



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

According to Planning & Development Services Department records, no Commission member 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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, May 4, 2022, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-54000020 PLAT SHEET: E-10

REQUEST: Approval of a variance to the required side and rear yard setbacks, and minimum parking requirement to convert an existing garage into an accessory living space.

OWNER: Bridgette Vanderlaan
236 15th Ave Ne
Saint Petersburg, Fl 33704-4760

AGENT: Lisa Wannemacher
176 4th Avenue Ne Apt 1602
Saint Petersburg, Fl 33701

ADDRESS: 236 15th Ave NE

PARCEL ID NO: 18-31-17-15426-032-0040

ZONING: Neighborhood Traditional Single-Family (NT-3)

BACKGROUND:

The property consists of one platted lot of record (Lot 4, Block 32) of the S.J. Childs Replat of Block 32 Snell and Hamletts' North Shore Subdivision and is developed with an existing single family residence and detached garage. The property is located within the Historic Old Northeast Neighborhood Association.

The earliest permit records show that the first dated permit was recorded in 1934 for a re-roof of the existing house, thus the residence was constructed sometime before this date. According to the property card the eastern half of the detached garage was remodeled in 1939. A property card interpretation was completed in 1985 that determined that there was a single-family residence, detached garage and an accessory dwelling unit or garage apartment on the property. The applicant has confirmed that the living area in the garage was still in existence when they purchased the property. The living space in the garage does not contain a cooking facility and does not currently function as an Accessory Dwelling Unit.

In addition to the single-family residence and detached accessory structure located on the subject property, other site improvements include an in-ground pool and deck at the rear of the property. The detached garage is the subject of the request. The structure is considered to be legal non-conforming as it does not meet the current setback requirements for the Neighborhood Traditional – 3 (NT-3) Zoning District. The detached accessory structure is 3.5-foot away from the interior left-side property line and 2.4-feet from the rear property line. The required side setbacks are 7.5-feet and 7-feet for the rear setback.

REQUEST:

The applicant is requesting to convert the existing garage into an accessory living space. The complete conversion of the detached accessory structure into a living space would eliminate all onsite parking. The applicant is requesting approval of a variance to the required side and rear setbacks and to the minimum parking requirement to convert an existing garage into an accessory living space.

Structure	Required	Requested	Variance	Magnitude
Accessory Living Space				
Interior Side Yard Setback	7.5 -feet	3.5-feet	4-feet	53%
Rear Yard Setback	7-feet	2.4-feet	4.6-feet	66%
Parking Requirements 16.10.020.1				
Number of Parking Spaces	(2) Required	(0) Proposed	(2)	100%

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 request involves the utilization of an existing developed site.

- 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 site involves the utilization of an existing legal non-conforming lot which is substandard in both lot width and lot area. The site has a lot width of 50-feet and approximately 5,477 square feet in area. The minimum lot width and area requirements for a property zoned NT-3 is 60-feet wide and 7,620 square feet respectively.

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

This criterion is not applicable. The subject property is not located in a designated preservation district.

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

The subject property is contributing structure within the Northshore National Register Historic District, however it is not locally designated.

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

This criterion is not applicable.

- 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.*

Code [Section 16.20.010.1](#) describes lots in the traditional neighborhoods as narrow ranging between 45 and 60 feet in width. The subject property is substandard in width like most of the other properties on the block. Another established characteristic of the subject property and neighboring properties is that the majority of them have a detached accessory structure in the rear yard.

- 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 proposed project does not involve development of public facilities.

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

The special conditions existing are not the result of the applicant. The minimum lot width for properties in the NT-3 zoning district is 60-feet wide. The subject property is 50-feet wide, which results in the subject lot being substandard by 10-feet.

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

Considering the special conditions, a literal enforcement of this Chapter would not result in unnecessary hardship.

Per Code [Section 16.20.010.6](#), a literal enforcement of the code would require a side yard setback of 7.5-feet and a rear setback of 7-feet. The applicant could rebuild the structure to achieve the ground floor accessory living space that they desire and still provide the required (2) parking space on site. In addition, the applicant can continue to use the property as a single family house, accessory living space with one parking space.

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;*

A literal application of the provisions of the code would still provide the applicant with the means for reasonable use of the property.

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

The requested variance is not the minimum variance that will make possible the reasonable use of the land.

The request is to allow the conversion of the total area of the existing garage into an accessory living space. Based on the property card and the permit records there remains (1) parking space within the garage. Under the current code requirement a minimum of (2) onsite parking spaces is required for the existing single family residence. The applicant's proposal would eliminate all parking on the site.

Parking in the NT-3 zoning district is also required to be accessed from the rear per Code [Section 16.20.010.11](#). The remaining surface space at the rear of the property is occupied by an in-ground pool.

The applicant is able to make reasonable use of the land that does not involve eliminating an opportunity for on-site parking at the rear of the property by reconfiguring the detached structure on the lot.

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

The granting of the setback variances would not be in harmony with the general purpose and intent of this chapter Section 16.10.010.4.J. states, Setbacks, are to “ensure that an effective separation is provided between properties, structures and uses to foster compatibility, identity, privacy, light, air and ventilation.”

The owners of the most affected neighboring properties to the proposed accessory living space have signed the neighborhood worksheet acknowledging that they have no objections to the request.

However, it is also possible that the allowing the living space to encroach into the setback may contribute to privacy issues for neighboring properties and set precedence for other properties to also encroach into the setback.

The granting of the parking variance will not be in harmony with the general purpose and intent of the Land Development Regulations. Per Code Section 16.10.020.1 a minimum of 2 parking spaces are required for the residential NT zoned property.

Code Section 16.40.090.3.3 also requires that parking spaces be located on the same lot as the use. The granting of the variance to allow for no on-site parking will contribute to additional cars being parked on the street. Code Section 16.40.090.2 states “that the parking regulations are designed to avoid parking shortages,” and “to encourage parking configurations that do not disrupt the City’s traditional streetscape.” The neighborhood association has also emailed Staff stating that they do not support the request. Citing that that parking is a serious issue in the neighborhood.

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

The granting of the variance may affect privacy for the neighboring properties. It may also be injurious to neighboring properties in that the remaining parking area will be removed which may contribute to a lack of parking on the block. Inadequate parking has been an ongoing concern in the neighborhood

8. *The reasons set forth in the application justify the granting of a variance;*

The applicant has stated that the detached garage, prior to purchase of the property, contained living space and that the garage was not functional due to how the interior space was configured. In addition, the applicant has stated that approval of the variance will allow the detached structure to be a fully functional living space.

The narrative also references other properties that they believe have been developed in a similar way with accessory structures that encroach into the setback and or properties that do not meet the current parking requirement.

