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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

According to Planning and Development Services Department records, no Commission Member has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon 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, February 2, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 - 5th Street North, St. Petersburg, Florida.

CASE NO.: 21-54000091 PLAT SHEET: I-10

REQUEST: Approval of a variance to lot width for two (2) lots in common ownership to create one (1) additional buildable lot.

OWNER: Colin Russell
2630 17th Avenue North
Saint Petersburg, FL 33713

ADDRESS: 2630 17th Avenue North

PARCEL ID NO.: 14-31-16-01782-007-0040

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional – 1 (NT-1)

Table 1: Section 16.20.010.5 - Minimum Lot Size

Lot Lot Area	Required Lot Width	Requested	Variance	Magnitude
Lot 4 5,175 sq. ft.	45 feet	45 feet	0	n/a
Lot 5 4,600 sq. ft.	45 feet	40 feet	5 feet	11%

BACKGROUND: The request is for a variance to lot width for two (2) lots in common ownership to create one (1) additional buildable lot. The request, as determined by staff, does not require a lot line adjustment. The subject property under one Parcel ID contains two lots of record: Lot 4 and Lot 5 of Block 7 of the Avalon Subdivision measuring 85-feet wide by 115-feet deep totaling approximately 9,775 sq. ft. The property currently contains a single-family home constructed in 1947 straddling both lots. The applicant plans to demolish the existing home and is proposing two (2) new single-family residences.

The subject property is zoned Neighborhood Traditional – 1 (NT-1). The minimum lot width in NT-1 is 45-feet, and the minimum lot area is 4,500 square feet. The lots were originally platted in 1924 as recorded in Plat Book 6, Page 39. Lot 4 was 45-feet by 115-feet, and Lot 5 was 40-feet by 115-feet. According to the Pinellas County Property Appraiser's record, the two platted lots have been in common ownership since 1992. The current property owner (applicant) is proposing to create two buildable lots, one 45- by 115-foot lot (5,175 square feet) that is Lot 4, and one 40- by 115-foot building lot (approximately 4,600 square feet) that is Lot 5.

A variance is required for the requested 40-foot lot width to Lot 5 where a minimum of 45 feet is required. According to Section 16.60.030.2 (B): Nonconforming Lots in Common Ownership, the division of the combined lots will create one (1) substandard lot, violating Section 16.60.030: Nonconforming and Grandfathered Situations and Section 16.20.010.5: Maximum Development Potential in the NT-1 zoning district.

It is the applicant's intent to return the subject parcel to the two originally platted separate lots creating one substandard lot that is 11% less than minimum lot width. Herein, staff has analyzed if the substandard lot is consistent with the development pattern of the neighborhood. Additionally, any proposed structure will be required to meet the setbacks from the boundary lines of the reestablished lots of record, if approved by the Development Review Commission (DRC).

REQUEST: The applicant requests approval of a variance to lot width from 45-feet to 40-feet to create one (1) additional buildable lot to construct two (2) new single-family residences located within the NT-1 Zoning District.

VARIANCE REVIEW CRITERIA:

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.*
 - This variance would permit the demolition of an existing single-family home on two platted lots to be redeveloped into two new single-family residences.
 - 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 is a conforming parcel consisting of two lots of record measuring 85-feet wide and 115-feet deep. Upon splitting the parcel, Lot 5 will become a nonconforming

lot smaller in width from the minimum lot width requirement of NT-1. The applicant proposes 40-feet where 45-feet is required, substandard by five feet, or 11%. The proposed lot area is 4,600 square feet exceeding the lot area requirement.

Staff analyzed the lots on the subject block not including the subject property and lots on the surrounding block faces within 500-feet of the property, that are zoned NT-1. Upon analyzing a total of 154 lots within the study area, there are 34 lots or 22% that are 40-feet wide with an existing single-family home residence. Overall, there are 37 lots or 24% that are substandard in lot width ranging from 40-feet to 42.5-feet (refer to Table 2 below).

- c. *Preservation district. If the site contains a designated preservation district.*
- This criterion is not applicable.
- d. *Historic Resources. If the site contains historical significance.*
- This criterion is not applicable.
- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*
- A site visit of the subject property determined there is one oak tree located on Lot 5 near the western property line. The proposed single-family residence will not impact the existing tree, significant vegetation, or natural features on site. Site plans for any future development must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.5.3: Tree removal and trimming permits for Grand, Protected and Signature trees of the LDRs, at the time of permitting, including submittal of any necessary reports. A separate tree removal permit is required. The redevelopment of new one-unit residential properties shall have a minimum of two shade trees, ten shrubs, accent plants or ornamental grasses per Section 16.40.060.2.1.1 of the LDRs.
- 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.*
- Of the 154 lots in total, 117 lots or 76% are conforming in lot width ranging from 45-feet to 135-feet wide, and 37 lots or 24% are substandard in lot width ranging from 40-feet to 42.5-feet (refer to Table 2 below).

