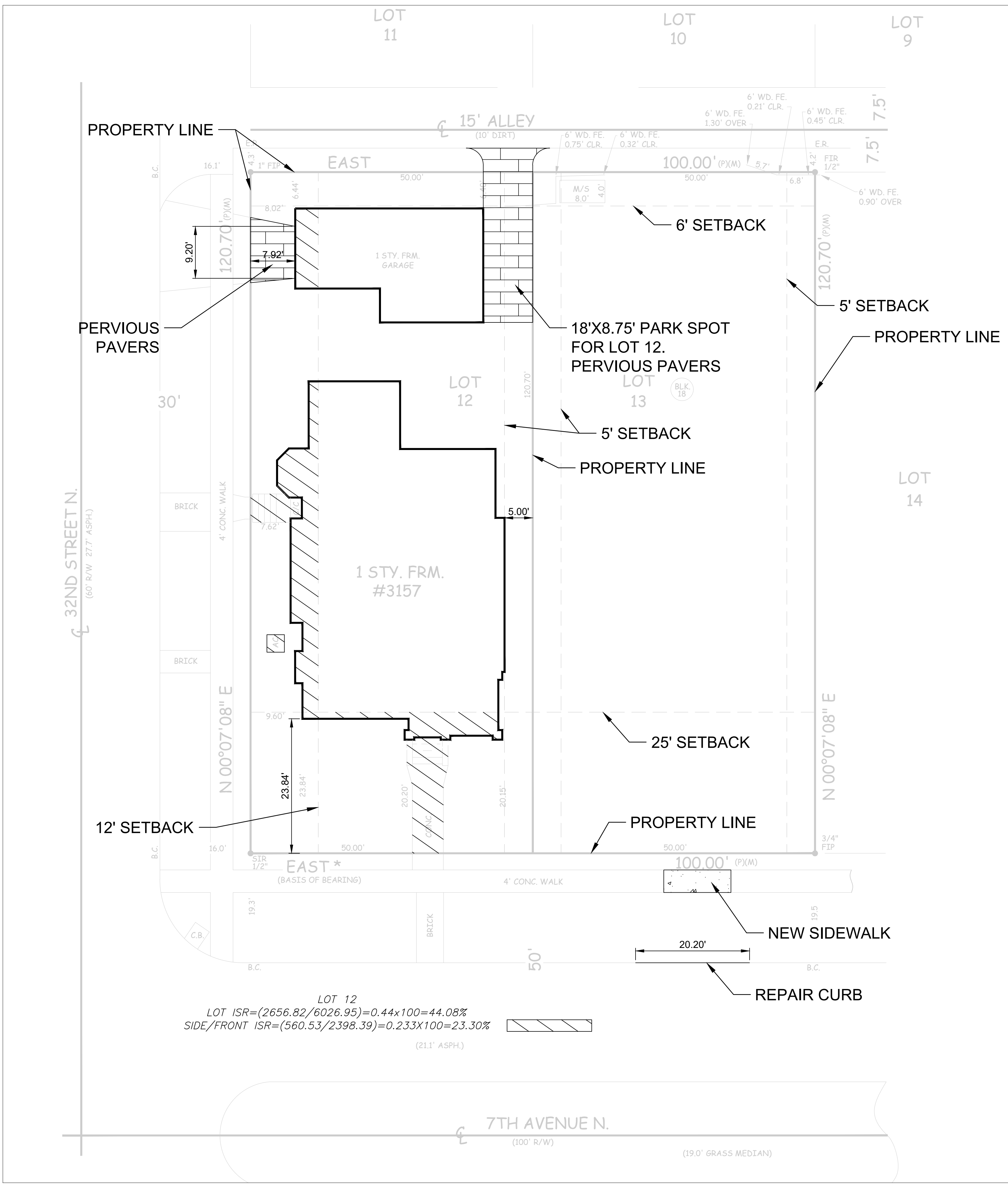
PROJECT NUMBER:	
PLAN DATE:	01/2022
CHECKED BY:	RC
DRAWN BY:	GM

SEAL

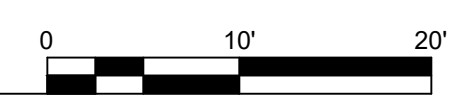
RICHARD COATES  
 License Number 54133

PROJECT NAME  
**ST. PETERSBURG RESIDENCE**  
 3157 7TH AVE N  
 PETERSBURG, FL.

