



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
AFTER-THE-FACT 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, September 7, 2022, at 10:00 A.M.** at Council Chambers, City Hall, located at 175 - 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-54000056 PLAT SHEETS: R-3 and R-5

REQUEST: Approval of an after-the-fact variance to interior side yard setback to allow an accessory structure (garage) to remain.

OWNER: Hellen C. Davis
706 Villa Grande Avenue South
St. Petersburg, FL 33707

ADDRESS: 706 Villa Grande Avenue South

PARCEL ID NO.: 30-31-16-00504-000-0060

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional - 3 (NT-3)

Table 1: Section 16.20.010.6 – Building Envelope: Maximum Height and Minimum Setbacks

Structure	Required Side Yard Setback	Requested	Variance	Magnitude
Detached Garage	7.5 feet	4.6 feet	2.9 feet	39%

BACKGROUND

The subject property consists of one platted lot of record (Lot 6, Block 111, E.A. Allen's Replat) of the Old Pasadena Neighborhood within the Neighborhood Traditional-3 (NT-3) zoning district. The property is approximately 10,500 square feet (0.24 acres +/-) and contains a single-family home constructed in 1951. The current property owner purchased the property in March 2021. The following is a timeline of actions to this point:

1. **Variance Case No. 16-54000077** – Approval of variances from the NT design standards to construct a driveway in the front yard and an attached front-loading garage. The application was administratively approved on November 14, 2016, with an extension to November 14, 2021, and was applied for by the previous owner.
2. **New Structures other than Building (NOTH) Permit No. 20-01001094** – Upon review by the Development Review Services Division, the permit was approved, issued, and closed to the previous property owner March 31, 2020. Whereas the construction of the attached front-loading garage (as seen in variance case no. 16-54000077) was not erected, the permit was approved to construct 24-feet by 21-feet carport with posts over new concrete slab, and front-loading driveway.
3. **Additions of Residential Garages (AGAR) Permit No. 21-11000026** – The current owner pursued a detached garage permit on November 1, 2021. Upon review by Development Review Services, the permit was denied due to not meeting the building and architectural design standards in accordance with [Section 16.20.010.11](#): Building and Site Design of the Land Development Regulations (LDRs). Additionally, the plans demonstrated noncompliance with the required interior side yard setback standards of the Land Development Regulations (LDRs) for NT-3. To date, the permit is still in the review process.
4. **Code Initiated Case No. 21-00027251** – On December 8, 2021, the property owner received a civil citation stating, "garage structure and pergola being constructed without permit(s) and inspections". For this variance, the applicant is focused on the detached garage. According to [Chapter 8, Section 8-169 \(a\) \(1\)](#) of the Code, it shall be unlawful for any person to construct, add to, alter, repair, move, or demolish any building, structure, or any part thereof, or to cause any such work to be done without first obtaining a permit from the POD as required by law or ordinance. A stop work order was issued December 9, 2021 for building a detached structure without permit.

The applicant obtained an as-built survey denoting a left-side interior setback of 4.6-feet for the constructed detached garage, creating a 2.9-foot encroachment. The applicant hereby seeks a variance to deviate from the required side yard setback of 7.5-feet per [Section 16.20.010.6](#): Building Envelope: Maximum Height and Minimum Setbacks of the LDRs.

VARIANCE REVIEW CRITERIA

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 after-the-fact variance is **inconsistent** with these standards. The DRC's decision shall be guided by the Consistency Review of Standards per City Code [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 criterion is not applicable. The property is developed with an existing single-family residence and will continue to be used as a single-family residential use. Based on the survey provided, the single-family residence has an interior right-side setback of 6.94-feet, where 7.5-feet is required within the NT-3 zoning district. Though nonconforming in setbacks, the structure may continue so long as it remains otherwise lawful subject to [Section 16.60.030.4](#): Nonconforming Structures of the LDRs.

Additionally, the property is developed with a driveway in the front yard via variance no. 16-54000077 - whereas driveway connection to Villa Grande Avenue South is typically not permitted as access via alley on side of property is available – and a carport via permit no. 20-01001094.

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.

- This criterion is not applicable. The subject property meets the minimum standards for lot width and area for the NT-3 zoning district.

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.

- 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.

- The subject property is an interior residential lot, east of Villa Grande Avenue South curving southbound to Sunset Drive South and south of Hibiscus Avenue South. The property sits on the edge of the city boundary, bordering the City of South Pasadena. Upon Staff's evaluation of a bird's eye view of the properties within 500 feet of the subject property, located within city limits and zoned similarly (NT-3), there are no other detached garage structures encroaching into the required setbacks. Therefore, the proposed after-the-fact variance request does not appear to be a pattern in this neighborhood.

The city may grant encroachments and design exceptions for accessory structures within neighborhood districts. However, the accessory structures shall be 200 square feet or less in floor area, ten feet or less in height, screened from public view, and located within the rear one-third of a property. All other accessory storage structures that cannot comply, shall meet the design and setback requirements of the zoning district (reference Section 16.50.020 of the LDRs).

Furthermore, there are no setback encroachments permitted within the front (F), side (S), or street side (SS) for residential front-loading garages within traditional zoning districts (Table 2).

Table 2: Section 16.60.050.2 - Allowable Encroachment and Setbacks

Structure/Improvement		Traditional Zoning Districts
Garages, residential front-loading	F, S, SS	No encroachment permitted

2. *The special conditions existing are not the result of the actions of the applicant;*
 - There are no special conditions related to the subject property. The special conditions existing are a result of the actions of the applicant/homeowner. Though unbeknownst to the property owner, and subject to an unlicensed contractor, the applicant/homeowner shall be responsible for the maintenance of buildings, structures and premises to the extent set out in Section 8-169. Construction on site commenced without the approval or issuance of a building permit (21-11000026) in accordance with [Chapter 8, Section 8-169\(a\) \(1\)](#) of the Code.
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 where there are no physical hardships or special conditions of the subject property.
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 the applicable provisions of the LDRs, would still provide the applicant with 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 applicant may make reasonable use of the property without approval of this after-the-fact variance. The applicant, if not approved by the DRC, may coordinate a (partial) demolition of the structure (detached garage).
6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*
 - The granting of the after-the-fact setback variance would not be in harmony with the general purpose and intent of the code. According to [Section 16.10.010.4.J.](#) of the LDRs, the purpose of setback regulations are to “ensure that an effective separation is provided between properties, structures and uses to foster compatibility, identity, privacy, light, air and ventilation.” Setbacks are further used to provide safety and environmental protection. Where encroachment is not permitted, the granting of an additional encroachment for the detached front-loading garage will not be in harmony with the general purpose and intent of the code.
7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*
 - Staff finds that the granting of the requested after-the-fact variance would not be detrimental to the public welfare, but will be inconsistent with the general purpose and intent of the above-referenced 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 do not justify the granting of this variance.
9. *No nonconforming use/structure 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 does not apply. No other uses, building, or structures are being considered as grounds for issuance of this variance.

PUBLIC COMMENTS: The subject property is within the Old Pasadena Neighborhood Association a nonactive association, and adjacent to the active Sunset Drive South Neighborhood Association. As of the date of this report, Staff received no formal comments from the active association, public and no comments from CONA, or FICO.

The applicant underwent and provided the following public participation efforts. Though the public participation process may not produce complete consensus on all applications, the effective communication is noted by staff and the DRC as an attempt to mitigate the setback encroachment on those mostly impacted:

1. The applicant provided six (6) signatures of support from neighboring properties.
2. Applicant mailed out letters to the property owners within a 300-foot radius of the subject property.
3. On June 6, 2022, the applicant/homeowner hosted an open house as an effort made to address any potential concerns prior to the public hearing.

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

CONDITIONS OF APPROVAL: If the after-the-fact variance is approved, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans submitted or re-submitted for permitting shall substantially reflect the approval granted by the Development Review Commission.
2. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:

/s/ Katrina Lunan-Gordon

8/26/22

Katrina Lunan-Gordon, Planner II
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

/s/Corey Malyszka

8/26/22

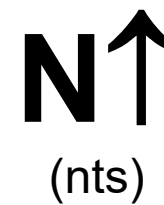
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

ATTACHMENTS: Location Map
Application
Survey
Site Plan
Narrative
Neighborhood Worksheet
Detached Garage Permit No. 21-11000026 Package
Violation Notice No. 21-00027251



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 22-54000056
 Address: 706 Villa Grande Ave. S.





VARIANCE

Application No. 22-54000056

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): HELLEN C. DAVIS

Street Address: 706 VILLA GRANDE AVE S

City, State, Zip: ST PETERSBURG, FL 337074

Telephone No: 727.735.3199 Email Address: hellend@indabaglobal.com

NAME of AGENT or REPRESENTATIVE: John A. Bodziak, Architect

Street Address: 743 49th Street N

City, State, Zip: St. Petersburg, FL 33710

Telephone No: 727.327.1966 Email Address: jjack@jabodziak.com

PROPERTY INFORMATION:

Street Address or General Location: 706 VILLA GRANDE AVE S

Parcel ID#(s): 30-31-16-00504-000-0060

DESCRIPTION OF REQUEST:

Variance to allow 4.6 foot Side Yard Setback

PRE-APPLICATION DATE: 6/24/22 **PLANNER:** Katrina Gordon

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*:

Date: 6-15-2022

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

Typed Name of Signatory: John A. Bodziak, Architect

VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 706 VILLA GRANDE AVE S	Case No.: 21-00027251 VN
Detailed Description of Project and Request:	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The Property fronts on Villa Grande and has an existing original Driveway to the proposed location which was improperly located in deference to the Permit Application which was in process, but violated by an unscrupulous unlicensed Contractor's "act of deceit".	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
In examining the Neighborhood, we were unable to determine any indication of Code Violations, so if they exist, we assume they are minimal	
3. How is the requested variance not the result of actions of the applicant?	
Applicant was approached by an unlicensed (unbeknownst to her) Contractor who was recommended to her by a major materials supplier. As a member of a South African charitable organization, she departed the country, while being assured by the "Contractor", that the Permit was issued. During her absence, the work was undertaken by the unlicensed Contractor, without the Permit having been issued.	

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?
The building was constructed within 4.6' of the Easterly Interior Property Line.
Approval of that minimum variance would allow the Owner to complete construction under an After-the-Fact Permit with prescribed penalties.
The adjacent neighbor has objected to this request, however, has recently constructed a 6'-0" vinyl fence encroaching onto the Subject Property and created a new elevated Grade adjacent to the Subject Site, creating illegal Run-off onto Subject Site.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
There are none other than demolition or partial demolition of either structure and modify the Permit Submittals to conform to the findings of the Board and the Plan Review Process.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
It will conform to other similar Setbacks within the neighborhood, as outlined.



Pre-Application Meeting Notes

Meeting Date: 06/24/2022 Zoning District: NT-3

Address/Location: 706 Villa Grande Avenue S | 30-31-16-00504-000-0060

Request: Variance to the side yard setback

Type of Application: Variance Staff Planner for Pre-App: KLG (at counter)

Attendees: John Bodziak <jack@jabodziak.com>

Katrina Gordon <katrina.lunan-gordon@stpete.org>

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Old Pasadena Nbrhd Assn	(not active)		
Sunset Drive South Nbrhd Assn	Allen Conner	allenconner300@gmail.com	727-381-0502

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

Notes: Applicant has built a detached accessory garage under permit no. 21-11000026, where there is

a stop work order. Now pursuing a variance to side yard setback where the garage was built without finalized

permits. The garage sits at 4.6 feet where 7.5 feet is required under NT-3. Staff cannot support after-the-fact

variances. The applicant shall compete the variance application providing new or unusual circumstances

facing the subject property. The next deadline date is July 11, 2022 for DRC public hearing September 7, 2022.

Applicant to send a notice of intent to file to FICO & CONA (see below) and neighborhood association (see above)

10 days prior to the submission/deadline date. Please contact staff planner above to schedule a meeting to

submit the application.

FICO - Kimberly Frazier-Leggett - 3301 24th Avenue South St. Petersburg FL 33712 - to send via certified mail

CONA- Judy Landon - 4231 18th Street North St. Petersburg FL 33714 - email variance@stpetecona.org



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: Hellen C. Davis

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

Property Address: 706 Villa Grande Ave S St Petersburg, FL 33707-2044

Parcel ID No.: 30-31-16-00504-000-0060

Request: Variance to allow 4.6 foot Side Yard Setback

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): John A. Bodziak, Architect

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):

Hellen C. Davis

Printed Name

Sworn to and subscribed on this date

Identification or personally known:

Hellen C. Davis

Notary Signature:

Date:

5-13-22

Commission Expiration (Stamp or date):





PUBLIC PARTICIPATION REPORT

Application No. 22-54000056

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

05-31-2022 - Mail out Letter to all affected parties.

06-06-2022 - Open House 3pm to 7pm.

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Exhibit "A" - Mail-out Receipt from Post Office attached.