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Table 2: Study Area Width Area Analysis

Block	# Of Conforming Lot Widths	# Of Substandard Lot Width	% Of Substandard Width	Notes
Subject Block 7	18	4	18%	South of 17 th Ave. N, north of 16 th Ave N, west of 26 th St. N, east of 28 th St. N
Block 1	7	3	30%	North of 18 th Ave. N and west of 26 th St. N
Block 2	8	3	27%	North of 18 th Ave. N and east of 26 th St. N
Block 6	14	6	30%	South of 18 th Ave. N, north of 17 th Ave. N, west of 26 th St. N
Block 5	20	3	13%	South of 18 th Ave. N, north of 17 th Ave. N, east of 26 th St. N, west of 25 th St. N
Block 8	14	8	36%	South of 17 th Ave. N, north of 16 th Ave N, east of 26 th St. N, west of 25 th St. N
Block 12	18	7	28%	South of 16 th Ave. N, north of 15 th Ave N, west of 26 th St N, east of 28 th St. N
Block 11	18	3	14%	South of 16 th Ave. N, north of 15 th Ave N, east of 26 th St. N, west of 25 th St. N
Total (154 lots)	117 (76%)	37 (24%)		

The subject property is within the North Kenwood Neighborhood Association and was platted in 1924 as part of the Avalon Subdivision. In addition to analyzing current patterns, staff analyzed the Avalon Subdivision of 1924. There was a total of 184 lots, 118 or 64% were conforming in lot width, and 66 or 36% were substandard in lot width. Overall, the development patterns current and past reveal that there is a greater number of conforming lots meeting the 45-foot width requirement.

It is important to note that out of the 154 total lots today, 105 lots or 68% are parcels with one platted lot; and 49 lots or 32% are platted parcels with more than one platted lot. Of the 105 parcels with one platted lot, 99% are developed with one single-family dwelling per platted lot (refer to Table 3 below).

Table 3: Platted Lots

Total	Residential/Single-Family	Vacant
Parcels with one platted lot		
105 (68%)	104 (99%)	1 (1%)
Parcels with more than one platted lot		
49 (32%)	49 (100%)	0

With a predominant pattern of one house per platted lot, approval of this variance will grant the construction of two single-family residences on two platted lots consistent with the neighborhood character.

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 85-foot width of the parcel was created by previous owners. Upon further research with the Pinellas County Property Appraisers office, the Lots have likely been combined since 1998. The applicant has owned the subject parcel since 2020.

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 is permitted to continue meeting the development requirements of Section 16.20.010: Neighborhood Traditional Single-Family (NT). Approval of the variance to lot width allows for construction of two single-family residences.
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 strict application of Sections 16.10.010: Establishment of Zoning Districts, Matrices and Map and 16.20.010: Neighborhood Traditional Single-Family District, would still provide the applicant with means for reasonable use of the property. It is currently zoned NT-1, and the requested use of a single-family dwelling is permitted. Furthermore, most of the surrounding properties were developed with one house on each lot of record. The requested variance would allow a more consistent use of the land.
5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*
 - With the current width of 85-feet, it is impossible to split the parcel into two conforming lots. To that end, the variance will create one substandard width at 40-feet and one standard at 45-feet. The variance requested is the minimum variance that will make possible the reasonable use of the land to redevelop the site with two new single-family residences.
6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*
 - Based on the analysis of the development pattern within the study area, staff finds that a granting of the requested variance will be in harmony with the general purpose and intent of the Land Development Regulations and Comprehensive Plan. The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. Furthermore, with the supply of homes for sale being a record low, providing opportunities for infill housing decreases the amount of underused lots.

The future land use classification for the subject property is Planned Redevelopment Residential (PR-R). The following objective and policies of the Comprehensive Plan promote redevelopment and infill within the City:

OBJECTIVE LU2:

The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

LU2.5:

The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

LU3.6

Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*
 - Staff does not find that the granting of the requested variance will be injurious to the neighboring properties. The applicant intends to construct two diverse single-family residences while maintaining community character. Furthermore, the City intends to provide for desirable redevelopment and infill housing that will adhere to the minimum desired unit size and development standards such as lot area, height restrictions, floor area ratios, setbacks, and parking per the LDRs.
8. *The reasons set forth in the application justify the granting of a variance;*
 - Based on the analysis provided, the reasons outlined in the report 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. Nonconforming uses and structures have not been considered in staff's analysis.

PUBLIC COMMENTS: The subject property is within the boundaries of the North Kenwood Neighborhood Association. As of the date of this report, Staff received inquiries, but no formal comments from the public and no comments from the Neighborhood Association, CONA, or FICO have been received.

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 **APPROVAL** of the requested variance.

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

1. New home construction(s) shall comply with all requirements of the NT-1 zoning district. The design of the two homes shall be varied, such that a substantially similar home cannot be replicated on the lots. Variation shall include at least three of the following: architectural style, roof form, materials and/or details including but not limited to door, windows, and columns. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
2. All existing structures and improvements, including driveways and aprons shall be demolished prior to the division of the property.
3. The applicant shall provide a Parcel ID number for each lot at time of time of submittal of the building plans for permitting.
4. Site plans for any future development must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.5.3: Tree removal and

trimming permits for Grand, Protected and Signature trees of the LDRs, at the time of permitting, including submittal of any necessary reports. A separate tree removal permit is required.