The reasons listed above and, in the application, do not justify the granting of a variance. Approval of the request increases the magnitude of non-conformity regarding the

encroachment of living space into the setbacks as well as eliminating opportunities to provide parking on the site.

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 applicant cited six (6) accessory structure examples located in the NT-3 zoning district as follows:

1. Located at 556 17th Ave NE (NT-3): The property is the result of a redevelopment application which resulted in (1) single family residence, (1) ADU, (3) enclosed parking spaces and (1) surface parking space beneath a carport. The request did not include any variances to setbacks or parking.
2. Located at 516 14th Ave (NT-3): The property card depicts the construction of (1) Single Family Residence and (1) detached garage. The permit history does not depict any permits to enclose the garage
3. Located at 256 16th Ave NE (NT-3): Per the property card the original garage was converted into an ADU in 1959. The ADU is considered to be legal non-conforming.
4. Located at 546 14th Ave NE (NT-3): Property card depicts a permit for a single family residence with detached garage; there is no record of a permit being issued to enclose the garage by removing the garage door.
5. Located at 330 16th Ave NE (NT-3): The property card depicts the construction of (1) Single Family Residence and (1) detached garage. Property has a legal non-conforming driveway in the front of the property.
6. Located at 515 17th Ave NE (NT-3):The property card depicts the construction of (1) Single Family Residence and garage. There is no record of a permit being issued to enclose the garage by removing the garage door.

This criterion specifies that any similar structures are not to be used as justification for granting of the variances.

PUBLIC COMMENTS: The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association (HONNA). The neighborhood association has provided a letter objecting specifically to the variance regarding the removal of the requirement for onsite parking. The applicant has received 6 signatures of no objection from surrounding property owners. However it is unclear, based on the description at the top of the neighborhood worksheet, whether the neighbors were aware that the variance also included a variance to the parking requirement.

Exhibit C
(Neighboring properties in support of the request)



- Legend
- ★ - Subject Property
 - - Neighboring properties in support of the request

STAFF RECOMMENDATION: Based on a review of the application according to the 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 May 4, 2025. 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.
4. If there is a separate meter, address or cooking facility they shall be removed and the address shall be abandoned.

ATTACHMENTS: Map, aerial, site plan, floor plan, elevation drawings, photographs, applicant's narrative, codes compliance report, property card, building permit history, signatures of support, Neighborhood Participation Report, Codes Compliance, Building Permit History

Report Prepared By:

/s/ Candace Scott 4/27/22
Candace Scott, Planner I Date
Development Review Services Division
Planning & Development Services Department

Report Approved By:

/s/Dave Goodwin 4/27/22
Dave Goodwin, Interim Zoning Official (POD) Date
Development Review Services Division
Planning & Development Services Department

DG:CAS



RECEIVED
 MAR 04 2022
 DEVELOPMENT REVIEW
 SERVICES

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): bridgette vanderlaan	
Street Address: 236 15th AVE NE	
City, State, Zip: Saint Petersburg, FL 33704	
Telephone No: 727.278.2888	Email Address: bvanderlaan@mac.com
NAME of AGENT or REPRESENTATIVE: Lisa Wannemacher	
Street Address: 178 4th ave NE APT 1602	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727.418.0161	Email Address: lisawannema@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location: 236 15th AVE NE	
Parcel ID#(s): 18-31-17-15426-032-0040	
DESCRIPTION OF REQUEST: To allow reduced setbacks to convert a garage into an accessory living space	
<i>Also requesting an exception to parking requirements</i>	
PRE-APPLICATION DATE: 02/09/2022	PLANNER: Candace Scott

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: *Bridgette Vanderlaan* Date: 03/01/2022
*Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Bridgette Vanderlaan



Pre-Application Meeting Notes

Meeting Date: 02/09/2022 Zoning District: NT-3

Address/Location: 236 15th Ave NE

Request: To allow reduced setbacks to convert a garage into an accessory living space and to allow parking in the front yard.

Type of Application: Variance Staff Planner for Pre-App: CAS

Attendees: Bridgette Vanderlaan, Lisa Wannemacher, Candace Scott

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
HISTORIC OLD NORTHEAST NBRHD ASSN	John Johnson	Honnapresident@gmail.com	917-532-1732

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

Notes: The applicant is requesting a variance to setbacks

in order to convert an existing garage into an accessory living space (ALS). The existing garage is approximately 2.4-feet from the rear property line where 6-feet is required with a side setback of 3.5-feet where 5-feet is required. Due to the parking being displaced at the rear of the site an additional variance will also be required to allow parking in the front yard of the property. The required drawings will include a site plan showing the (2) required on-site parking spaces as well as a floor plan and exterior elevations of the proposed accessory living space. The drawings of the ALS are not required to be engineered drawings but must be to scale.

A notice of intent to file must be sent (10) days prior to submittal to the following organizations: CONA, FICO and The Historic Old Northeast Neighborhood Association. The contact information for both CONA and FICO can be found in the Variance application at the bottom of the public participation form.



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: Bridgette Vanderlaan

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

Property Address: 236 15th AVE NE, St. Petersburg, FL 33704

Parcel ID No.: _____

Request: _____

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): Lisa Wannamacher

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.

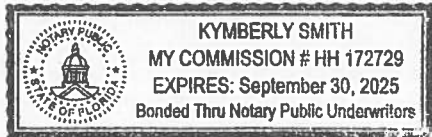
Signature (owner): *Bridgette Vanderlaan* Bridgette Vanderlaan
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Florida Driver License # 1536072666490

Notary Signature: *Kimberly Smith* Date: 3/4/2022

Commission Expiration (Stamp or date):





Yellow House above: 556 17th AVE NE in alley between 16th -17th.