Exhibit "B" - Mail out Letter to all Parties within 300 ft radius attached.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

Letters were mailed to neighbors via USPS within the required 300 ft. radius.

2. Summary of concerns, issues, and problems expressed during the process

*South Pasadena side - 2 door away.
Neighbor said gazebo was not far enough away & she didn't like the design (cedar style) she said she wanted complete privacy. She said I'm not allowed to build a garage & didn't like my dog.*

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 Judy Landon at variance@stpetecona.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**) 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: 6/24/2022
☐ Attach the evidence of the required notices to this sheet such as Sent emails.

Cynthia Armsden

From: Cynthia Armsden
Sent: Friday, June 24, 2022 11:51 AM
To: variance@stpetecona.org
Cc: John Bodziak
Subject: FW: 706 Villa Grande Ave S - Public Participation Report - more complete
Attachments: 1 - Variance Application - 706 Villa Grande Ave S.pdf

Ms. Judy Landon,
Please disregard the previous email.
Please accept this Application as more complete.

Thank you,
Cynthia

JOHN A. BODZIAK, ARCHITECT, AIA, PA
743 49th Street N
St. Petersburg, FL 33710
727.327.1966

From: Cynthia Armsden
Sent: Friday, June 24, 2022 11:34 AM
To: variance@stpetecona.org
Cc: John Bodziak <jack@jabodziak.com>
Subject: 706 Villa Grande Ave S - Public Participation Report

Ms. Judy Landon,
Per the City of St. Petersburg requirements for Variance, please find attached a copy of our Variance Application.
If you need anything additional please let us know.

Thank you,
Cynthia

JOHN A. BODZIAK, ARCHITECT, AIA, PA
743 49th Street N
St. Petersburg, FL 33710
727.327.1966

Cynthia Armsden

From: Cynthia Armsden
Sent: Friday, June 24, 2022 11:53 AM
To: allenconner300@gmail.com
Cc: John Bodziak
Subject: FW: 706 Villa Grande Ave S - Public Participation Report - more complete
Attachments: 1 - Variance Application - 706 Villa Grande Ave S.pdf

Mr. Conner,
Please disregard the previous email.
Please accept this Application as more complete.

Thank you,
Cynthia

JOHN A. BODZIAK, ARCHITECT, AIA, PA
743 49th Street N
St. Petersburg, FL 33710
727.327.1966

From: Cynthia Armsden
Sent: Friday, June 24, 2022 11:34 AM
To: allenconner300@gmail.com
Cc: John Bodziak <jack@jabodziak.com>
Subject: 706 Villa Grande Ave S - Public Participation Report

Mr. Allen Conner,
Per the City of St. Petersburg requirements for Variance, please find attached a copy of our Variance Application.
If you need anything additional please let us know.

Thank you,
Cynthia

JOHN A. BODZIAK, ARCHITECT, AIA, PA
743 49th Street N
St. Petersburg, FL 33710
727.327.1966

7022 0410 0002 2980 1123

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Saint Petersburg, FL 33712	
OFFICIAL USE	
Certified Mail Fee	\$3.75
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.56
\$	\$0.00
Total Postage and Fees	\$5.31
\$	\$0.00
Sent To	Fico % Kimberly Frazier-Leggett
Street and Apt. No., or PO Box No.	3301 24th Ave S
City, State, ZIP+4	St. Petersburg, FL 33712
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





Exhibit "A"

Countable Mail

U.S. POSTAGE PAID

SAINT PETERSBURG, FL

33710 22
MAY 31 2022

\$11.28

R2305M146204-21



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Name and Address of Sender	Check type of mail or service	USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
TOBIN, DONALD JOSEPH TOBIN, JOAN 7099 SUNSET DR S SOUTH PASADENA FL 33707-2819	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		CHAMBERS, BONNIE 7085 SUNSET DR S APT A SOUTH PASADENA FL 33707-2949												
PINELLAS COUNTY ATTN: ENVIRONMENTAL MGMT 315 COURT ST CLEARWATER FL 33756-5165	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		BAKER, THOMASINA S BAKER, TODD 7046 HIBISCUS AVE S SOUTH PASADENA FL 33707-2853												
PADOVANI, DAVID WALTER VECCHIONE, ADRIANA 7089 HIBISCUS AVE S SOUTH PASADENA FL 33707-2813			SOUTH PASADENA, CITY OF 7047 SUNSET DR S SOUTH PASADENA FL 33707-2819												
TRAN, SON LUONG, MAI CHI 22 PARK VALE AVE APT 5 ALLSTON MA 02134-2621			SCHMUCKAL, DONALD KINNEY, SUSAN MARIE PO BOX 179 GRAWN MI 49637-0179												
FRIEDLAND, JOANNE BENAZZI DEC OF TF FRIEDLAND, JOANNE BENAZZI TRE 715 VILLA GRANDE AVE S ST PETERSBURG FL 33707-2067			GAGNON, CATHI L 7075 SUNSET DR S SOUTH PASADENA FL 33707-2819												
JABLONSKI, DAVID J TRUST JABLONSKI, DAVID J TRE PO BOX 55096 ST PETERSBURG FL 33732-5096			HANNA, RAAFAT M HANNA, MARGUERITE B 709 VILLAGRANDE AVE S ST PETERSBURG FL 33707-2067												
			ROOSEVELT PARK INDUSTRIAL LLC 680 SUNSET DR S SAINT PETERSBURG FL 33707-1137												
			ABELN, CHERLYN S ABELN, RYAN E 7063 HIBISCUS AVE S SOUTH PASADENA FL 33707-2813												
			KAPCIO, RENATA J KAPCIO, LESZEK M 7051 HIBISCUS AVE S SOUTH PASADENA FL 33707-2813												
			EMANDPEA LLC 521 SANDY HOOK RD TREASURE ISLAND FL 33706-1212												
			GUSTAFSON, JOHN R JR GUSTAFSON, SYLVIA B 675 VILLA GRANDE AVE S ST PETERSBURG FL 33707-2041												
			BRETT, DAVID BRETT, SHARON 698 VILLAGRANDE AVE S ST PETERSBURG FL 33707-2043												
			HOFFMAN, PHILIP LE, THI XUAN DUNG 7050 HIBISCUS AVE S SOUTH PASADENA FL 33707-2853												
			HENDRICKS, ROGER S HENDRICKS, THERESA A 6707 1ST AVE S ST PETERSBURG FL 33707-1350												

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender 24

Total Number of Pieces Received at Post Office 24

PS Form 3877, January 2017 (Page 1 of 2)

SN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Exhibit "B"

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

May 31, 2022

RE: 706 Villa Grande Ave S – PIN 30/31/16/00504/000/0060/
- Case No. 21-00027251
- Code Violations/Variance Request

Dear Neighbor,

This letter is to advise you that an application requesting approval of a Variance is being filed with the City of St Petersburg for the property located at:

706 Villa Grande Ave S

REQUEST: John A. Bodziak, Architect, as a duly authorized agent,
is submitting an Application for Variance to the
Community Planning and Zoning Board, on
behalf of the Property Owner.

A Code Violation for insufficient Setback and Construction occurring before Issuance of a Permit, are the primary issues.

Records indicate you own property within a 300-foot radius of the above-mentioned property. We are providing a Public Participation Meet and Greet, to seek input from the surrounding neighborhoods and community.

Please note: This is not a Public Hearing.

We encourage interested persons to stop by the Property on:

June 6th between 3:00pm – 7:00pm
for a Neighborhood Meeting.

The Owner will be On-site and available to answer any questions you may have, prior to the submission of this Application, to address any potential concerns prior to the formal application process.

The applicant will be providing a written report on the results of their Public Participation effort, prior to filing the application.

APPLICANT: Hellen C. Davis
706 Villa Grande Ave S
St. Petersburg, FL 33710

AGENT: John A. Bodziak (Architect)
743 49th Street North
Saint Petersburg, Florida 33710
Phone: 727-327-1966
Email: jack@jabodziak.com

Sincerely,



John A. (Jack) Bodziak, Architect A.I.A.

743 49TH STREET N. • ST. PETERSBURG, FL • 33710
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968
FLA REG. #AR0005065

This Survey has been prepared for:

Hellen C. Davis



PROPERTY ADDRESS:

706 Villa Grande Avenue South
St. Petersburg, FL 33707

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



BERLIN | PATTEN | EBLING

ATTORNEYS AT LAW



SCALE: 1"=30'

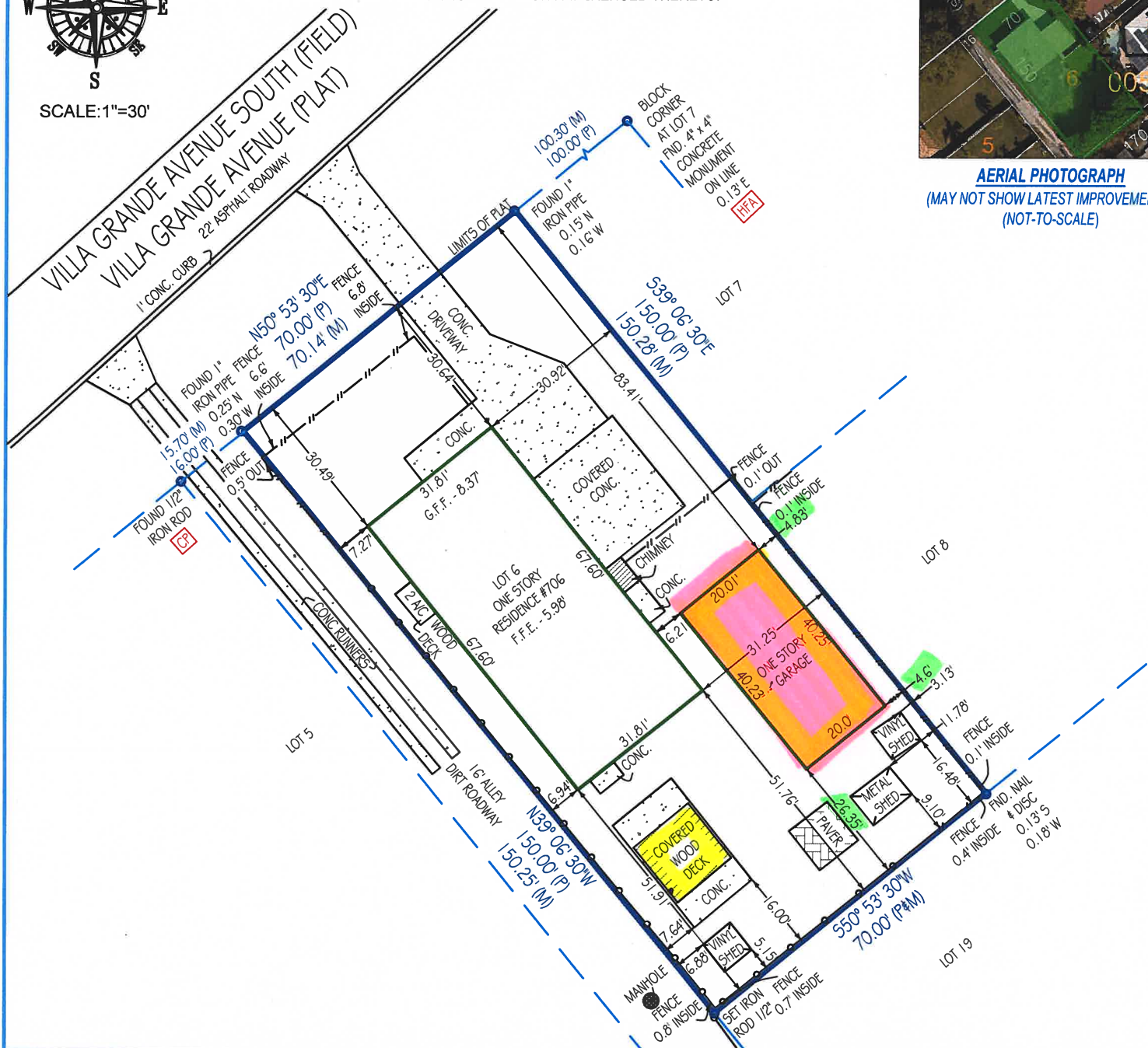
BEARING REFERENCE:

THE NORTHWEST LINE OF SUBJECT LOT AS N 50°53'30" E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH

(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - NO NOTABLE CONDITIONS FOUND.

3-29-22 - RECALC AND REVISE TIES - DL

This survey has been issued by the following

Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:

Benchmark: PCDSM GPS 32
Benchmark Elev.: 3.00'
Benchmark Datum: N.A.V.D.88
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☒

Revisions:

Update
Job Nr. 139037-CW
Date of Revision: 03/21/2022
Revision by: V.C.

Job Nr: 111639-CW

Date of Field Work: 02/19/2021

Drawn by: M. Z.

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LICENSED BUSINESS No. 8007

... measurably better!