5. Any outstanding public liens and assessment owed to the City shall be satisfied.
6. This variance approval shall be valid through February 2, 2025. Substantial construction shall commence prior to this expiration date, or the parcels shall be separately conveyed. A request for extension must be filed in writing prior to the expiration date.

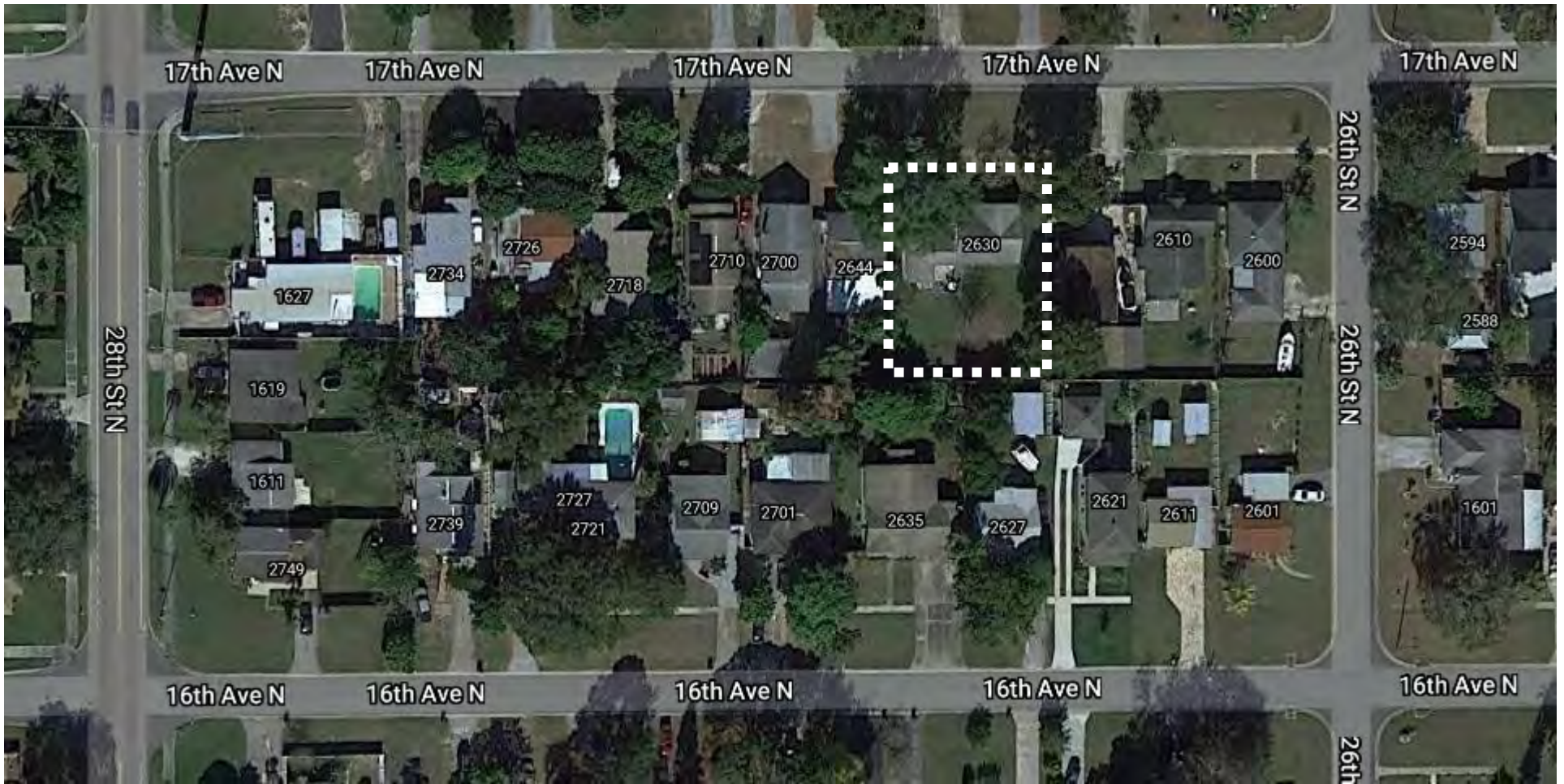
Report Prepared By:

<u>/s/ Katrina Lunan-Gordon</u>	<u>01/24/2022</u>
Katrina Lunan-Gordon, Planner II	Date
Development Review Services Division	
Planning & Development Services Department	

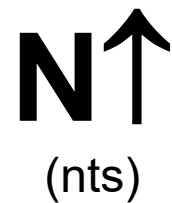
Report Approved By:

<u>/s/ Dave Goodwin</u>	<u>01/24/2022</u>
Dave S. Goodwin, Interim Zoning Official (POD)	Date
Development Review Services Division	
Planning & Development Services Department	

ATTACHMENTS: Location Map
 Survey
 Conceptual Site Plans
 Study Area Exhibit
 Plat Book 6, Page 39 - 1924
 Application - Narrative



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 21-54000091
Address: 2630 17th Ave. N.