- New construction ADU/apartment
- No parking in back or front (Street parking only)
- Pic taken 3/1/22



Blue/Gray house above: 516 14th AVE NE (alley between cherry and poplar)

- ADU/apartment
- No parking front or back of house, street parking only
- Pic taken 3/2

Green house
 • GAT
 • No
 Several other
 548 14th AVE
 • No
 • No
 330 16th AVE
 • No
 • Side
 516 17th AVE
 • No
 • No



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: 23215 th AVE NE	Case No.:
Description of Request: Variance to allow reduced setbacks to convert an existing fence into an accessory living space	
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: 225 15 th Ave NE	Owner Name (print): TERESA BLANCO
Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: CHRISTINE ALEXANDER	Owner Name (print): 22 15 th AVE NE
Owner Signature: Christine Alexander	
3. Affected Property Address: 237 19 th Ave NE	Owner Name (print): Day Fitzpatrick
Owner Signature: <i>[Signature]</i>	
4. Affected Property Address: 235 15 th AVE NE	Owner Name (print): NICOLE DAY
Owner Signature: <i>[Signature]</i>	
5. Affected Property Address: 246 15 th Ave NE	Owner Name (print): Marilyn Glythe
Owner Signature: Marilyn Glythe	
6. Affected Property Address: 245 16 AVE NE	Owner Name (print): Pam DiMuccio
Owner Signature: <i>[Signature]</i>	
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	
I have met with 6 of my immediate neighbors and let them know the plans. All neighbors I talked to had no problems with the plans and signed the "neighborhood signature" form (included in the application)	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
I sent three letters of intent for this project per direction. HONNA, FICO and CONA	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
In person for the neighborhood signature and email/letter to HONNA, FICO and CONA	
2. Summary of concerns, issues, and problems expressed during the process	
No concerns expressed by anyone during this 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 Jennifer Joern at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: Feb 26th, 2022 <input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails. <i>Attached</i>	

From: BRIDGETTE VANDERLAAN bvanderlaan@mac.com
 Subject: Letter of Intent for property at 236 15th ave ne, St. Petersburg, FL
 Date: February 26, 2022 at 7:40 PM
 To: Honnapresident@gmail.com
 Cc: Lisa Wannemacher lisa@wjarc.com, BRIDGETTE VANDERLAAN bvanderlaan@mac.com



Hello John,

I am working through the process with the City of St. Petersburg to apply for approval of a variance to allow reduced setbacks to convert an existing garage into an accessory living space. There is some question that I will need to have approval (in addition) to allow parking in the front of the property but my understand from inquiries last year via the City of St. Petersburg I was told this was not possible. Like many in the OLD NE I park out front of my home on the street.

I am still working on wrapping up the final application forms, taking pictures, etc. but have included "some of the info" asked for through the application process as I wanted to ensure I have this in by the deadline.

Thank you for the consideration up front and let me know if you have any questions.

Bridgette Vanderlaan
 236 15th AVE NE
 St. Petersburg, FL 33704
 727.278.2888

I have attached the following:

1. Pre application notes
2. Signatures from immediate neighbors (neighborhood worksheet)
3. Site Survey
4. Note from City of St. Petersburg around a parking requested earlier this year



NEIGHBORHOOD WORKSHEET

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NEIGHBORHOOD WORKSHEET	
Street Address: 236 15 th AVE NE	Case No.:
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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: 225 15 th Ave NE	Owner Name (print): TERESA BUNICO
Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: CHRISTINE ALEXANDER	Owner Name (print): 20 15 th AVE NE
Owner Signature: Christine Alexander	
3. Affected Property Address: 237 14 th Ave NE	Owner Name (print): <i>[Name]</i>
Owner Signature: <i>[Signature]</i>	
4. Affected Property Address: 235 15 th AVE NE	Owner Name (print): NEEDLE DAY
Owner Signature: <i>[Signature]</i>	

From: BRIDGETTE VANDERLAAN bvanderlaan@mac.com
Subject: Letter of intent for property at 236 15th ave ne, St. Petersburg, FL
Date: February 26, 2022 at 7:56 PM
To: variance@stpetecon.org
Cc: Lisa Wannemacher lisa@wjarc.com, Bridgette Vanderlaan bvanderlaan@mac.com

Hello Jennifer -

I am working through the process with the City of St. Petersburg to apply for approval of a variance to allow reduced setbacks to convert an existing garage into an accessory living space. There is some question that I will need to have approval (in addition) to allow parking in the front of the property but my understand from inquiries last year via the City of St. Petersburg I was told this was not possible. Like many in the OLD NE I park out front of my home on the street.

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Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: CHRISTINE ALEXANDER	Owner Name (print): 251 15th AVE NE
Owner Signature: Christine Alexander	
3. Affected Property Address: 219 14th Ave NE	Owner Name (print): [unclear]
Owner Signature: <i>[Signature]</i>	
4. Affected Property Address: 235 15th AVE NE	Owner Name (print): M'EDLE DAY
Owner Signature: <i>[Signature]</i>	

Federation of Inner-City Communications Organizations (FICO)
3301 24th Ave. S.
St. Petersburg, 33712

February 20th, 2022

mailed

C/O Kimberly Frazier-Leggett

Kimberly –

I am working through the process with the City of St. Petersburg to apply for approval of a variance to allow reduced setbacks to convert an existing garage into an accessory living space. There is some question that I will need to have approval (in addition) to allow parking in the front of the property but my understand from inquiries last year via the City of St. Petersburg I was told this was not possible. Like many in the OLD NE I park out front of my home on the street.

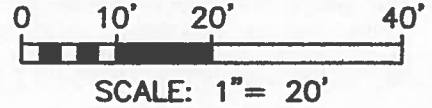
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Bridgette Vanderlaan
236 15th AVE NE
St. Petersburg, FL 33704
727.278.2888

I have included the following:

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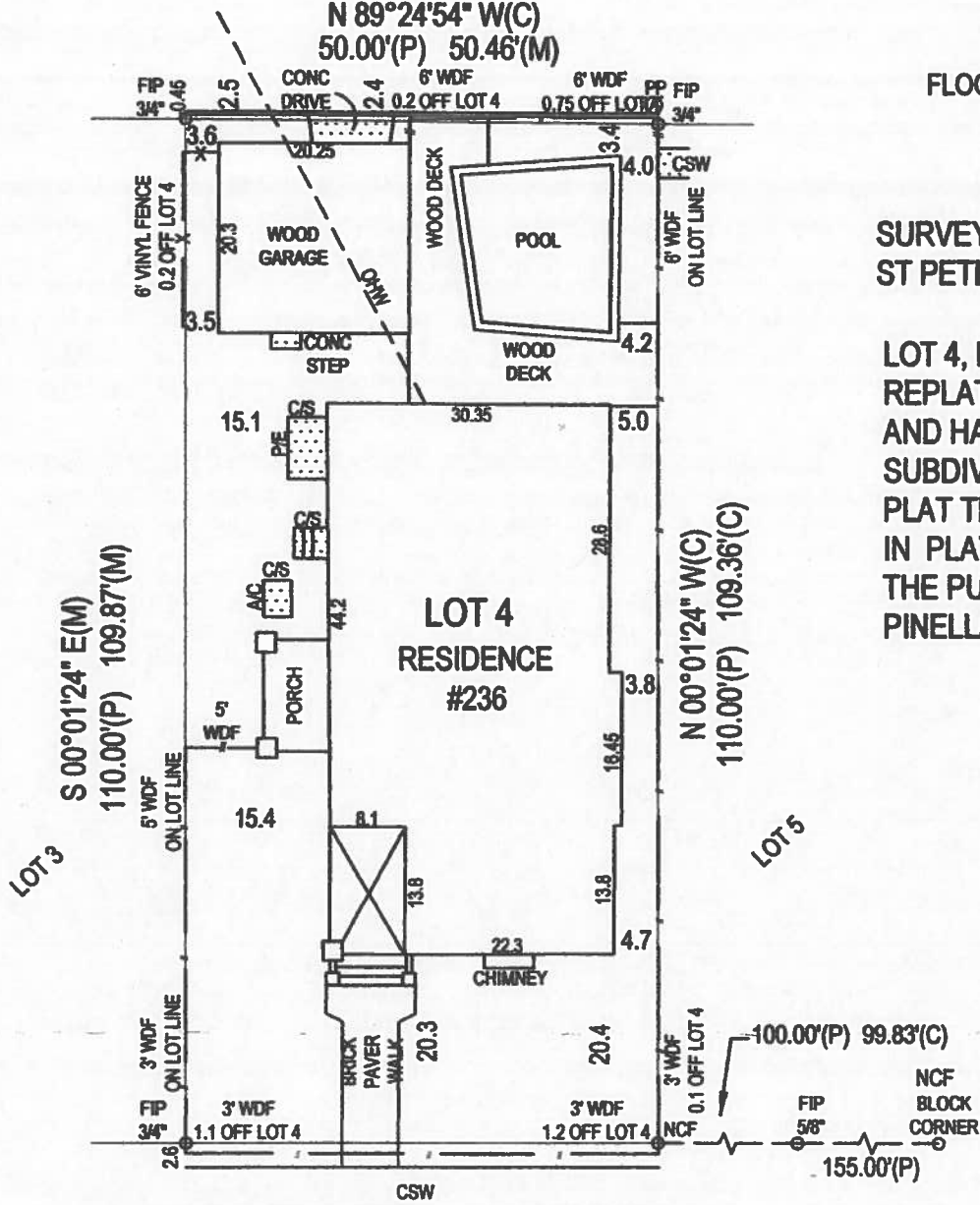
BRICK ALLEY

N 89°24'54" W(C)
50.00'(P) 50.46'(M)

FLOOD ZONE = X

SURVEY OF 236 15TH AVE NE
ST PETERSBURG, FLORIDA 33704

LOT 4, BLOCK 32, S.J. CHILDS
REPLAT OF BLOCK 32, SNELL
AND HAMLETT'S NORTH SHORE
SUBDIVISION, ACCORDING TO
PLAT THEREOF AS RECORDED
IN PLAT BOOK 5, PAGE 47, OF
THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA



N 90°00'00" E (ASSUMED - BASIS OF BEARINGS)
50.00'(P) 50.46'(C)
15TH AVENUE NE(F)
15TH AVENUE N(P)

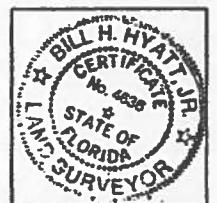
(C) COPYRIGHT 2009 - KNOW IT NOW, INC. - NO CHANGES CAN BE MADE TO THIS SURVEY MAP WITHOUT THE WRITTEN PERMISSION OF THE SIGNING SURVEYOR.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR OF THE FIELD DATE NOTED ON THIS SURVEY.

THE FINANCIAL LIABILITY OF THE SURVEYOR AND SURVEYING COMPANY IS WARRANTED ONLY TO THE AMOUNT PAID FOR THE SERVICE HEREON.

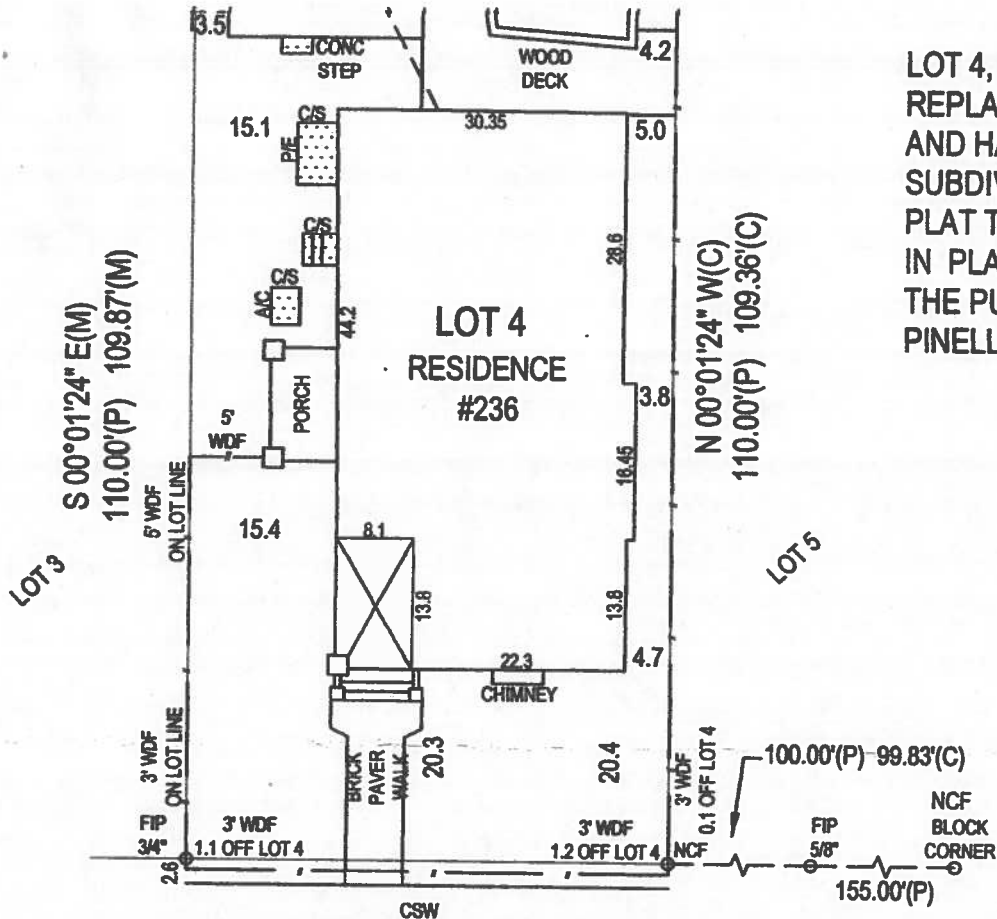


— X — 4' CHAIN LINK FENCE ——— / ——— 6' WOOD FENCE



NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
NOTES: (1) IN COMPLIANCE WITH F.A.C. 61G17-6.0031-4-E, IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE, FENCES SHOWN MEANED ON OR OFF LINES (ARROW). (3) NO EXCAVATION OR MAPPING OF UNDERGROUND UTILITIES WAS PERFORMED.