TYPE OF SURVEY:

☐ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PURCHASE/REFINANCE - BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 6, Block , E.A. ALLEN'S REPLAT, as recorded in Plat Book 26, Page(s) 86, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Pinellas County, Florida.

PROPERTY ADDRESS:

706 VILLA GRANDE AVENUE SOUTH
ST.PETERSBURG, FL 33707

INVOICE NUMBER: 111639-CW

DATE OF FIELD WORK: 02/19/2021

CERTIFIED TO

BERLIN PATTEN EBLING, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
HELLEN C. DAVIS
LENDER TBD

FLOOD ZONE: AE

FLOOD MAP: 12103C

PANEL: 0213

SUFFIX: G

PANEL DATE: 09/03/2003

BASE FLOOD ELEVATION OR DEPTH: 13 NAVD 1988

COMMUNITY NUMBER: 125148

BENCHMARK: GPS32

ELEVATION: 3.00

FINISHED FLOOR ELEVATION: 5.98 NAVD 1988

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE
CR = CALCULATED FROM RECORD	FND = FOUND	PCC = POINT OF COMPOUND CURVE
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP

R = RADIUS

SEC = SECTION
 TWP = TOWNSHIP
 RNG = RANGE
 QTR = QUARTER
 TR = TELEPHONE RISER
 UE = UTILITY EASEMENT
 UP = UTILITY POLE
 WM = WATER METER
 WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE = WELL
 = LIGHT POLE = CENTER LINE
 = CATCH BASIN = PARTY WALL
 = FIRE HYDRANT = AIR CONDITIONER
 = MANHOLE = SEPTIC LID
 = WATER VALVE X = ELEV. SHOT
 = WATER METER
 = HANDICAP PARKING SPACE
 = SEC. QTR. CORNER
 = SECTION CORNER

LINETYPES:

BOUNDARY
 BUILDING
 EASEMENT
 CHAIN LINK FENCE
 WOOD FENCE
 PLASTIC FENCE
 OVERHEAD CABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

SIGNATURE _____ DATE: 02/22/2021
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

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LICENSED BUSINESS No. 8007

**SURVEY ACKNOWLEDGMENT
(USE OF NEW SURVEY)**

File No.: 21-21920-001
Property Address: 706 Villa Grande Avenue South, St. Petersburg, FL 33707
Buyer(s) Name: Hellen C. Davis
Seller(s) Name: Marguerite Hanna

**LEGAL LOT 6 OF E.A. ALLEN'S REPLAT, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 26, PAGE 86 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.**

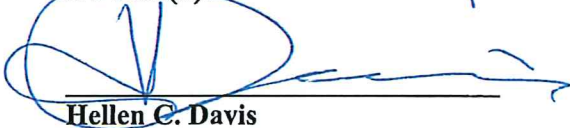
The undersigned has requested that Berlin Patten Ebling PLLC order a survey (the "Survey") of the above property (the "Property") on its behalf. Berlin Patten Ebling PLLC agreed to do so as an accommodation to the undersigned, provided the undersigned execute this acknowledgement confirming the following:

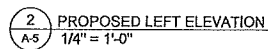
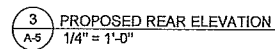
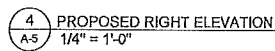
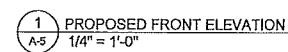
- A. Landtec Surveying (the "Surveyor") was asked to prepare a survey of the Property. The undersigned consent to the retention of the Surveyor. Berlin Patten Ebling PLLC makes no representation, commitment or warranty about the Surveyor and/or its qualifications, and/or the accuracy or reliability of the Survey. Accordingly, the undersigned hereby agree to release Berlin Patten Ebling PLLC and its attorneys, employees and agents (the "Released Parties") for, from and against all liabilities, claims, suits or causes of action arising out of, pertaining to, or otherwise relating to the Survey, the accuracy or inaccuracy of the Survey, or any recommendation as to the selection of a Surveyor (the "Claims"), including any Claims that are based on the negligent action or inaction of the Released Parties, and hereby agree to indemnify, defend and hold harmless the Released Parties for from and against all liabilities, claims, suits or causes of action arising out of, pertaining to, or otherwise relating to the accuracy or inaccuracy of the Survey.
- B. The undersigned acknowledge and represent that they have carefully reviewed the Survey, and do hereby acknowledge that the following violations/encroachments are reflected in the Survey, to-wit:
1. Northern Portion of Property: concrete drive extends over the North boundary line.
 2. Eastern Portion of Property: fencing offline on the East boundary line.
 3. Southern Portion of Property: fencing offline on the South boundary line.
 4. Western Portion of Property: N/A.

Note: The foregoing violations/encroachments do not include potential violations or encroachments into governmental setbacks, which have not been researched or otherwise reviewed by Berlin Patten Ebling PLLC and which are not covered as part of the purchaser's title insurance policy.

- C. The undersigned acknowledge that an exception for the above violations/encroachments will appear in any title insurance policy issued to undersigned and/or its lender (if applicable).
- D. The undersigned hereby agree that they will hold neither Berlin Patten Ebling PLLC, the issuer of any title insurance policies, nor the holder of any mortgage on the Property herein described, liable for any of the foregoing violations/encroachments, including, without limitation any situation in which they are ever required to be corrected, moved or removed.

BUYER(S):


Hellen C. Davis



SHEET LIST:

[illegible][illegible]

THIS DOCUMENT CONTAINS CONFIDENTIAL OR PROPRIETARY INFORMATION OF KIRO ENGINEERING LLC. NEITHER THE DOCUMENT NOR THE INFORMATION THEREIN IS TO BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED, EITHER IN WHOLE OR PART, EXCEPT AS SPECIFICALLY AUTHORIZED BY KIRO ENGINEERING LLC.

PROJECT ADDRESS

706 Villa Grande Avenue South
St.Petersburg, FL 33707

DRAWING TITLE

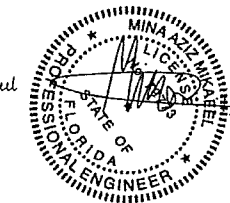
PROPOSED GARAGE ELEVATIONS

DOB JOB No.:

DRAWING NO.	
<div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 20px auto;"><div style="font-size: 40px; font-weight: bold;">A-5</div></div>	<div style="display: flex; align-items: center; justify-content: center;"><div style="border-bottom: 1px solid black; width: 100px; margin-right: 10px;"></div>5 of <div style="border-bottom: 1px solid black; width: 100px; margin-left: 10px;"></div></div>
comm no.	<div style="border: 1px solid black; height: 30px; width: 150px;"></div>
date	<div style="border: 1px solid black; padding: 5px; text-align: center;">03.05.2021</div>
id.	<div style="border: 1px solid black; padding: 5px; text-align: center;">NO. 010</div>

DocuSign by:
Mina Aziz Mikael
PROFESSORCA157.

10/13/2021



JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

NARRATIVE

June 15, 2022

City of Saint Petersburg
One 4th Street N.
Saint Petersburg, FL

RE: 706 Villa Grande Ave S – PIN 30/31/16/00504/000/0060/
- Case No. 21-00027251
- Code Violations/Variance Request

To Whom It May Concern,

In October 2021, Professional Engineer Mina Aziz Mikaeel/FL License #: 79773 submitted Permit Application #: 21-11000026 for Review which proposed a new detached Garage and an elevated Gazebo Deck, both located to the Rear of the existing Residence Access to the Garage was proposed through the original existing Driveway from Villa Grande Avenue S..

In November 2021, the owners retained and were told by the Engineer and James Melli, who represented himself, and whom they believed, to be a Licensed and Insured Contractor, stated that the Permit was a few days away from being issued and that they could proceed with Construction.

Ms. Hellen C. Davis, Owner of the Property, has for years been a Director of Elli Glow, LLC, a For Profit Charitable Organization in South Africa, and departed for her bi-monthly trip to South Africa, feeling her Construction Project was in good hands and the job would proceed in a professionally managed and Permitted manner.

While in South Africa, on December 10th, 2021, Ms. Davis received a call from her sister, Jacqueline Cowie, stating that a City of St. Petersburg Code Inspector, Mr. Anthony Rivers - Code Investigator, had visited the Residence and issued a Code Violation Notice. All work was ceased.

Upon her return on or about December 20, 2021, Ms. Davis contacted Inspector Rivers and was shocked to find out:

1. that her job had proceeded without a Permit;
2. that the Construction did, in part, not fully comply with required Setbacks;
3. that her Contractor had ceased to remain in contact; and
4. eventually realized that Mr. Melli was probably not a Licensed and Insured General Contractor, who had by then, systematically ceased all communications.

743 49TH STREET N. • ST. PETERSBURG, FL • 33710
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968
FLA REG. #AR0005065

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

Ms. Davis engaged me: John A. Bodziak, Architect – FL Reg #: AR0005065 & NCARB Lic#: 55302 to assist in attempting to obtain a resolution of this Code Violation and properly complete her 80% completed Project (see attached photos).

Ms. Davis was a victim of the rampant unlicensed Contractors found throughout the State of Florida, and she respectfully requests your Review and Approval of the following Variance Requests, also represented in the attached Variance Application to correct the Violations, and obtain Variances required.

We are here-in requesting the following Variances from the City of St. Petersburg:


1. Owner does understand that work begun prior to Issuance of a Building Permit is considered to be an "After the Fact" Permit and is subject to penalty fees.
2. The Garage as constructed is 4.6 feet from the East Property Line, as verified by the attached "As-Built Survey", creating a 2.9-foot encroachment. As the required Interior Side Yard Setback is 7.5 feet, there is however, a provision in the City of St. Petersburg Code allowing a "minor encroachment" of as little as four (4) feet to avoid being required to demolish the structure.
3. The Pergola Deck will also be applied for as an "After-the-Fact" Permit and we believe does meet the Side and Rear Yard Setbacks.
4. The driveway to the Garage is an existing drive from Villa Grande Avenue S and a second access should not be required from the Alley located at the West Property Line.
5. As a further complication, the Plans under Review were submitted by an out of state Engineer who has been inconsistent in providing responses to the City or the Owner in this matter. The Owner is the victim of an unlicensed Contractor referred to her by a prominent Construction Material Supplier and respectfully request consideration in her request to properly obtain an "After-the-Fact" Permit and grant the 4.6 foot Interior Side Yard Setback, and appropriately re-apply for the completion of her Garage with the reduced Setback and remove or properly reapply for the Pergola Permit.

The new Fence recently constructed by the objecting adjacent Property Owner on the Easterly Property Line, we believe encroaches from 2" to 6" inches onto the Property in question.

We appreciate the opportunity to present the unfortunate circumstances surrounding this violation and we respectfully request the Variance requested.

Should you have any questions, please feel free to call on me.

Sincerely,



John A. (Jack) Bodziak, Architect A.I.A.

743 49TH STREET N. • ST. PETERSBURG, FL • 33710
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968
FLA REG. #AR0005065

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: 706 VILLA GRANDE AVE S	Case No.: 21-00027251 (VN)
Description of Request: OPEN HOUSE OF PROPERTY IN QUESTION WRITTEN NOTICE IN LETTER TO AFFECTED PARTIES	
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:	Theresa Hudnall
Owner Name (print):	701 Sunset Dr S.
Owner Signature:	
2. Affected Property Address:	Theresa Hudnall
Owner Name (print):	700 Villa Grande Ave S.
Owner Signature:	
3. Affected Property Address:	680 Sunset Dr S
Owner Name (print):	Robert Conger Boat Sr
Owner Signature:	
4. Affected Property Address:	626 Sunset Drive South
Owner Name (print):	Nicholas Hodgins
Owner Signature:	Nicholas Hodgins
5. Affected Property Address:	636 Sunset Dr S
Owner Name (print):	Adam Hodgins
Owner Signature:	
6. Affected Property Address:	626 SUNSET DR. S.
Owner Name (print):	EDWARD BRVENIK
Owner Signature:	Edward Brvenik
7. Affected Property Address:	MARGUERITE HANNA
Owner Name (print):	709 VILLA GRANDE AVENUE ST PETE
Owner Signature:	TEXT TO ARCHITECT TUESDAY JUNE 7 733707
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

Exhibit "B"

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

May 31, 2022

RE: 706 Villa Grande Ave S – PIN 30/31/16/00504/000/0060/
- Case No. 21-00027251
- Code Violations/Variance Request

Dear Neighbor,

This letter is to advise you that an application requesting approval of a Variance is being filed with the City of St Petersburg for the property located at:

706 Villa Grande Ave S

REQUEST: John A. Bodziak, Architect, as a duly authorized agent,
is submitting an Application for Variance to the
Community Planning and Zoning Board, on
behalf of the Property Owner.

A Code Violation for insufficient Setback and Construction occurring before Issuance of a Permit, are the primary issues.

Records indicate you own property within a 300-foot radius of the above-mentioned property. We are providing a Public Participation Meet and Greet, to seek input from the surrounding neighborhoods and community.