JOB NO.: 212107
 DRAWN BY: MFB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 12/27/2021

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

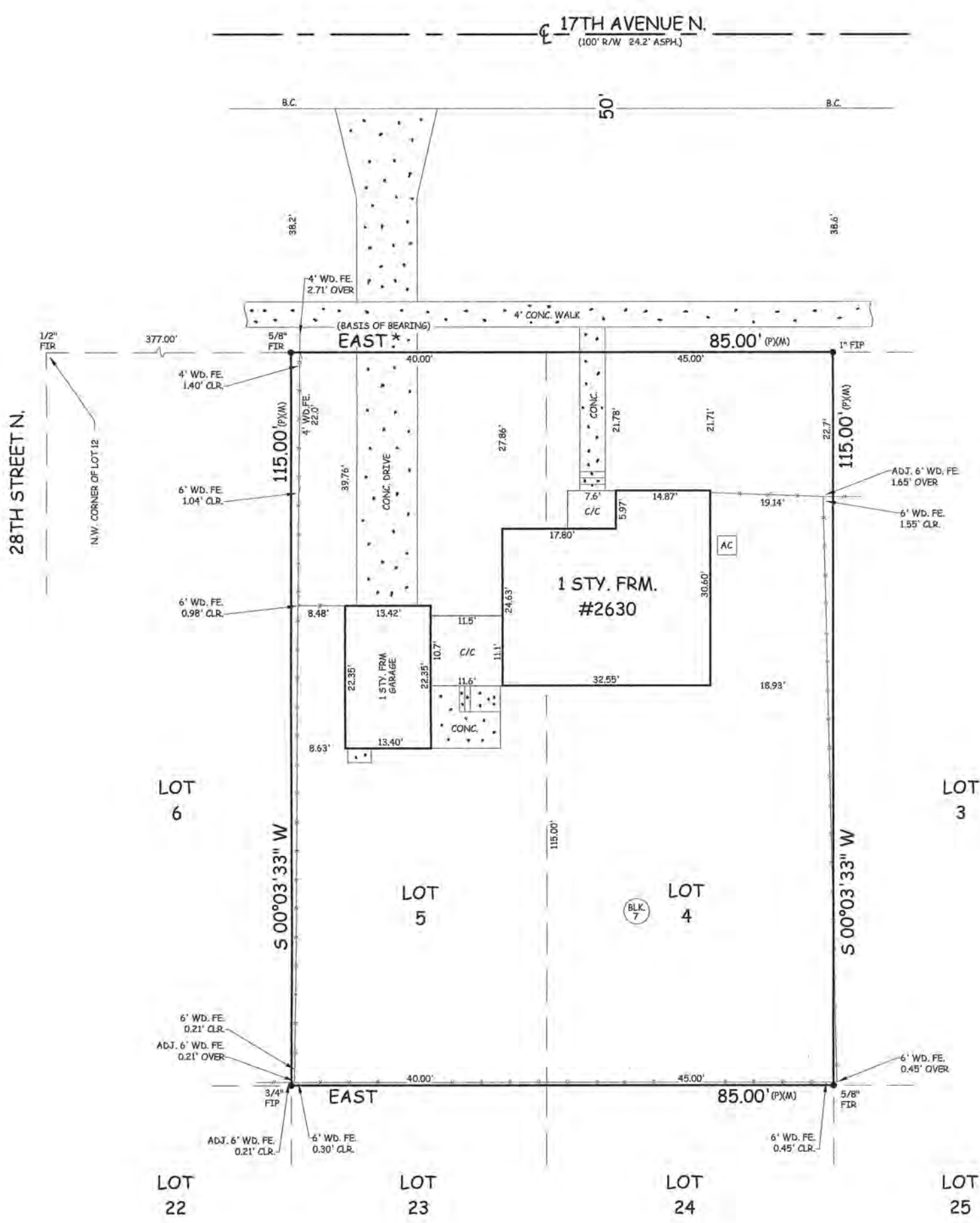
CERTIFIED TO: Colin Russell

SCALE: 1" = 20'

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

SEC. 14 TWP. 31 S. RGE. 16 E.

NORTH (ASSUMED)



A BOUNDARY SURVEY OF: Lots 4 & 5, Block 7, AVALON SUBN., as recorded in Plat Book 6, Page 39 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: X Comm. Panel No. : 125148 0216 G Map Date : 9/03/03 Base Flood Elev : NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT AS 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.