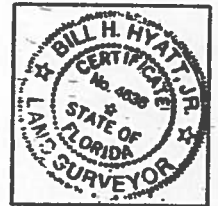
LOT 4, BLOCK 32, S.J. CHILDS REPLAT OF BLOCK 32, SNELL AND HAMLETTS NORTH SHORE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



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 50.00'(P) 50.46'(C)
 15TH AVENUE NE(F)
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BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER, CB = CABLE BOX, LP = LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE
 CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB = ELECTRIC BOX, EDW = EDGE OF WATER, E/P = EDGE OF PAVEMENT, (F) = FIELD, F/C = FENCE CORNER, FCR = FIR CAPPED, FXC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL & DISK
 GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, NCF = NO MARKER FOUND, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, P/E = POOL EQUIP.
 PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD
 LB 6912, SND = SET NAIL AND DISK LB 6912, THF = TRANSFORMER, TOB = TOP OF BANK, TP = PHONE PEDESTAL, UE = UTILITY EASEMENT, WB = WATER BOX, WDF = WOOD FENCE

Know It Now, Inc.

Florida Business Certificate Of
 Authorization Number LB 6912

LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
 MAIL = 1497 MAIN ST, BOX 321 - DUNEDIN, FL 34898
 VOICE 727-415-8305 FAX 727-736-2455

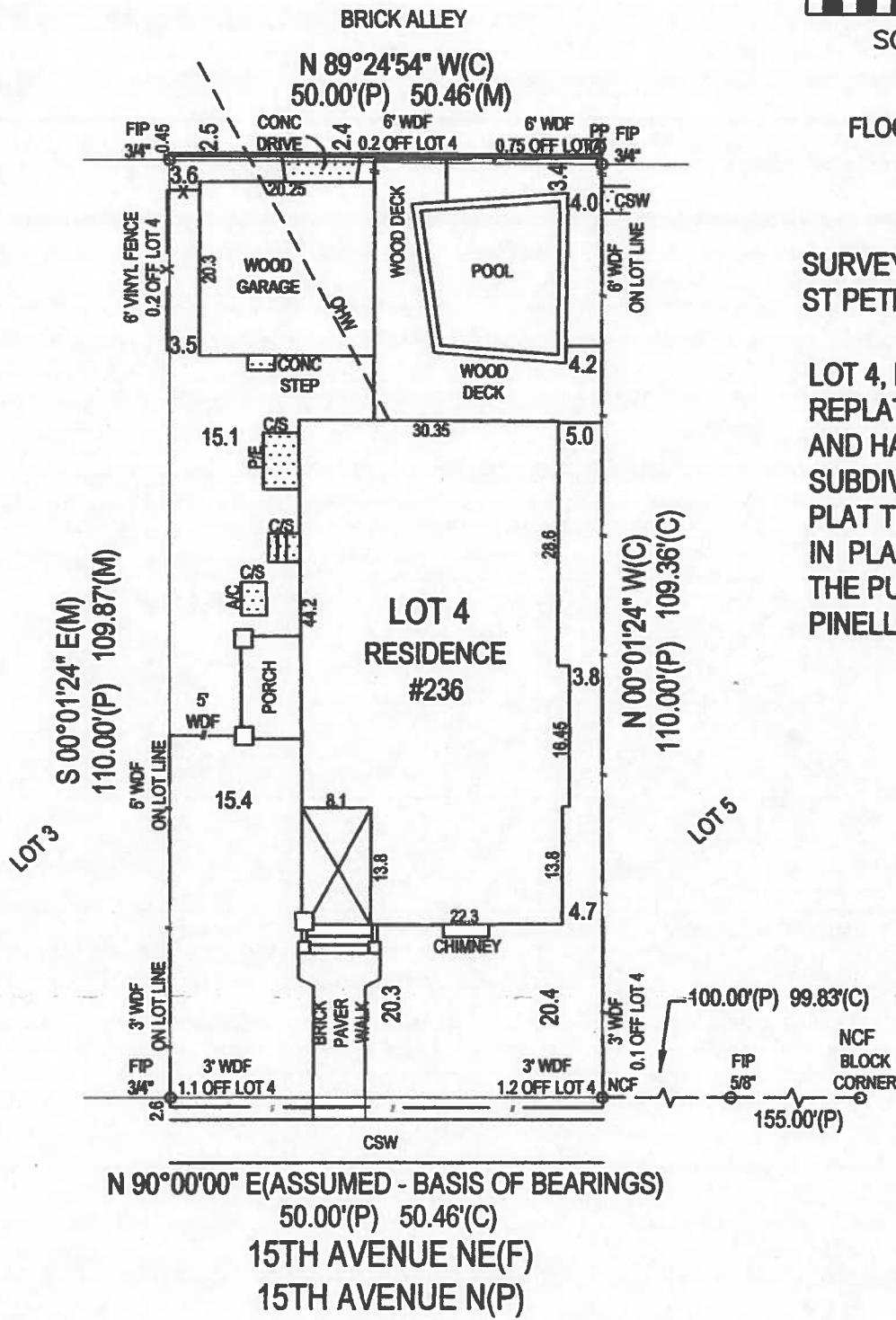
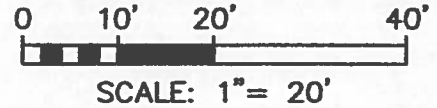
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD WORK: 03-11-10
 DATE SIGNED: 3-15-10

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

BRIDGETTE VANDERLAAN
 REGIONS BANK d/b/a REGIONS MORTGAGE
 CLEAR TITLE AMERICA, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