Please note: This is not a Public Hearing.

We encourage interested persons to stop by the Property on:

June 6th between 3:00pm – 7:00pm
for a Neighborhood Meeting.

The Owner will be On-site and available to answer any questions you may have, prior to the submission of this Application, to address any potential concerns prior to the formal application process.

The applicant will be providing a written report on the results of their Public Participation effort, prior to filing the application.

APPLICANT: Hellen C. Davis
706 Villa Grande Ave S
St. Petersburg, FL 33710

AGENT: John A. Bodziak (Architect)
743 49th Street North
Saint Petersburg, Florida 33710
Phone: 727-327-1966
Email: jack@jabodziak.com

Sincerely,



John A. (Jack) Bodziak, Architect A.I.A.

743 49TH STREET N. • ST. PETERSBURG, FL • 33710
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968
FLA REG. #AR0005065

PERMIT APPLICATION

All information must be filled-in completely

One Fourth Street North, St. Petersburg, FL 33701 (P.O. Box 2842, 33731)
Telephone (727) 893-7231 / Fax (727) 892-5447 / e-Mail: Permits@stpete.org

WWP: ☐

Date of application: 10/04/21	Affordable Housing Eligible: <input type="checkbox"/> Yes
PROJECT SITE:	PROPERTY OWNER:
Project or Tenant:	Name: Hellen Davis
Address:	Address: 706 Villagrande Ave S Unit #:
Unit #:	City, State, Zip: St. Peterburg, FL 33707
PIN:	Phone: 727-735-3199 Email: hellendavis721@gmail.com

CONTRACTOR:

Company: self

Name:

Contractor's License #:

Email:

Phone:

Cell:

Fax:

ARCHITECT / ENGINEER:

Company:

Name:

State License #:

Email:

Phone:

Cell:

Fax:

☒ **AFFIDAVIT:** Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.135.

Link:

☒ **NOTICE:** FBC 7th Edition (2020) 105.3.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation and Water Resources. This property may be located in a deed restricted community.

Link:

☒ **ASBESTOS Notification:** FBC 7th Edition (2020) 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

Link:

☒ **OWNER/CONTRACTOR DISCLOSURE STATEMENT:** Owner must appear in person and sign Disclosure Statement in addition to this permit application.

All work shall comply with the applicable Florida Building Code

Hellen Davis

Applicant Print Name



Applicant Signature

Date 10/04/21

Permit Technician

(or) Notary

Date _____

Applicant is ☐ personally known to me or produced _____ as identification.
(type of identification)

Applicant Initial 

PERMIT APPLICATION

Is this application for a change of use or occupancy? ☐ Yes ☒ No

Occupancy Group: (check one) per FBC Ch. 3 – Section 302 Classification: *Link:*

- | | | | |
|--------------------------------------|--|--|---|
| <input type="checkbox"/> Assembly | <input type="checkbox"/> Business | <input type="checkbox"/> Educational | <input type="checkbox"/> Factory & Industrial |
| <input type="checkbox"/> High Hazard | <input type="checkbox"/> Institutional | <input type="checkbox"/> Mercantile | <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Storage | <input type="checkbox"/> Day Care | <input type="checkbox"/> Utility and Miscellaneous | |

Type of Construction (per FBC Ch. 6): ☐ I ☐ II ☒ III ☐ IV ☐ V

Protected / Unprotected: ☐ A or ☒ B (check one)

Fire Sprinkler: ☐ Y or ☒ N (check one) Fire Alarm: ☒ Y or ☐ N (check one)

General 'Scope of Work' description:

Detached garage for residential property

Please complete the following information for the sub-trades:

Electrical \$800 value

- ☐ New service _____ amps
- ☐ Service upgrade _____ amps
- ☐ # of meters _____
- ☐ # of panels _____
- ☐ Relocate service _____
- ☐ # of altered circuits _____
- ☐ # of new circuits _____
- ☐ Temporary sawpole _____ amps
- ☒ Fire Alarm _____
- ☐ Security _____
- ☐ Smoke detector _____
- ☐ Carbon monoxide detector _____
- ☐ Data/Comm _____
- ☐ Solar / PV _____
- ☐ Other _____

Gas \$ value

- ☐ New _____
- ☐ Replacement _____
- ☐ Natural _____
- ☐ Propane _____
- ☐ Equipment _____
- ☐ Piping ft. _____
- ☐ Venting ft. _____
- ☐ Tank _____ size
- ☐ Type of tank _____
- ☐ Water heater _____
- ☐ Other _____

Mechanical \$ value

- ☐ New Install _____ tons
- ☐ Replacement _____ tons
- ☐ Package unit _____ tons
- ☐ # of condensers _____
- ☐ # of air handlers _____
- ☐ Vertical _____
- ☐ Horizontal _____
- ☐ Furnace _____
- ☐ # of returns _____
- ☐ # of supplies _____
- ☐ Heat strip size _____ KW
- ☐ Generator _____
- ☐ Kitchen hood _____
- ☐ Exhaust fans _____
- ☐ Roof top _____
- ☐ SEERS _____
- ☐ HOV _____
- ☐ Other _____

Plumbing \$500 value

- ☐ # added water closets _____
- ☐ # changed water closets _____
- ☐ # of bathtubs _____
- ☐ # of showers _____
- ☐ # of lavatories _____
- ☐ # of water heaters _____
- ☐ Sewer line ft. _____
- ☒ Water line ft. ²⁵ _____
- ☐ Tankless water heater _____
- ☐ Solar _____
- ☐ Other _____

Building \$4000 value

- ☐ Exterior cladding _____
- ☐ Roof _____
- ☐ Driveway _____
- ☐ Window replacement _____
- ☐ Demo entire structure _____ S.F.
- ☐ New Construction _____ S.F.
- ☐ Remodel _____ S.F.
- ☐ Mobile Home Removal _____
- ☐ Mobile Home Installation _____
- ☐ Signs _____
- ☐ Residential Enclo. _____ S.F.
- ☐ Other _____

Fire \$ value

- ☐ Fire Alarm _____
- ☐ Fire Sprinkler _____ type
- ☐ Fire Suppression _____
- ☐ Fire Separation _____ hrs
- ☐ Other _____

FEMA Information

- ☐ Flood Zone _____
- ☐ Required Elevation _____
- ☐ Lowest Finished Floor _____
- ☐ RCD Value _____
- ☐ Maximum Improvement _____

Municode Ch. 16.40.050 Link:

Total Estimated Construction Value: \$5300

Applicant
Initial

CS&P Use Only

C.O. Required: _____ YES _____ NO

Flood Zone: _____

Design Flood Elevation (including freeboard): _____

Florida Building Code Edition: _____

Occupancy Group: _____

Occupancy Type: _____

Construction Type: _____

Design Occupant Load: _____

Number of Units: _____

Fire Sprinkler: _____ YES _____ NO

Fire Alarm: _____ YES _____ NO

Square Foot: Altered/Additional: _____

Threshold Building: _____ YES _____ NO

Sewer Connection New: _____

Sewer Connection Credits: _____

Sewer Connection Due: _____

Certificate of Concurrency: _____

TIF District Zone: _____

Plan Reviewer: _____

(Print Name)

PERMIT APPLICATION

Zoning Use Only

Zoning District: _____

Approved for: _____

[illegible]

Setbacks per Approved Plan

Structure				
Front				
Left				
Right				
Rear				

CPC/ COA/ DRC # _____

Tree Permit # _____

NOTE: Tree removal not included, a separate tree removal is required for the removal of Code protected trees

Sign Type:

Right-of-Way work:

Driveway type _____

Front walkway _____

Public sidewalk _____

Zoning Conditions of Approval: _____

Zoning reviewer: _____

(Print Name)

Garage Building Permit Application for Hellen Davis

706 Villagrande Ave S

St. Petersburg FL 33707

To whom it may concern:

As you will notice, the plans submitted today for the detached garage plans also has a free-standing gazebo detailed on the plans.

Please note that this application is for the garage only.

Very truly yours,

Hellen Davis

727-735-3199

A handwritten signature in blue ink, appearing to be 'Hellen Davis', written over a horizontal line.

10/5/21

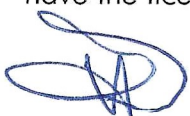
Owner/Contractor Disclosure Statement

Disclosure Statement required by F.S. 489.103 as amended

State law requires construction and asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to those laws. A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding one year and a \$1,000 fine in addition to any civil penalties. In addition, the Building Official shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued. The exemption allows you, as the owner of your property, to act as your own contractor even though you do not have a license. This exemption is subject to your accepting the following responsibilities.

As the owner/builder:

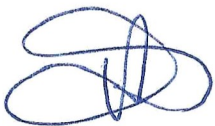
1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$500. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within one year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.



7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 1-850-487-1395 or <http://www.myfloridalicense.com/dbpr/index.html> for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the address identified on the permit application.
12. I agree to notify the Building Official immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

See next page for acknowledgement statement.



**Owner/Contractor Disclosure
Statement of Acknowledge**

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, Hellen Davis acknowledge that as Owner/Builder, I am to actually physically, build the structure or do the work which I have had permitted in accordance with the stipulations listed previously in this document.

Property owner address: 706 Villagrande Ave S

Permit address: 706 Villagrande Ave S

Telephone: 727-735-3199 Drivers license #: D120-323-58-761-0

Other identification: _____

I hereby acknowledge that I have read and understand the above affidavit.

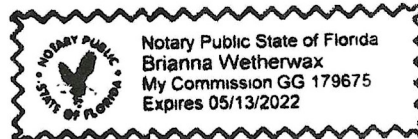
[Signature]
Owner/Builder Signature

10/4/21 10/4/21
Date

State of Florida
County of Pinellas

Sworn to and subscribed before me by Hellen Cowie Davis who is personally known to me or produced FL Driver License as identification, this 4th day of October, 2021.

[Signature]
Notary Signature



* 489-Part II only exempts from licensing an owner doing or supervising any electrical work on a one or two family residence. Commercial work requires a licensed electrician.



Construction Services & Permitting Window & Door Residential Compliance Form

Revised on January 2, 2018

Prescriptive Design Requirements

Wind Speed – 145 mph

Exposure – B

Category II – Mean Roof Height 33 ft.

Permit No.: _____

Address: 706 Villagrande Ave S St. Petersburg, FL 33707

1. Anchor & fastener type and spacing for doors/windows must be installed per/mfg. installation details. Installation instructions MUST be on the construction site for the inspector.
2. Impact resistant glass (shutters not required) installation instructions MUST be on the job site.
3. Non-Impact glass (shutters ARE required) MUST be rated for required wind load. Installation instructions to be on site.
4. ALL LABELS are to remain on the windows and doors until passing the final inspection.
5. Opening sizes; are any altered? _____ Yes ☒ No

Type of Glass	Window/Door/Other	Manufacturer	Model	NOA or FL Prod App No.	Quantity
<input type="checkbox"/> Impact ³ Non-Impact	window	_____	_____	_____	_____
<input type="checkbox"/> Impact ¹ Non-Impact	door	_____	_____	_____	_____
<input type="checkbox"/> Impact _____ Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact _____ Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact _____ Non-Impact	_____	_____	_____	_____	_____

Garage Overhead Doors

<input type="checkbox"/> Impact	garage door	_____	_____	_____	_____
---------------------------------	-------------	-------	-------	-------	-------

Type of Shutters (opening protection)

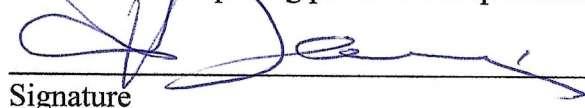
- ☒ Plywood Structural Panels
per FBC 1609.1.2 or FBC-R 301.2.1.2
- ☐ Engineered Panels
Panel detail signed/sealed
by design professional.
- ☐ Approved Engineered Panels
Engineered Test Report # _____
FL. Product Approval # _____
NOA # _____
- ☐ Exemption per FBC-Existing 707.4

Residential Single Family Home
Show approximate location of new products



please indicate map direction

I affirm that the above products and installation are in compliance with the current Florida Building Code wind load and opening protection requirements.