SHEET NUMBER  
**C-01**



**PROPOSED SITE PLAN**  
 SCALE 1" = 10'



# Appendix B:

## Additional Staff Photos











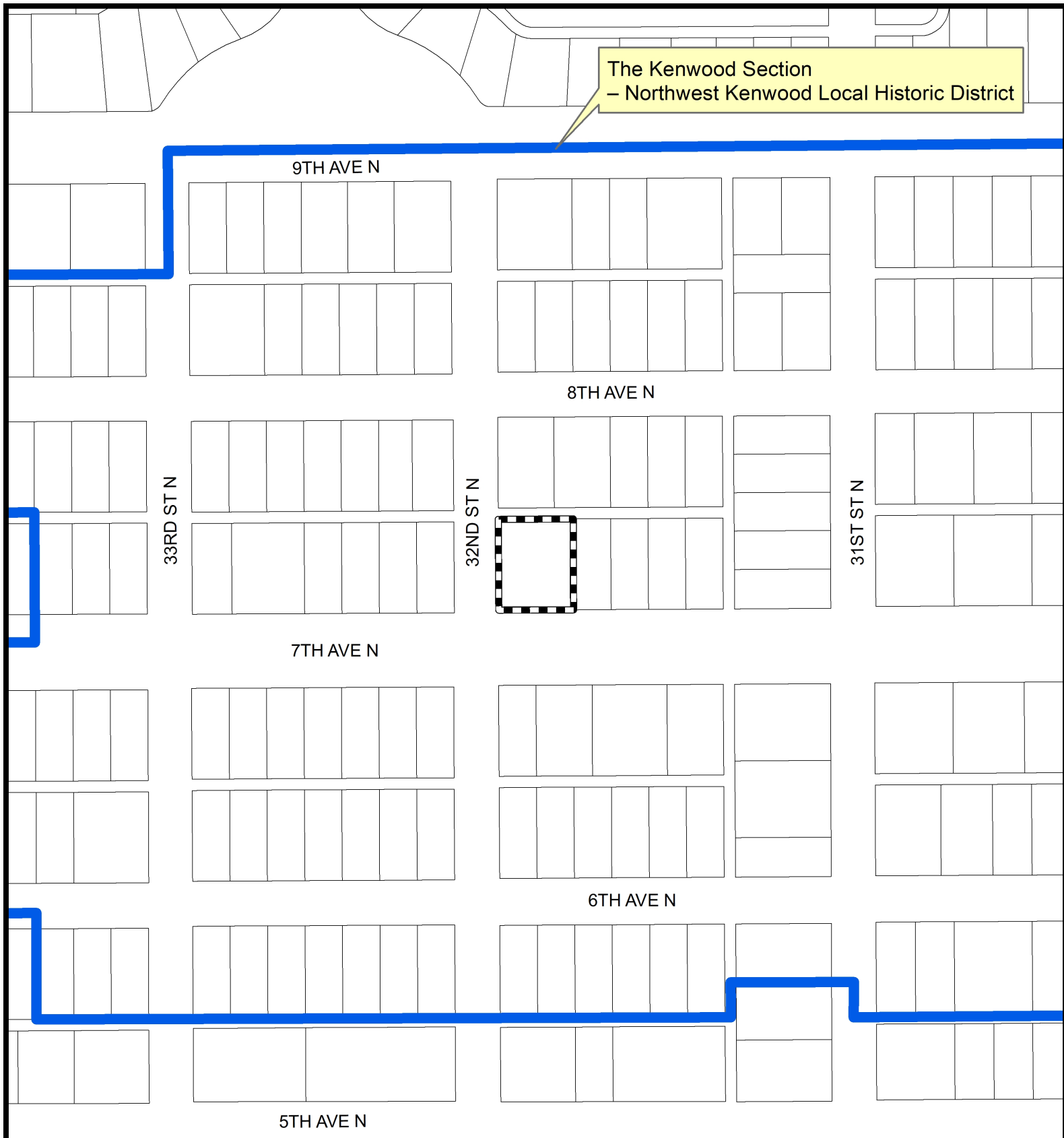




# Appendix C:

## Maps of Subject Property

The Kenwood Section  
- Northwest Kenwood Local Historic District



**Community Planning and Preservation Commission**

**3157 7th Ave. N.**

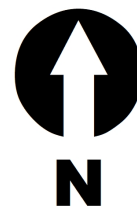
**AREA TO BE APPROVED,**

**SHOWN IN**



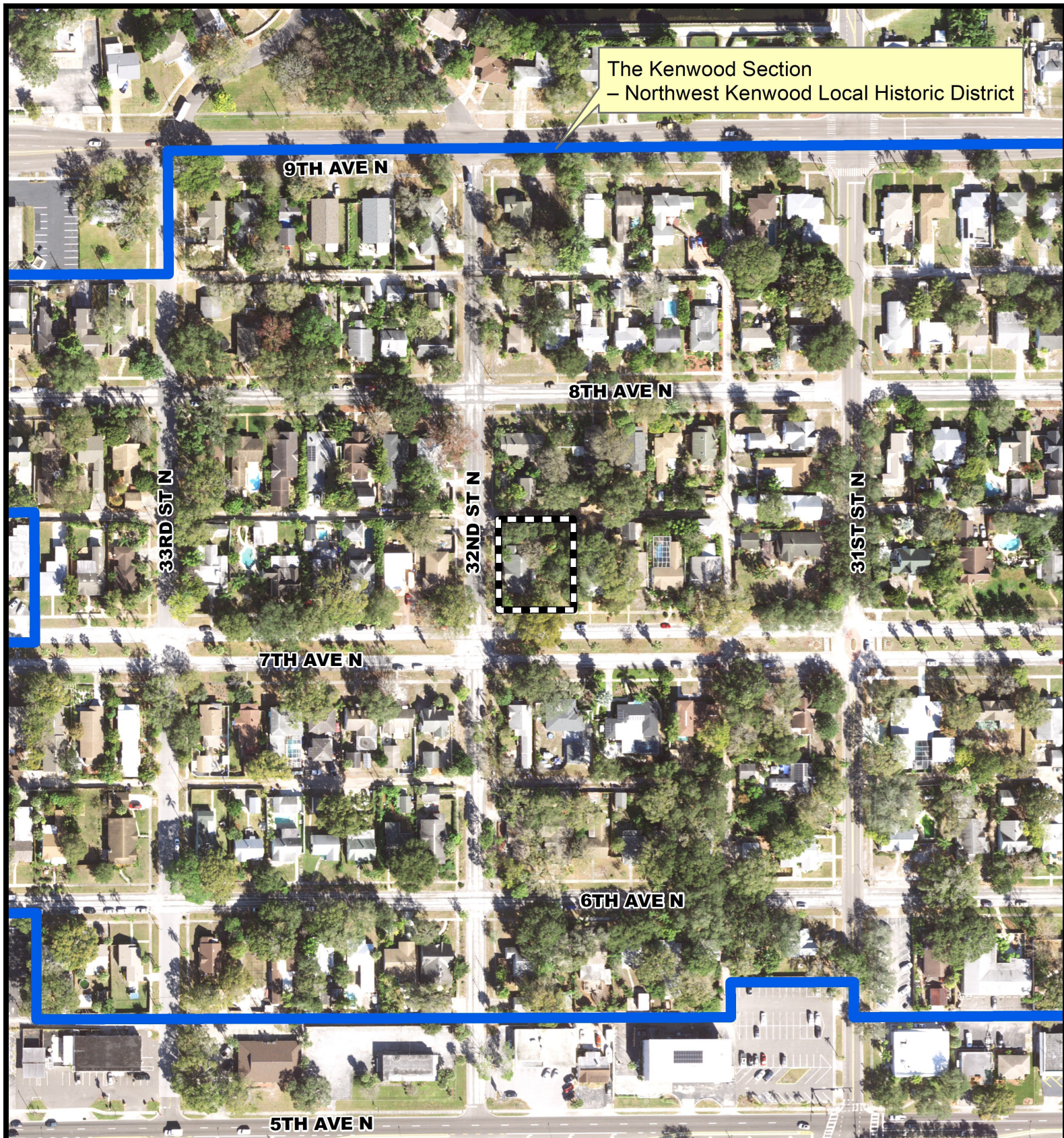
**CASE NUMBER**

**22-90200014**



SCALE:  
1" = 190'

The Kenwood Section  
– Northwest Kenwood Local Historic District



**Community Planning and Preservation Commission**

**3157 7th Ave. N.**

**AREA TO BE APPROVED,  
SHOWN IN**



**CASE NUMBER  
22-90200014**



**SCALE:  
1" = 190'**

## Appendix D:

Public Comment Received as of 3/2/2022

**Laura Duvekot**

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**From:** Alexis Baum <alexis@historickenwood.org>  
**Sent:** Monday, February 28, 2022 11:47 AM  
**To:** Laura Duvekot  
**Subject:** Historic Kenwood Variance Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Laura,

I contacted the HKNA Board regarding the variance request in Historic Kenwood which will come before the CPPC this week. At this time, we do not have any objections to the request for the property at 3157 7th Avenue N, and it appears to be appropriate.

Alexis

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Alexis Baum  
President  
HKNA 2022

[www.historickenwood.org](http://www.historickenwood.org)

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[Click this link to join](#) the next Neighborhood Gathering held virtually and in person at Metro Inclusive Health on the first Wednesday of each month, 7-8pm. Everyone is welcome to join in person or remotely!

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[Sign-up here to receive](#) HK Connections, our email notices of neighborhood happenings.