BILL HYATT
 Surveyor & Mapper Number 4636



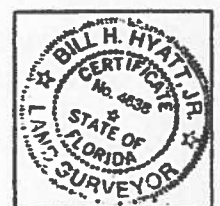
FLOOD ZONE = X

**SURVEY OF 236 15TH AVE NE
ST PETERSBURG, FLORIDA 33704**

**LOT 4, BLOCK 32, S.J. CHILDS
REPLAT OF BLOCK 32, SNELL
AND HAMLETTS NORTH SHORE
SUBDIVISION, ACCORDING TO
PLAT THEREOF AS RECORDED
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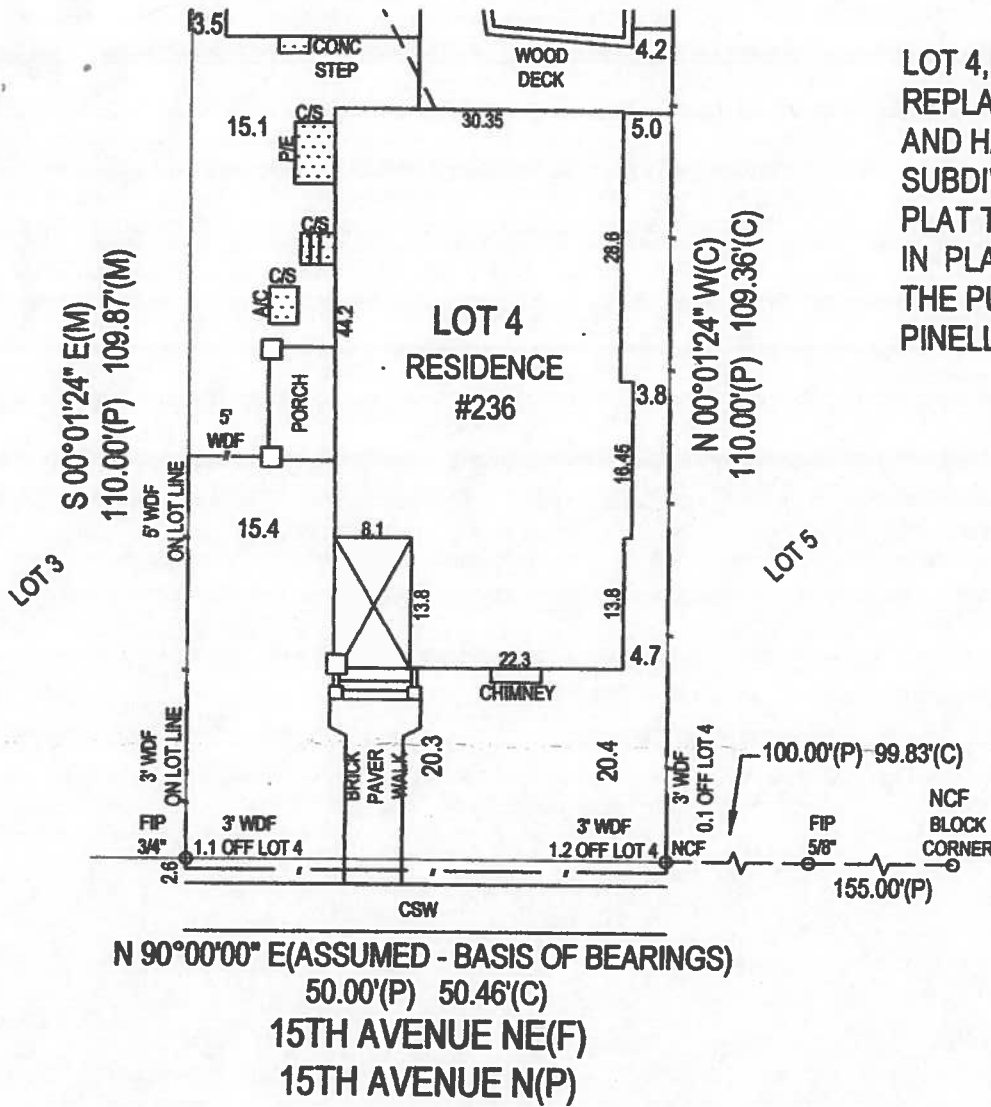
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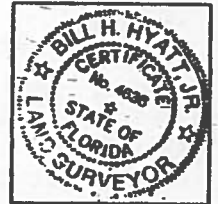
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LOT 4, BLOCK 32, S.J. CHILDS REPLAT OF BLOCK 32, SNELL AND HAMLETTS NORTH SHORE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

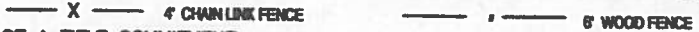


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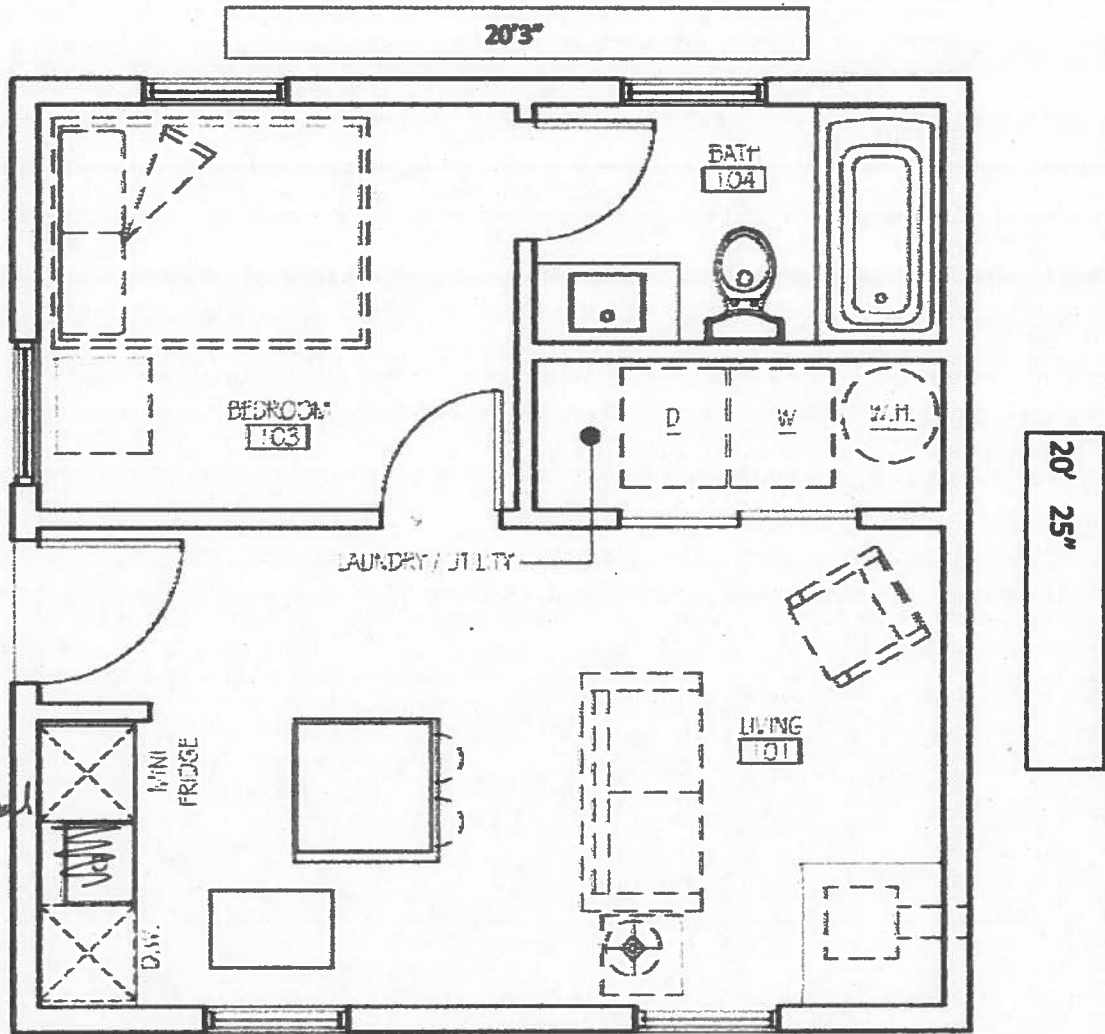
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BILL HYATT
Surveyor & Mapper Number 4636