Signature

10/04/21

Date

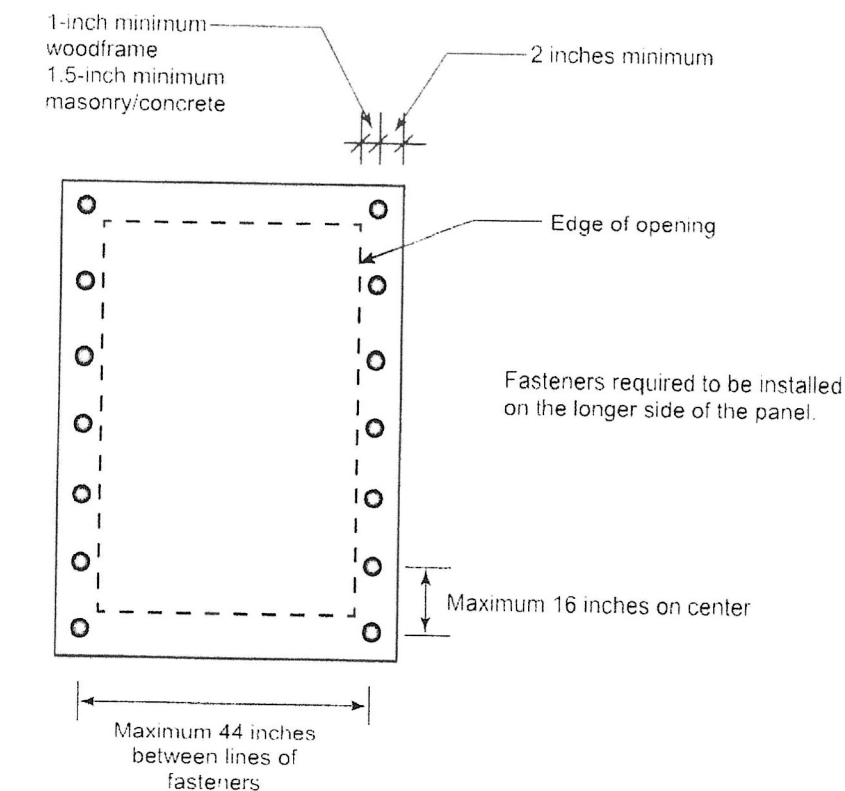
Plywood Hurricane Panels

New Windows in St. Petersburg must have Shutters or Impact Glass

Wood structural panels with a minimum thickness of 7/16 inch and a maximum span of 44" between lines of fasteners shall be permitted for opening protection in one and two-story buildings. Panels shall be pre-cut and pre-drilled to cover the window openings with attachment hardware permanently installed on the building. The panels must lap over the sides of the walls at least 3 inches for wood frame construction and 3 1/2" for masonry or concrete construction. Do not fit the shutters inside the opening.

- 1) FASTENER SIZE – 1/4 inch diameter.
- 2) FASTENER LENGTH – must go 2 inches deep into the wall.
- 3) FASTENER SPACING – no more than 16 inches apart.
- 4) FASTENERS – must be vibration-resistant & permanently installed.
- 5) FASTENERS – must be corrosion resistant.

For larger openings or other code approved shutters and panels, please submit the certified test report or certification by an engineer. For more information refer to Florida Building Code (Sec. 1609.1.2).



Wood structural panel opening protection attachment

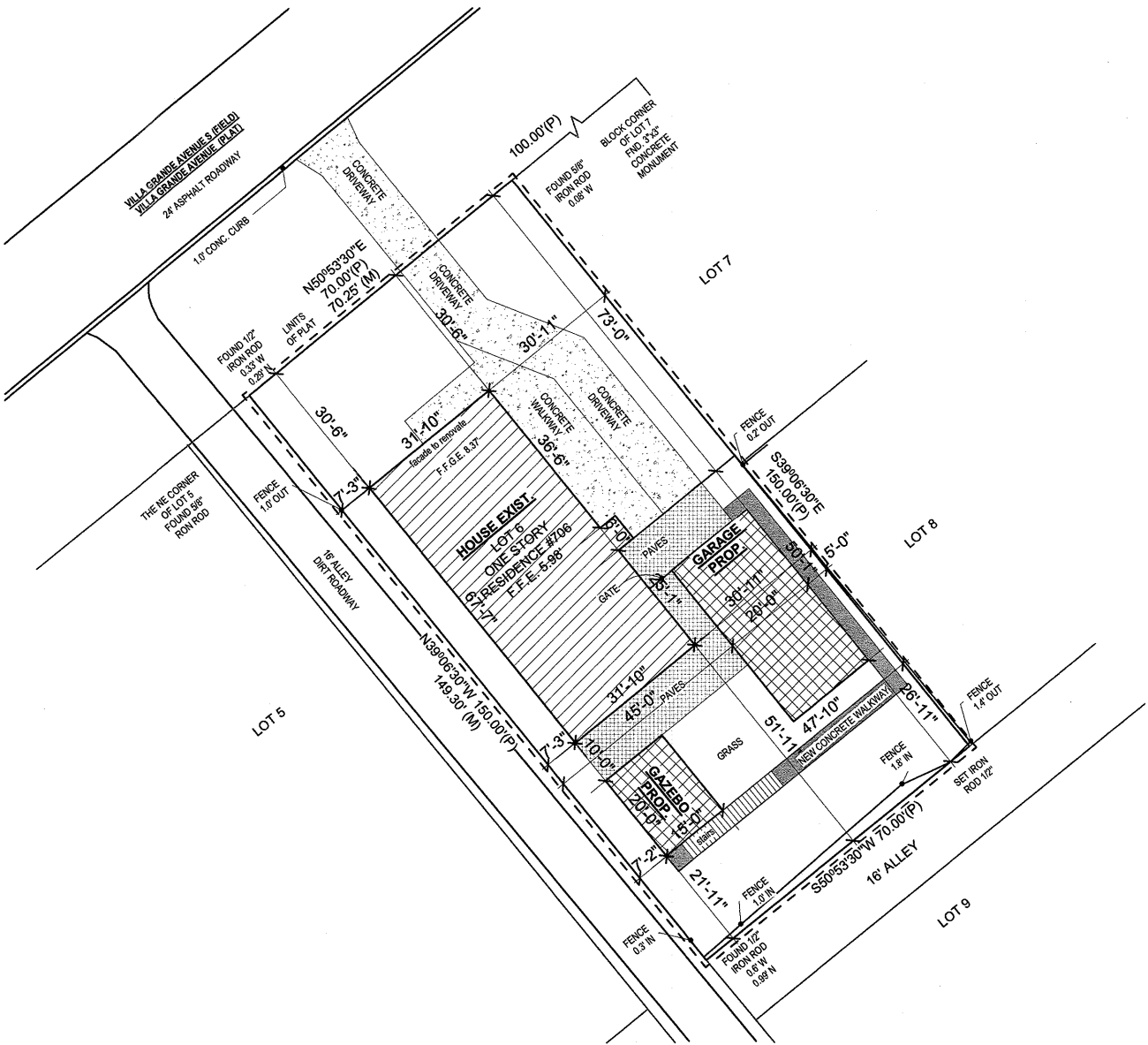
International Code Council®

*** Please note -- Maximum 44 inches between lines of Fasteners.**

SITE PLAN

LEGEND

- AVE - AVENUE
ASPH - ASPHALT
AW - ANCHOR WIRE
A/C - AIR CONDITIONER
BLDG - BUILDING
B COR. - BLOCK CORNER
CAL. - CALCULATED
C.B. - CATCH BASIN
CLF - CHAIN LINK FENCE
CONC. - CONCRETE
COL - COLUMN
C.U.P. - CONCRETE UTILITY POLE
C.L.P. - CONCRETE LIGHT POLE
CBS - CONCRETE BLOCK STRUCTURE
C.M.E. - CANAL MAINTENANCE EASEMENT
D - DELTA
DW - DRIVEWAY
DME - DRAINAGE & MAINTENANCE EASEMENT
ENC - ENCROACHMENT
E.T.P. - ELECTRIC TRANSFORMER PAD
F.P.L. - FLORIDA POWER AND LIGHT
F.H. - FIRE HYDRANT
F.I.P. - FOUND IRON PIPE
FF - FINISH FLOOR
DH/F - FOUND DRILL HOLE
F/R - FOUND REBAR
F/D - FOUND DISC
F/N - FOUND NAIL
IF - IRON FENCE
L - LENGTH
L.M.E. - LAKE MAINTENANCE EASEMENT
L.F.E. - LOWEST FLOOR ELEVATION
LP - LIGHT POLE
MEAS - MEASURED
MH - MAN HOLE
ML - MONUMENT LINE
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
N.T.S. - NOT TO SCALE
O.E. - OVERHEAD ELECTRICAL LINE
O/L - ONLINE
P.C.P. - PERMANENT CONTROL POINT
P.M. - PARKING METER
P/W - PARKWAY
PL - PLANTER
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS
RFS - RESIDENCE
RW - RIGHT WAY
S.D.H. - SET DRILL HOLE
S.N. - SET NAIL
S.I.P. - SET IRON PIPE
SDWLK - SIDE WALK
ST - STREET
T - TANGENT
U.E. - UTILITY EASEMENT
W.F. - WOOD FENCE
W.V. - WATER VALVE
W.U.P. - WOOD UTILITY POLE
W.U.F. - WOOD FENCE
I.F. - IRON FENCE
C.B.W. - CBS WALL
C.L.F. - CHAIN LINK FENCE
O.E.E. - OVERHEAD ELEC
C.L. - CENTER LINE
E. - EASEMENT
+0.000 - DENOTES ELEVATIONS
- EXISTING BUILDING
- DISTANCE



SITE DEVELOPMENT AREA

Lot Area - 10 500 sq.ft

Impervious Surfaces:

1* Building footprint	3 274 sq.ft
Existing	2 174 sq.ft
Proposed	1 100 sq.ft
2 Parking & Drive areas	1 683 sq.ft
Existing	582 sq.ft
Proposed	0 sq.ft
3 Walkways	1 447 sq.ft
Existing	582.3 sq.ft
Proposed	865.2 sq.ft

Total Impervious Surfaces 5 539 sq.ft

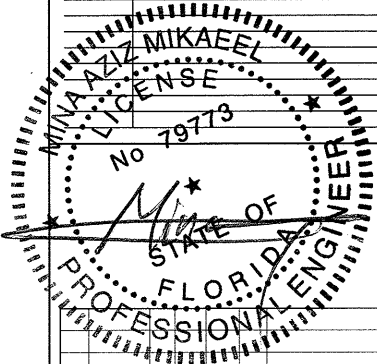
Total Impervious Surface / Lot area = Impervious Surface Ratio%

Impervious Surface Ratio = 60.9 %



VICINITY MAP

SHEET LIST:



ISSUED FOR CONSTRUCTION					
REV.	DATE	BY	CHK	APP	REVISION DESCRIPTION

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PROJECT ADDRESS

706 Villa Grande Avenue South
St.Petersburg, FL 33707

DRAWING TITLE

SITE PLAN

DOB JOB No.:

DRAWING NO.

A-2

2 of 11

comm no.

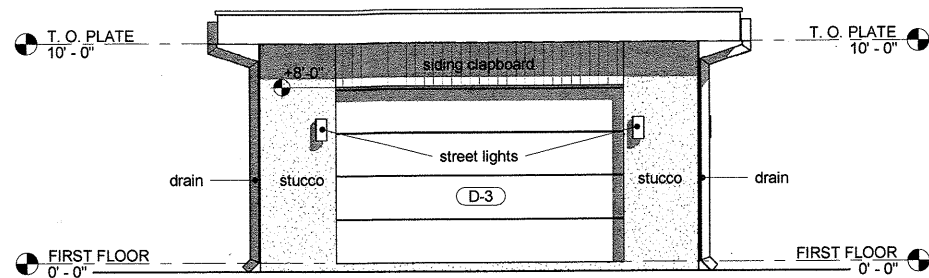
date

03.05.2021

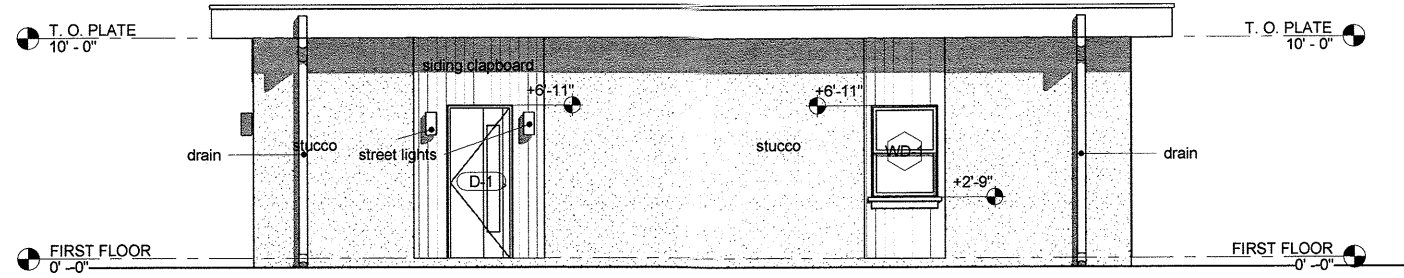
ID.