* BEARINGS SHOWN ARE ASSUMED

Edward D. Murphy
 EDWARD D. MURPHY REG. P.L.S. #5333

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -// - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W/W - WING WALL CL. - CENTERLINE R/W - RIGHT OF WAY (P) - FLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK SW. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE AC. - AIR CONDITIONER S.P. - SCREENED PORCH -P.P. - OVERHEAD POWER LINES -T-T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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Max Residential Building Coverage: 3,105 SF
Maximum Impervious Surface: 3,364 SF
Lot Size: 5,175 SF

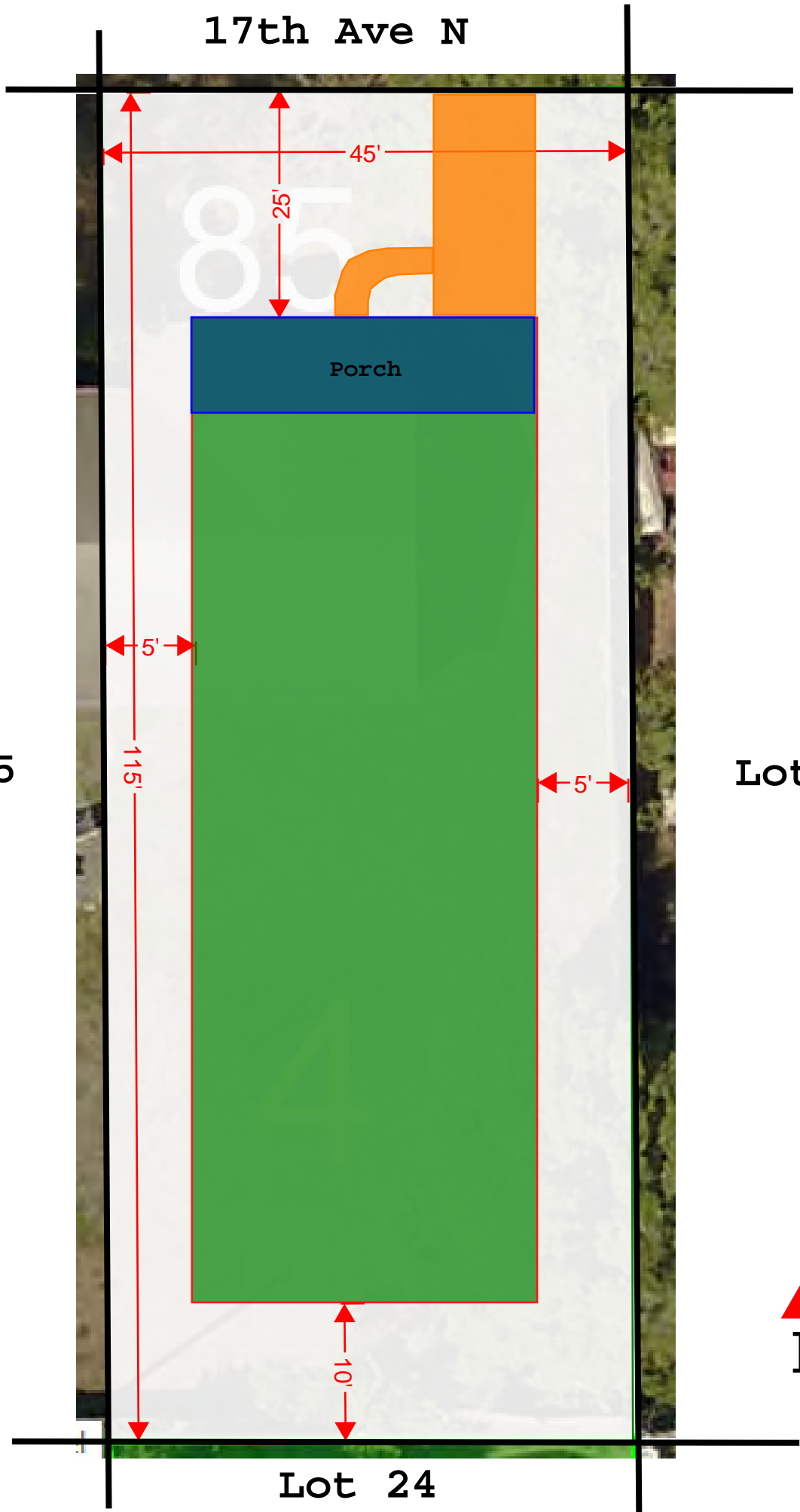
Subject Property: Avalon Block 7, Lot 4

17th Ave N

Lot 5

Lot 3

Lot 24



Max Residential Building Coverage: 2,760 SF

Subject Property: Avalon Block 7, Lot 5

Max Impervious Surface: 2,990 SF