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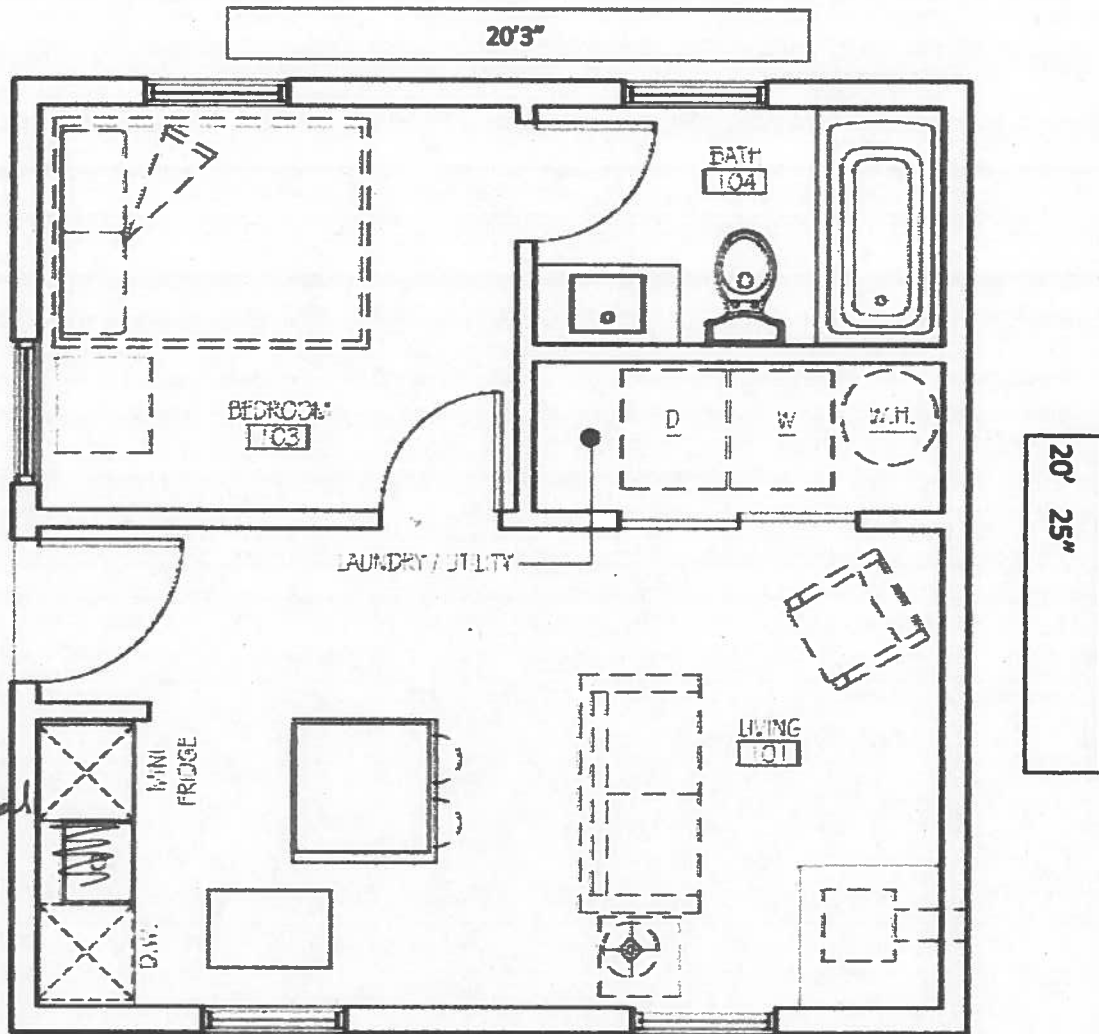


Notes

no stove/hood
 Min kitchen
 ic will include
 ice; Fridge/sink

236 15th AVE NE
 St Petersburg, FL
 33704

Outside of space (Foot print to remain)
 as is



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 St Petersburg, FL
 33704

Outside of space (Foot print to remain)
 as is





Candace A. Scott

RE: Resending:Friend of Lisa Wannemacher- quick question

To: BRIDGETTE VANDERLAAN, Cc: Corey Malyszka

May 10, 2021 at 11:26 AM

Details

Good morning Ms. Vanderlaan,

I apologize for the delay. The property at 236 15th Ave NE is located within the NT-3 (Neighborhood Traditional) Zoning District.