NO. 010

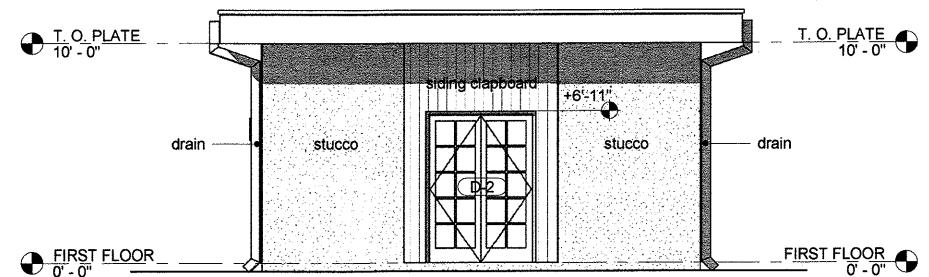
1 Site Plan
A-2 1/16" = 1'-0"



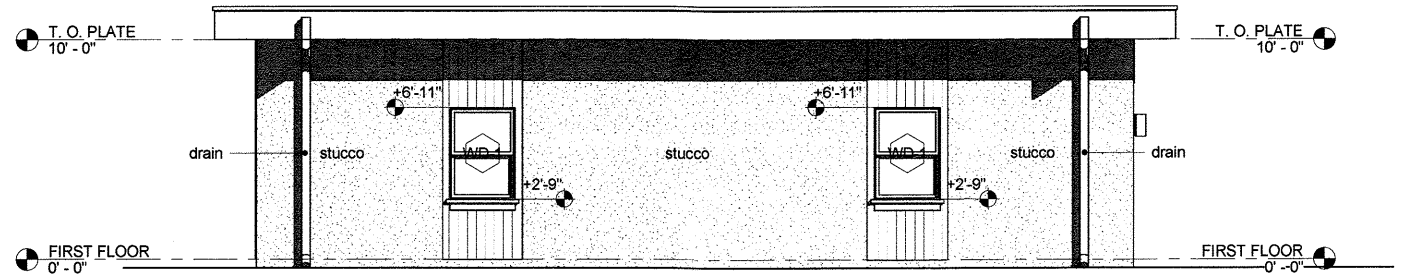
1 PROPOSED FRONT ELEVATION
A-5 1/4" = 1'-0"



4 PROPOSED RIGHT ELEVATION
A-5 1/4" = 1'-0"

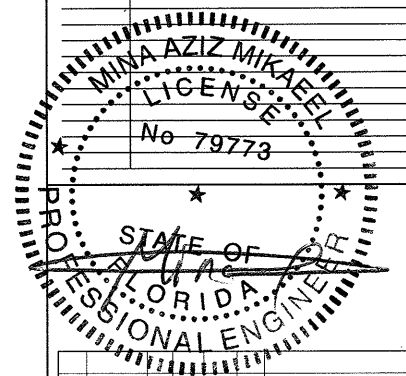


3 PROPOSED REAR ELEVATION
A-5 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
A-5 1/4" = 1'-0"

SHEET LIST:



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REV.	DATE	BY	CHK	APP	GK

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PROJECT ADDRESS

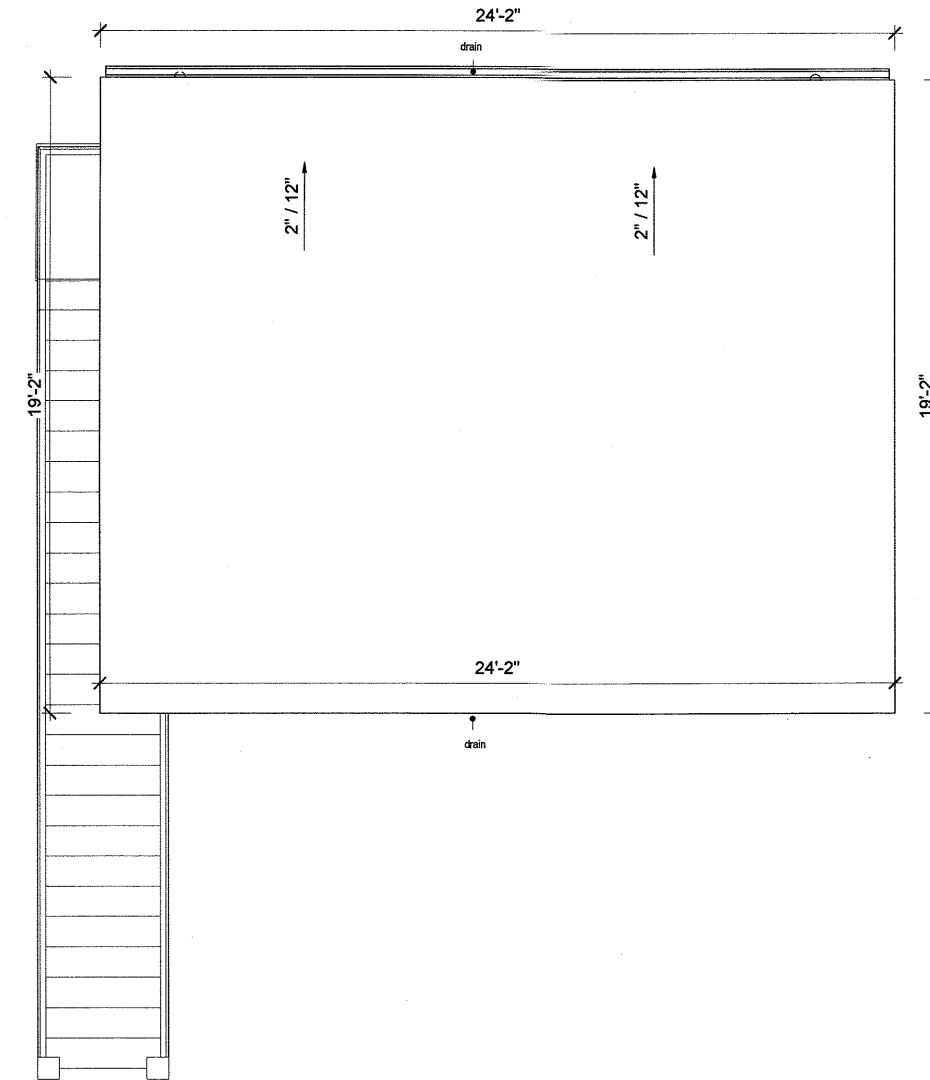
706 Villa Grande Avenue South
St. Petersburg, FL 33707

DRAWING TITLE

PROPOSED GARAGE
ELEVATIONS

DOB JOB No.:

DRAWING NO.	A-5		5	of	11
comm no.					
date	03.05.2021				
ID.	NO. 010				



DOOR SCHEDULE					
Location	Door Number	Width	Height	Model	Comments
FIRST FLOOR	D-1	3' - 0"	6' - 11"	EXTERIOR	
FIRST FLOOR	D-1	3' - 0"	6' - 11"	EXTERIOR	
FIRST FLOOR	D-2	5' - 0"	6' - 11"	EXTERIOR	
FIRST FLOOR	D-3	16' - 0"	8' - 0"	Garage Door	

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706 Villa Grande Avenue South
St.Petersburg, FL 33707

PROPOSED ROOF PLAN,
DOORS & WINDOWS SHEDULE

DRAWING NO.

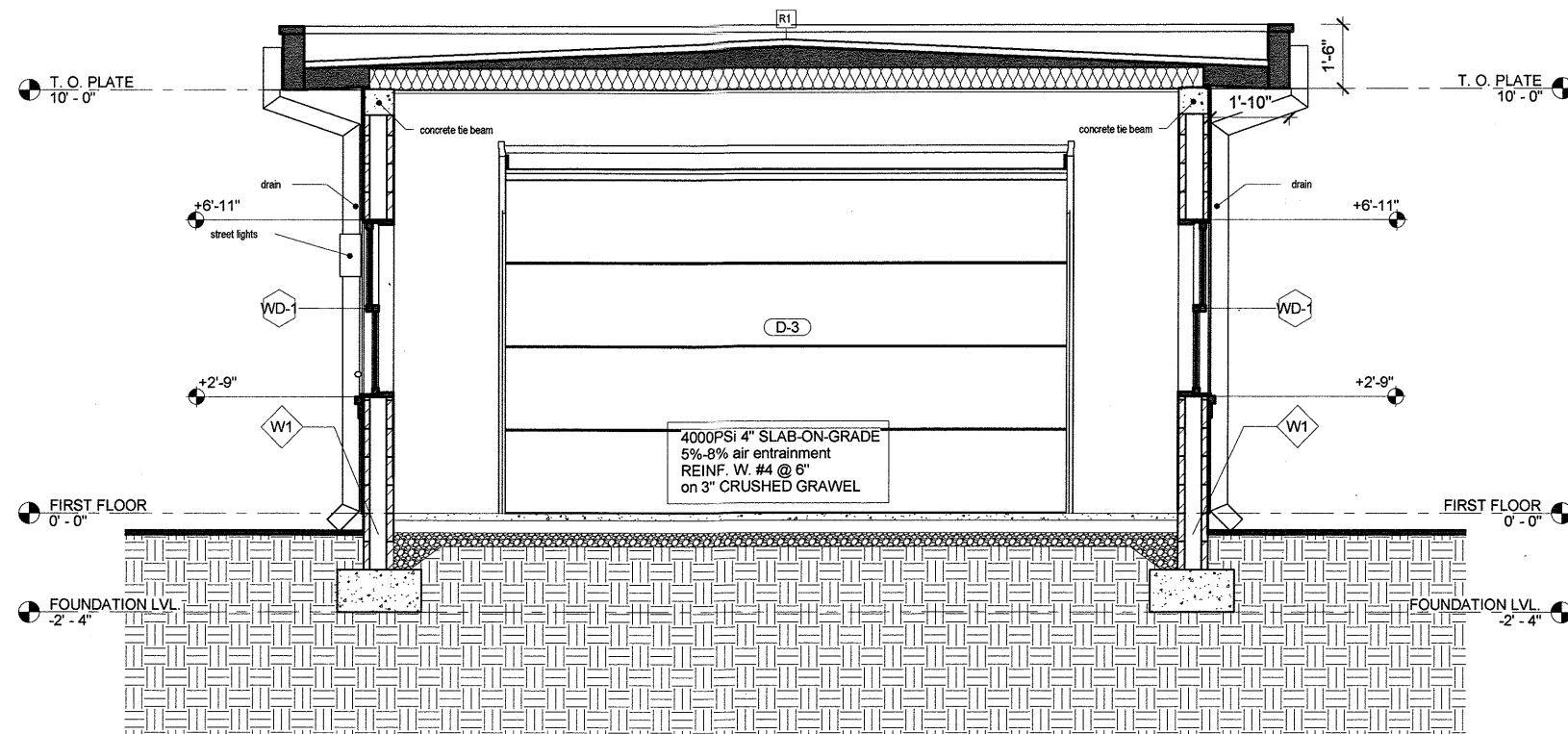
A-6

6 of 11

comm no.

date	03.05.2021
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ID.	NO. 010
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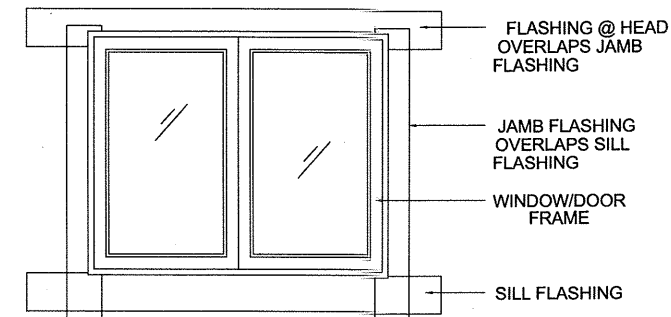
1 Section 1
A-7 1/2" = 1'-0"

WALL ASSEMBLIES

- W1 EXTERIOR WALL**
- 1 INTERIOR FINISH BY OWNER
 - 2 8" CMU BLOCK
 - 3 EXTERIOR FINISH (STUCCO)