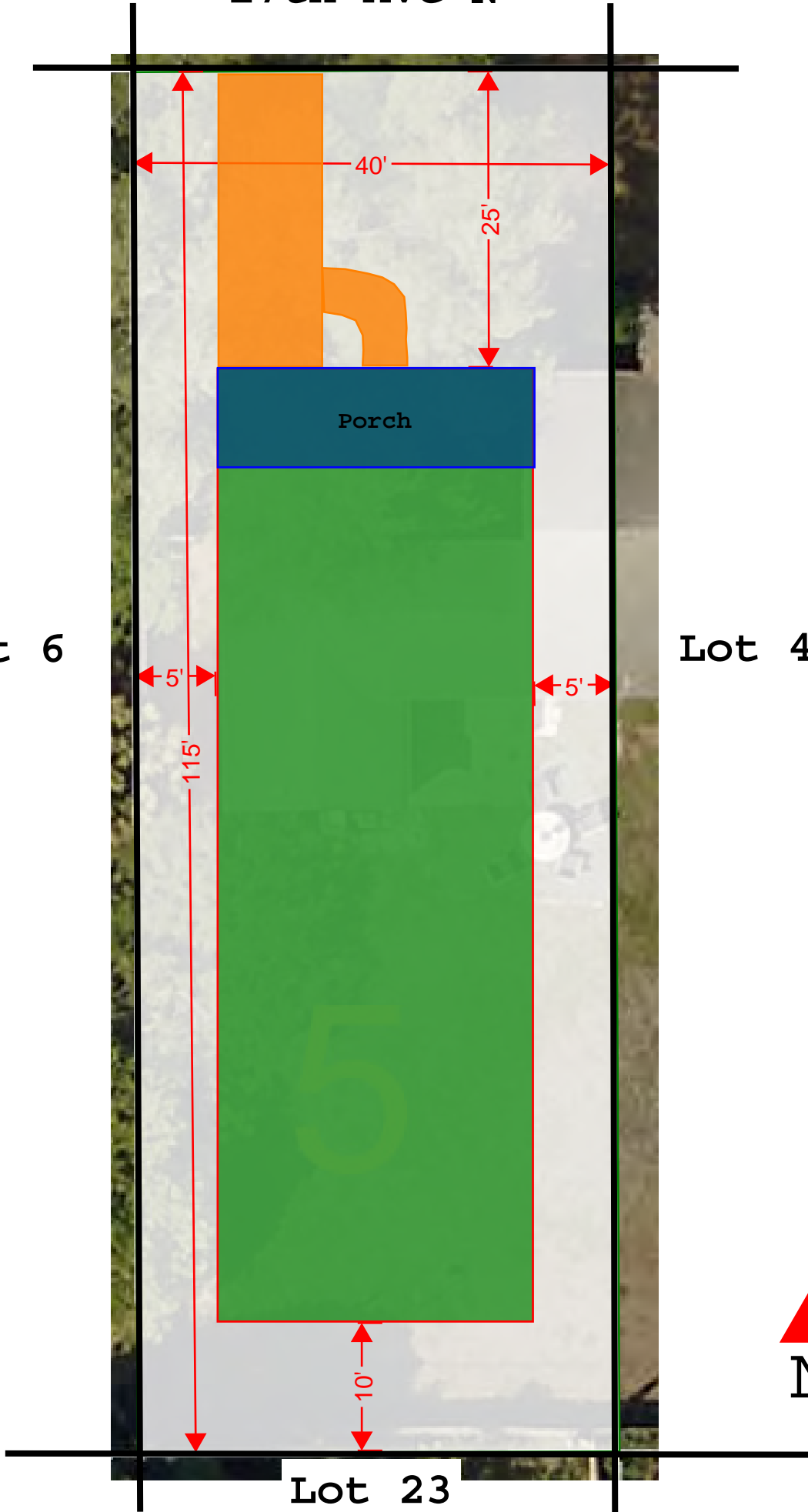
Lot Size: 4,600 SF

17th Ave N

Lot 6

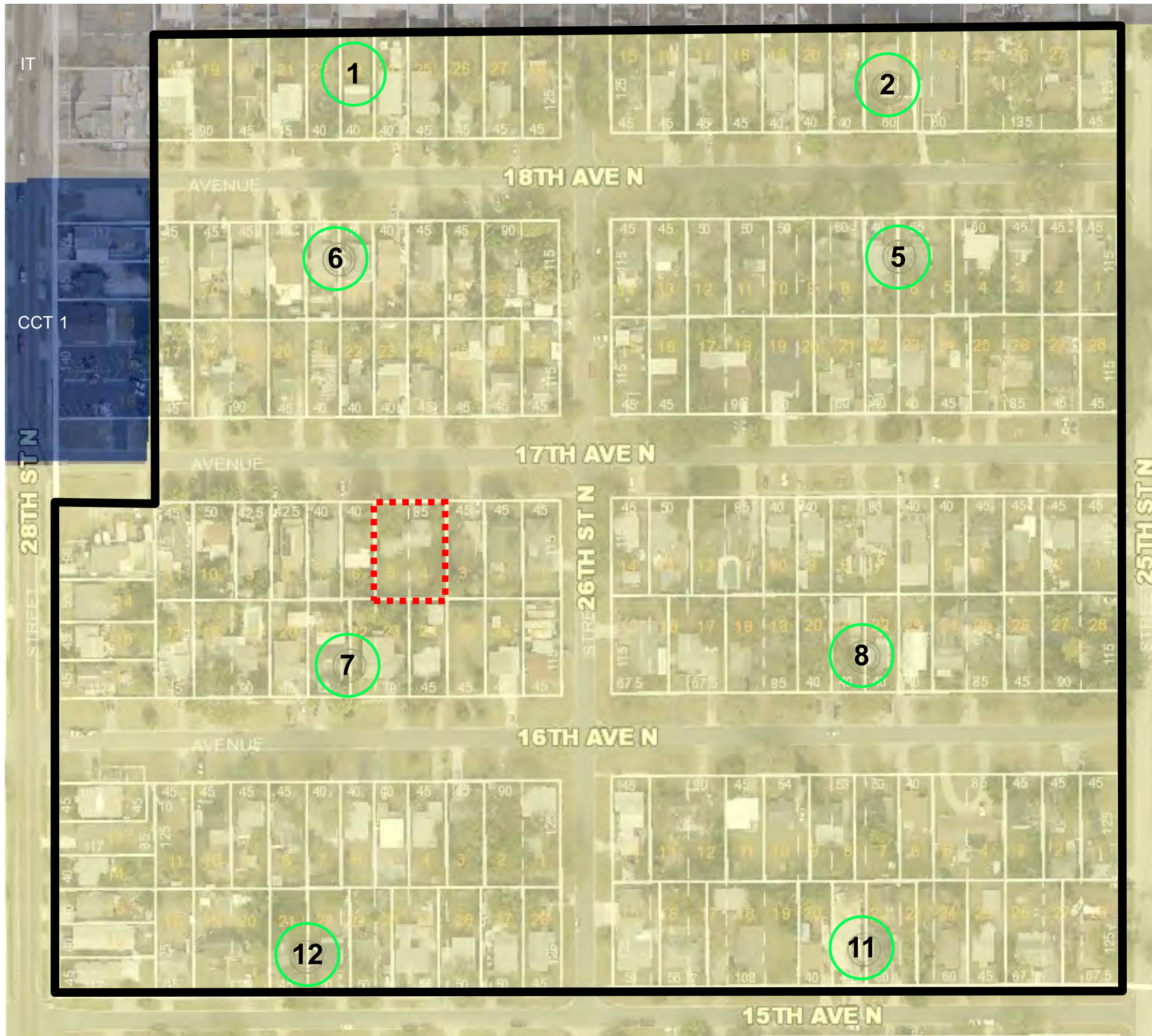
Lot 4

Lot 23

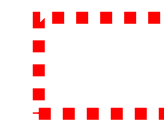


Porch





Study Area Exhibit



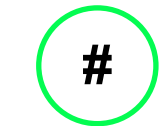
Subject Property



Neighborhood Traditional-1 (NT-1)



Study Area



Block Numbers

Total Lots = 154

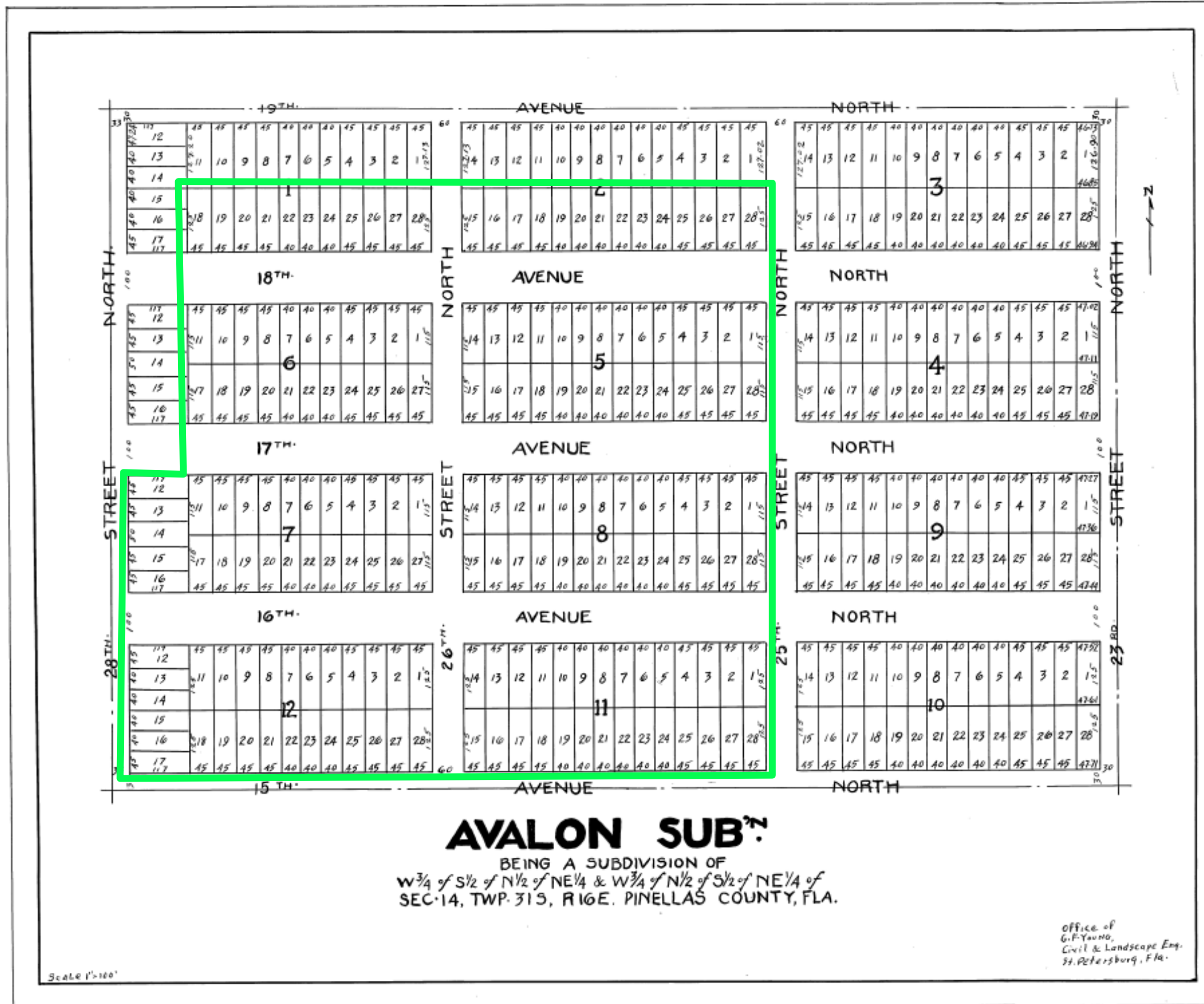
Nonconforming Lots = 37 (24%)