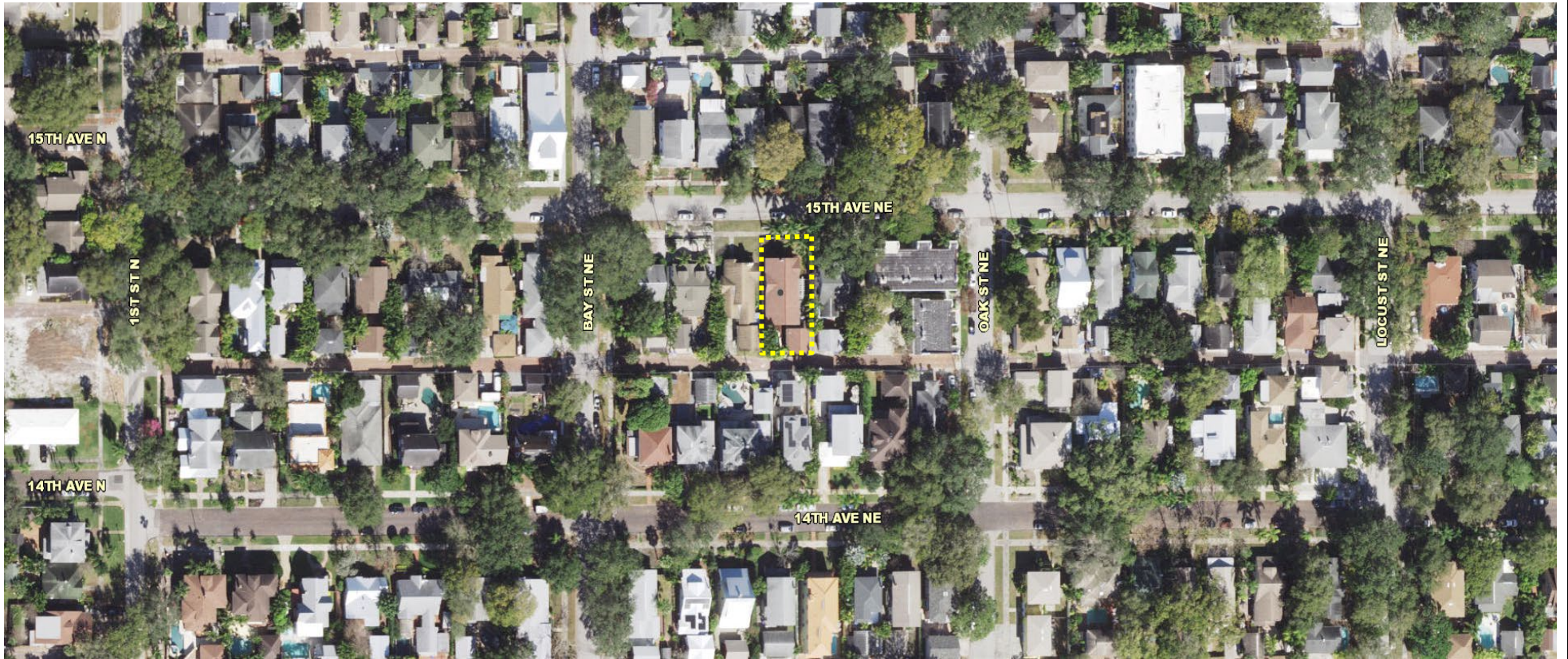
Properties in this zoning district are required to have their driveways and garages accessed from the alley at the rear. Also, accessory structures such as a carport, are required to be behind the principal structure.

Unfortunately the location of the proposed carport would not meet the requirements of the code.

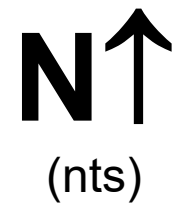
Please let me know if you have any other questions.

Regards,

**Candace Scott
Planner I , Planning and Development Services
City of St. Petersburg
727-892-5192 / Fax: 727-892-5557
C2Scott@stpete.org**



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000020
Address: 236 15th Ave. NE.



Candace A. Scott

From: rreed@tampabay.rr.com
Sent: Friday, April 1, 2022 8:41 AM
To: Candace A. Scott
Cc: Charleen McGrath; kimbyflies@yahoo.com; Doug Gillespie; John Peter Barie; April Cabral; 'John Johnson'
Subject: Re: 236 15th Ave NE

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Re: 236 15th Ave NE

Ms. Scott,

The Historic Old Northeast Neighborhood Association does not support the requested variances for the property located at 236 15th Avenue NE. Parking is a serious issue in the neighborhood, and having a space off the alley dedicated to parking helps to relieve pressure on our narrow streets. In addition, we would never be able to support parking in the front yard.

Thank you for your consideration.

Robin Reed

Chair, HONNA Planning and Preservation Committee

LOCATION **236-15th Ave. N.E.**
 OWNER **S.G. Selover**
 CONTRACTOR
 ARCHITECT
 KIND BLDG. **Ft. house** ROOMS **6**
 SIZE & garage
 CU. FT. RATE PER CU. FT.
 COST **\$6,000**
 OCCUPANCY
 FOUNDATION
 FLOORS PARTITIONS
 #31404 5/1/34 S.G. Selover
 Reroof Res. \$125
 #42445-4-25-39-Mrs. James Davis
 -R.G. Carson-2rm addn to rear
 of res & remodel E. 1/2 of exist
 2car gar. 30x8-6x14-\$2000.
 #44656A-E - 11/3/58 - \$380
 Owner Mary Bedenerick - Reroof
 residence (Type VI) Phillips Roofing
 Co., Contractor

OWNER **R. G. Carson**
 CONTRACTOR **Kiesler**
 OPENINGS- 7 cntrs. - 5 swtchs. -
 6 plugs - wtr. htr. - 3 wire
 ser. OK 6-12-39
 #1638 - 6-4-56 - Miss Mary E.
 Bednarick - See Condemn File
 #1639 - 6-4-56 - Miss Bednarick
 See Condemn File (236 1/2 - 25 Ave. NE)
 #770-6/20/56-M.E. Bednarick
 Keesler Elec. - 5p 3ws 100amp 2 meters
 general repairs for Condemn #1638
 (236 15 Ave. N.E.)

OWNER **Davis**
 CONTRACTOR **O.O. Blauvelt**
 FIXTURES- **O.K. 5-15-39**
18-31-18
23-75
 O. K. DATE **Block 32**

GAS PERMIT NO. **404702** DATE **9/29/69**
 OWNER **Fonseca**
 CONTRACTOR **Leland Plg**
 FIXTURES- **1-water heater nat. gas**

SEWER PER. NO. DATE
 OWNER
 CONTRACTOR
 O. K. DATE

SEPTIC TANK PER. NO. DATE
 OWNER
 CONTRACTOR
 O. K. DATE

CERTIFICATE NO. DATE
 ISSUED TO

SIGN PERMIT NO. DATE

BUILDING

#00977 - RS-75 - 2/27/84 - \$3,000.

Owner Tigne - tear off roof & re-
place bad wood dry in 30# felt and
shingle with 3 tab fiberglass
shingles (Type VI), John's Roofing,
Contractor

Property Card Interpretation
(PCIC-85-0003) dated 10-8-84

Two (2) dwelling units on this
site (JWK/bd)

SE SPR 1-10-84 RA031

Request

permission to appeal Bldg.

Officials' decision that

only two (2) dwelling units

exist on site. Existing

units determined by: Bldg.

Officials: Two (2) units on

site. Applicant: Three (3)

units on site. UPHELD BLDG.

OFFICIALS DECISION - TWO (2)

UNITS ON THIS SITE.

PROPERTY INTERVIEWED 2-14-85

SINGLE FAM RES + GAR w/SAREAPT

M.D.D.

Candace A. Scott

From: BRIDGETTE VANDERLAAN <bvanderlaan@mac.com>
Sent: Thursday, April 21, 2022 12:55 AM
To: Candace A. Scott
Cc: Lisa Wannemacher
Subject: 236 15th ave ne bvanderlaan

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.

Hello Candace.

Per request here are pics of the inside of the space











Via bridgette's iPhone [📷](#)