Conforming Lots = 117 (76%)

Parcels with one platted lots = 105 (68%)

Parcels with more than one platted lots = 49 (32%)

Plat Book 6, Page 39 - 1924



 Study Area

ORDINANCE OF PARTIAL VACATION OF
 Avalon
 SUBDIVISION HAS BEEN RECORDED IN
 O. & B. BOOK 6511 PAGE 543
 ON September 29 1927
 KAREN F. DEBLAKER
 Clerk of the Circuit Court
 BY Gladys Edinger Deputy Clerk

ORDINANCE OF PARTIAL VACATION OF
 Avalon
 SUBDIVISION HAS BEEN RECORDED IN
 O. & B. BOOK 6651 PAGE 969
 ON 12-29 1927
 KAREN F. DEBLAKER
 Clerk of the Circuit Court
 BY Gladys Edinger Deputy Clerk

Filed Jan 30, 1924, 8:30 A. M.
 J. R. Brown, Clerk
 M. E. Newman, D.C.



VARIANCE

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 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE	
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1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00

Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION	
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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: _____

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

Typed Name of Signatory: _____



Pre-Application Meeting Notes

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____ Staff Planner for Pre-App: _____

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

Notes: _____



VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
6. In what ways will granting the requested variance enhance the character of the neighborhood?



VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET

Street Address: 2630 17th Ave N

Case No.:

Description of Request: Variance to lot width to create two buildable lots (back to platted configuration)

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: 2621 16th Avenue N, St Pete
Owner Name (print): Catherine Stoller - RN
Owner Signature: [Signature]

2. Affected Property Address: 2200 17th Ave No.
Owner Name (print): SIVAK SARKKASEUM
Owner Signature: [Signature]

3. Affected Property Address: 2644 17 Ave
Owner Name (print): [Signature]
Owner Signature: [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@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at [3301 24th Ave. S., St. Pete 33712](mailto:3301_24th_Ave_S_St_Pete_33712)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____
- Attach the evidence of the required notices to this sheet such as Sent emails.

From: Colin Russell
Sent: Monday, October 25, 2021 8:03 PM
To: 'variance@stpeteconna.org'
Subject: 2630 17th Ave N - Notice Of Variance
Attachments: Completed Variance Application.pdf

Tom,

Pleasure to meet you electronically! I'm the owner of the property at 2630 17th Ave North, in North Kenwood. I have been working with Dylan and Shervon with the City of St. Pete on a variance application to split my lot back to the two (2) original plats. In accordance with city requirements, attached is the application. The neighborhood worksheet will be completed prior to submitting to the city. My contact info is below, feel free to reach out with any questions. Thanks!

Colin Russell |
c. 321.439.2062 |

From: Colin Russell
Sent: Monday, October 25, 2021 8:10 PM
To: 'steven.herzfeld@gmail.com'
Subject: RE: 2630 17th Ave N - Notice Of Variance
Attachments: Completed Variance Application.pdf

Forgot to attach the application! It's on this e-mail. The neighborhood worksheet will be completed prior to submitting to the city.

Colin Russell |
c. 321.439.2062 |

From: Colin Russell
Sent: Monday, October 25, 2021 7:43 PM
To: steven.herzfeld@gmail.com
Subject: 2630 17th Ave N - Notice Of Variance

Steven,

Pleasure to meet you electronically! I'm the owner of the property at 2630 17th Ave North, in North Kenwood. I have been working with Dylan and Shervon with the City of St. Pete on a variance application to split my lot back to the two (2) original plats. In accordance with city requirements, I am reaching out to provide you with notice. My contact info is below, feel free to reach out with any questions. Thanks!

Colin Russell |
c. 321.439.2062 |



st.petersburg
www.stpete.org

VARIANCE

Notes

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 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Colin Russell

Street Address: 2630 17th Ave N

City, State, Zip: Saint Petersburg, FL 33713

Telephone No: 321-439-2062

Email Address: crussell@kelloggkimsey.com

Colin Russell
2630 17th Ave N,
Saint Petersburg, FL 33713



1029



33712

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Kimberly Frazier-Leggett
Federation of Inner-city Community Organizations
3301 24th Ave S.
Saint Petersburg, FL 33712