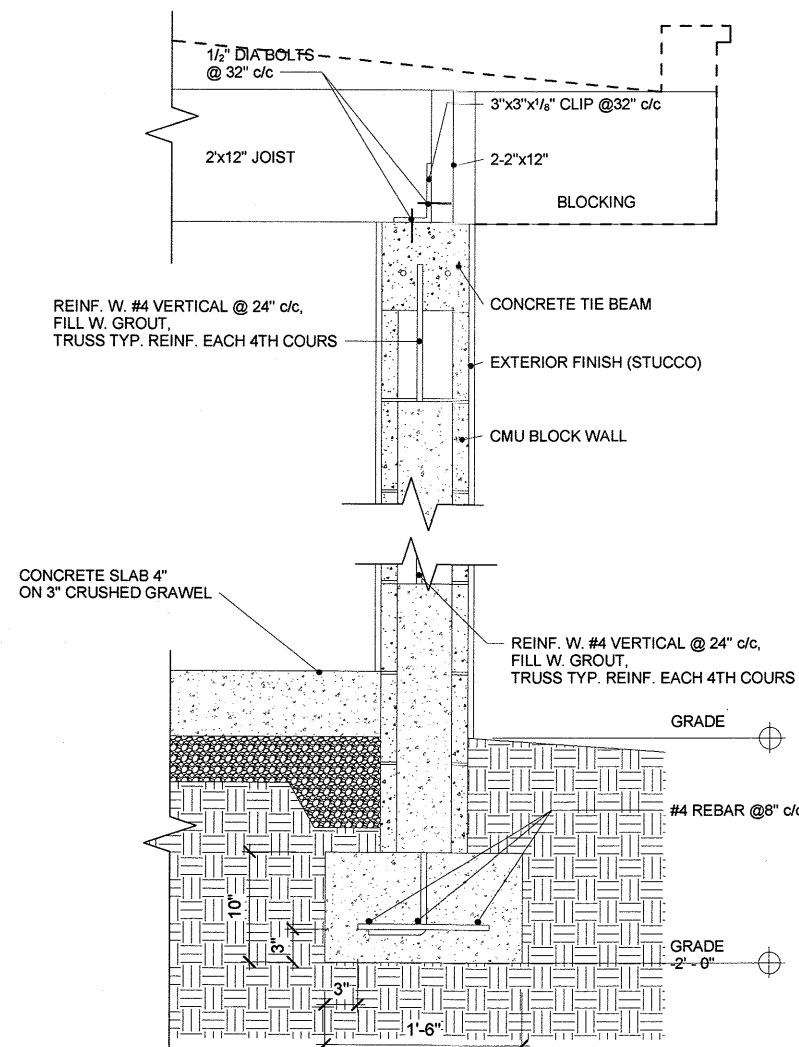
ROOF ASSEMBLIES

- R1**
- 1 MEMBRANE
 - 2 ROOF UNDERLAYMENT PER ROOFING MANUFACTURERS INSTALLATION R-13 RECOMMENDATIONS (WATER SHIELD)
 - 3 ROOF SHEATHING PER STRUCTURAL
 - 4 WOOD JOIST (SEE STRUCTURALS)



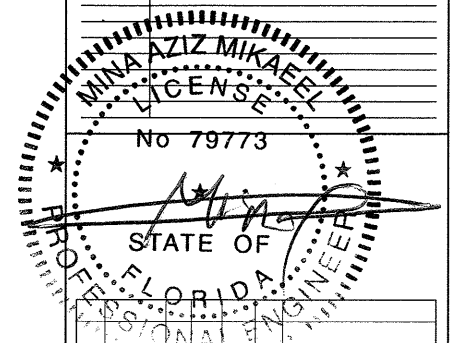
NOTE: MATERIAL FOR FLASHING SHALL BE BARRIER COATED REINFORCED FLASHING MATERIAL AND SHALL PROVIDE FOR A 4 HOUR MIN. PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D-779. FLASHING MATERIAL SHALL CARRY CONTINUOUS IDENTIFICATION THIS FLASHING OF PENETRATIONS TO INCLUDE, BUT NOT LIMITED DOORS, WINDOWS, VENTS, ETC.

WINDOW FLASHING DETAIL
NOT TO SCALE



TYP. CMU WALL SECTION
NOT TO SCALE

SHEET LIST:



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706 Villa Grande Avenue South
St.Petersburg, FL 33707

DRAWING TITLE

GARAGE SECTION

DOB JOB No.:

DRAWING NO.

A-7

7 of 11

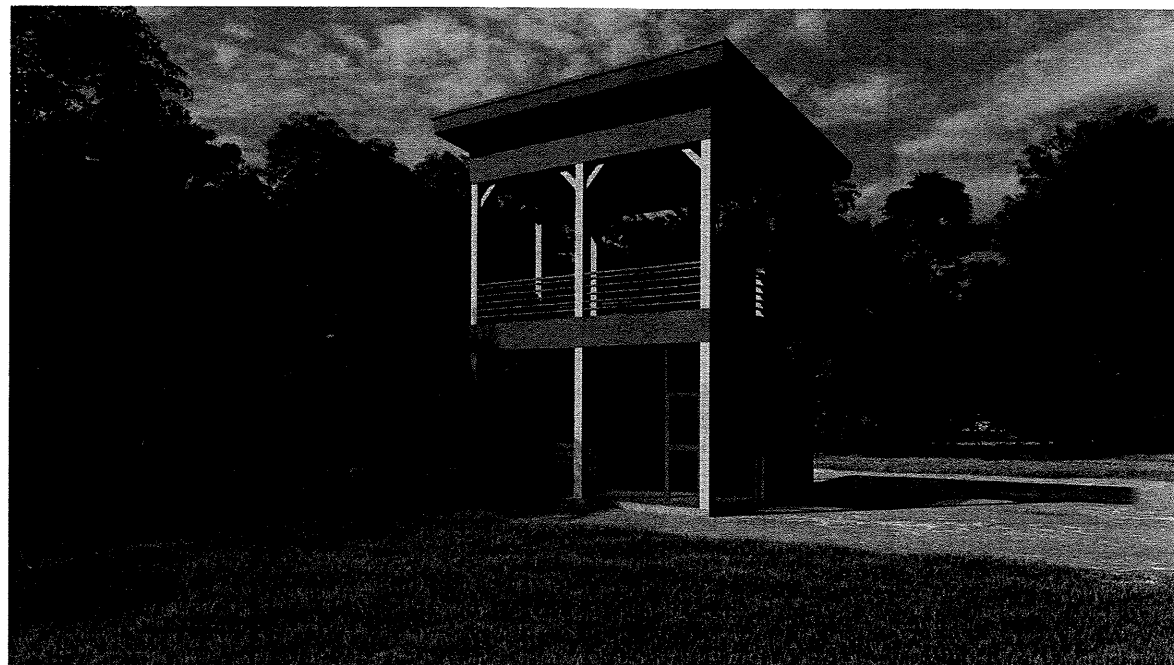
comm no.

date

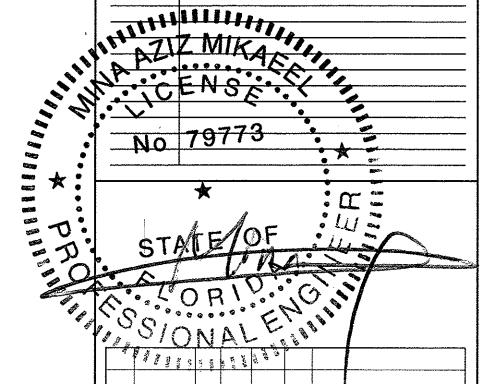
03.05.2021

ID.

NO. 010



NEW WALL/CONSTRUCTIONS

[illegible]

						ISSUED FOR CONSTRUCTION
REV.	DATE	BY	CHK	APP	GK	REVISION DESCRIPTION

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PROJECT ADDRESS

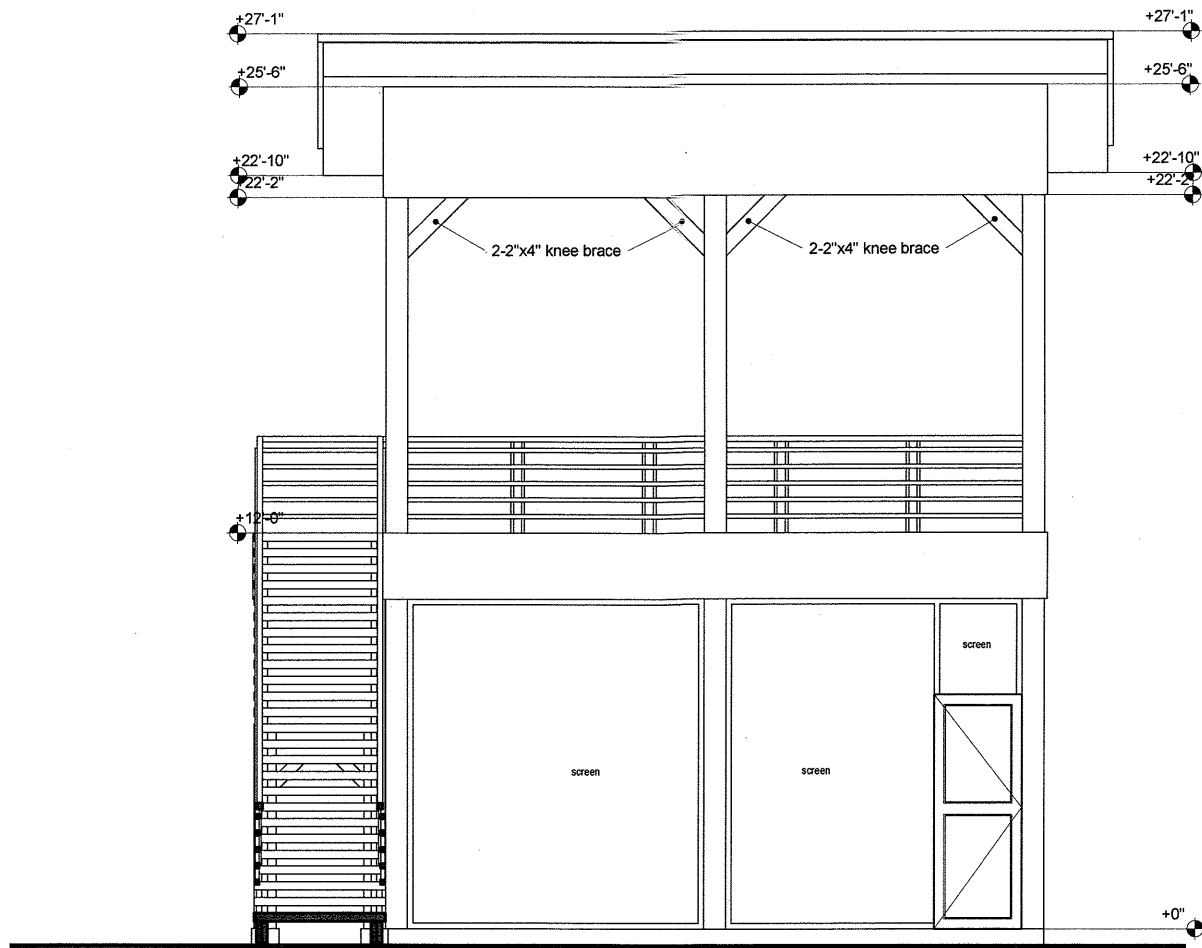
706 Villa Grande Avenue South
St.Petersburg, FL 33707

DRAWING TITLE

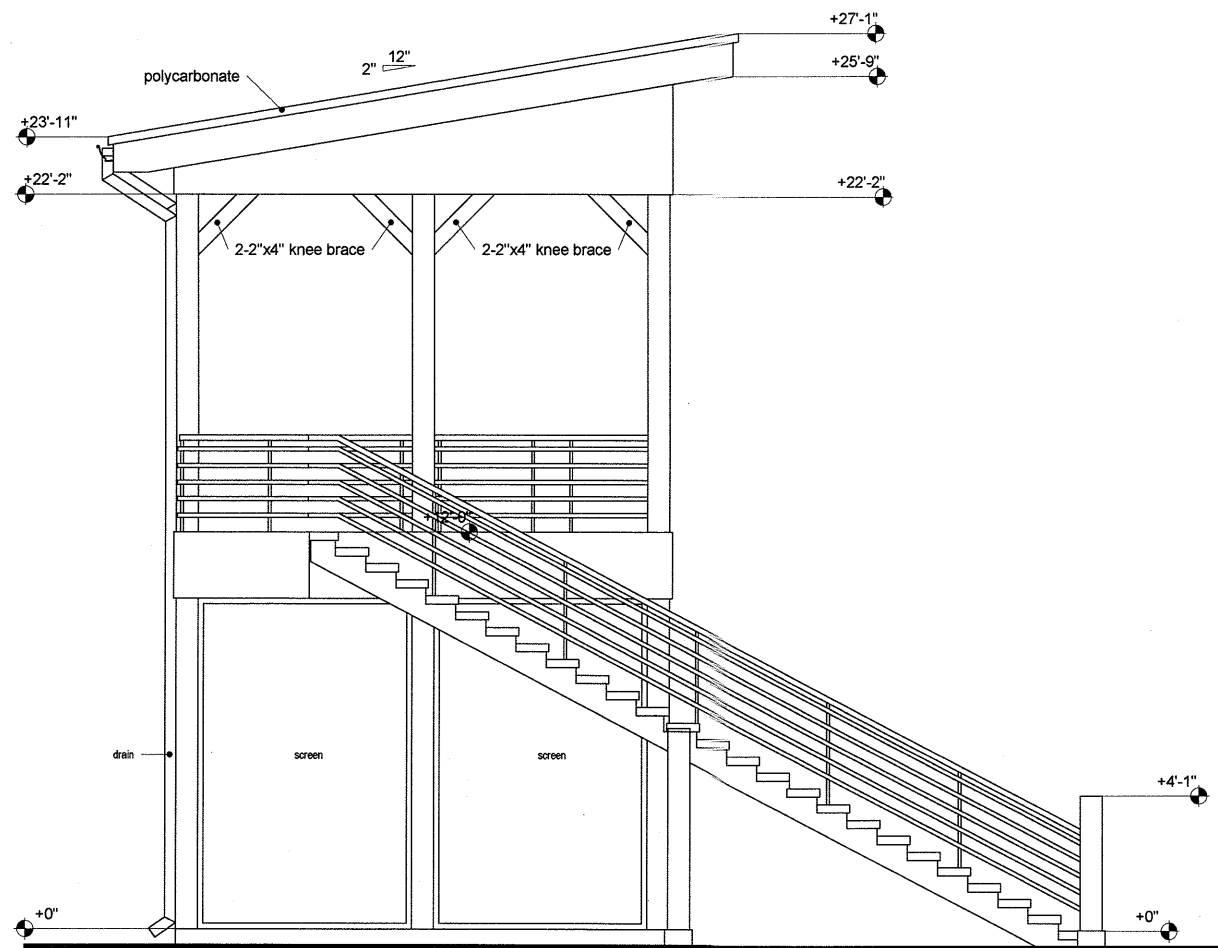
PROPOSED GAZEBO PLAN

DOB JOB No.:

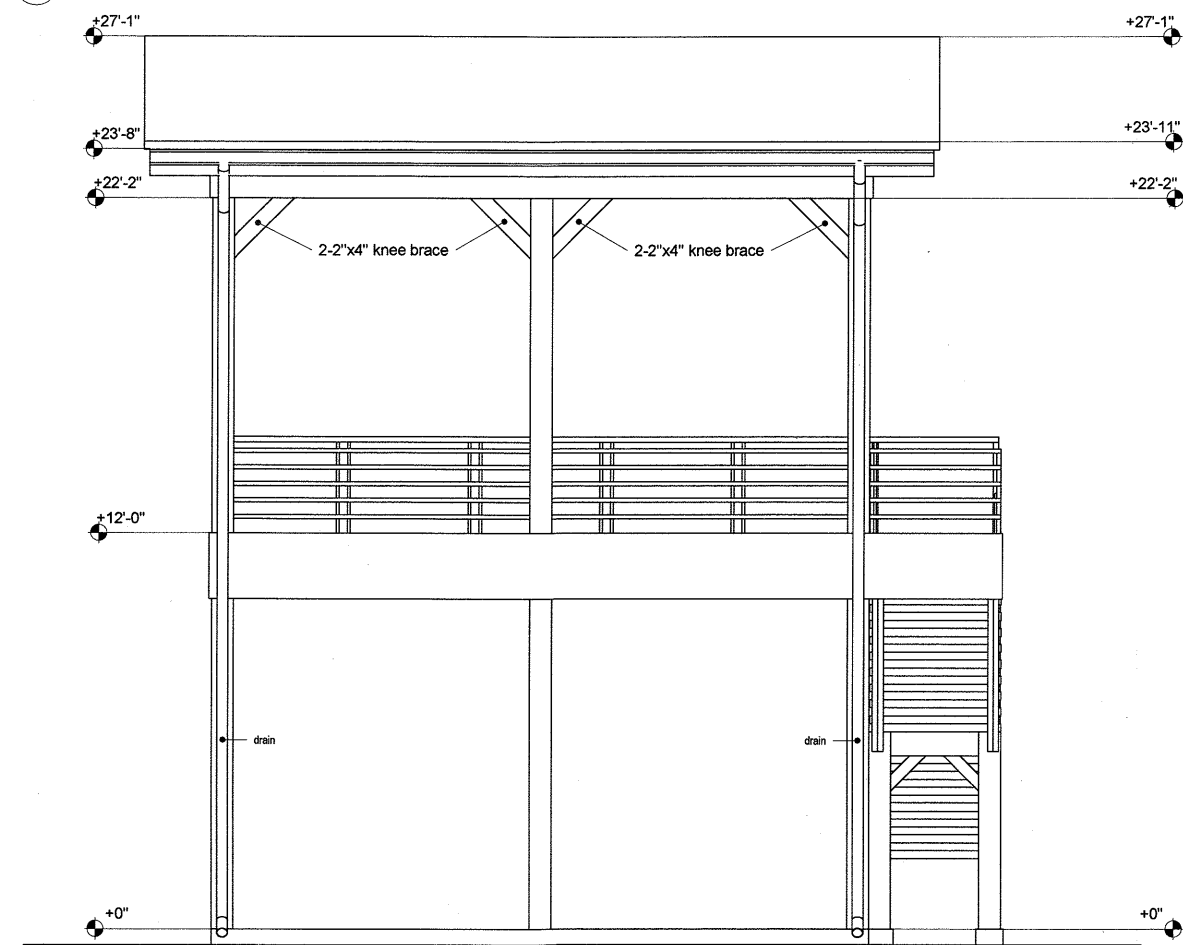
DRAWING NO.	
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comm no.	<div style="border: 1px solid black; height: 30px; width: 150px;"></div>
date	<div style="border: 1px solid black; padding: 5px; text-align: center;">03.05.2021</div>
ID.	<div style="border: 1px solid black; padding: 5px; text-align: center;">NO. 010</div>



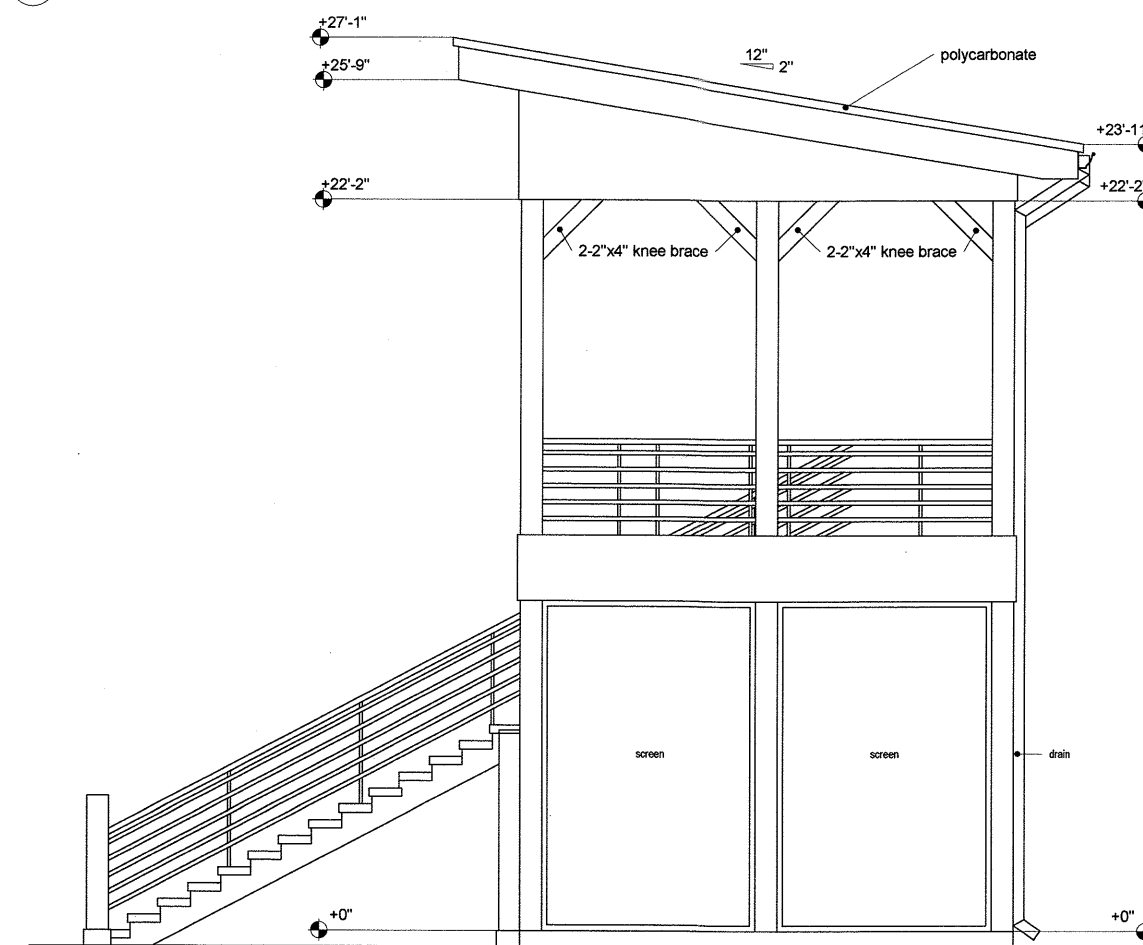
1 FRONT GAZEBO ELEVATOR
A-10
3/8" = 1'-0"



2 LEFT GAZEBO ELEVATOR
A-10
3/8" = 1'-0"

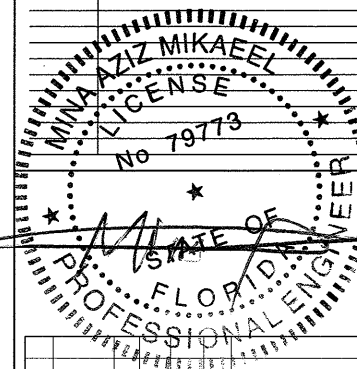


3 REAR GAZEBO ELEVATOR
A-10
3/8" = 1'-0"



4 RIGHT GAZEBO ELEVATOR
A-10
3/8" = 1'-0"

SHEET LIST:



ISSUED FOR CONSTRUCTION					
REV.	DATE	BY	CHK	APP	GK
THIS DOCUMENT CONTAINS CONFIDENTIAL OR PROPRIETARY INFORMATION OF KIRO ENGINEERING LLC. NEITHER THE DOCUMENT NOR THE INFORMATION THEREIN IS TO BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED, EITHER IN WHOLE OR PART, EXCEPT AS SPECIFICALLY AUTHORIZED BY KIRO ENGINEERING LLC.					

PROJECT ADDRESS

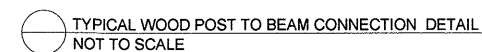
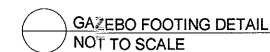
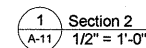
706 Villa Grande Avenue South
St. Petersburg, FL 33707

DRAWING TITLE

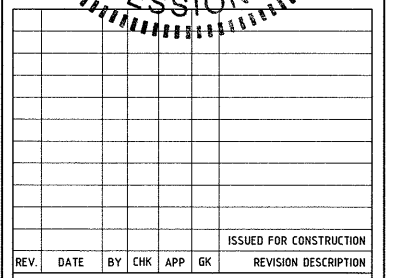
PROPOSED GAZEBO
ELEVATIONS

DOB JOB No.:

DRAWING NO.	A-10		10	of	11
comm no.					
date	03.05.2021				
ID.	NO. 010				



- C1
- 1 WOODEN DECK
 - 2 GLUE MASTIC
 - 3 WATER PROOFING
 - 4 FLOOR JOISTS
 - 5 INTERIOR FINISH BY OWNER



PROJECT ADDRESS

DRAWING TITLE

GAZEBO SECTION

DOB JOB No.:

DRAWING NO.

A-11

11
 of

 11

comm no.

date 03.05.2021

ID. NO. 010



VIOLATION NOTICE

December 09, 2021

DAVIS, HELLEN C

706 VILLAGRANDE AVE S
SAINT PETERSBURG FL 337072044

RE: Property Owner(s): DAVIS, HELLEN C -
Case No. 21-00027251 (VN)
706 VILLAGRANDE AVE S

ALLEN'S REPLAT, E. A.
LOT 6

An inspection of the above mentioned property occurred on December 08, 2021. At the time of the inspection the property was in violation of the St. Petersburg City Code. The violation detail provided below specifically state the violation(s) found on the property.

If the violation(s) are not corrected before December 28, 2021, the City will proceed with further legal action. Further legal action may include: the issuance of a Civil Citation, a hearing before the Code Enforcement Board, or a Notice to Appear in the Pinellas County Courts. Any of these legal actions may result in a lien against your property and/or a fine up to \$500 per day.

If you have questions about this Notice of Violation, please contact me utilizing the telephone number or E-mail address provided below. I hope you can remedy the violation(s) on the property within the time provided so no further action will be necessary.

Sincerely,

ANTHONY RIVERS 892-5475
Codes Investigator / Telephone Number (Area Code 727)
Anthony.Rivers@StPete.org



Codes Compliance Assistance Department
P. O. Box 2842
St. Petersburg, FL 33731
727-893-7373

VIOLATION DETAIL

Violation Description

Chapter 8, Sec. 8-169 (a) All buildings or structures shall be maintained in sound condition, good working order, and in a safe and sanitary manner. All devices or safeguards which are required by this article in a building when erected, altered or repaired shall be maintained in good working order. The owner shall be responsible for the maintenance of buildings, structures and premises to the extent set out in this division. The occupant shall be responsible for the maintenance of buildings, structures and premises to the extent set out in this division.

(1) It shall be unlawful for any person to construct, add to, alter, repair, move, or demolish any building, structure, or any part thereof, or to cause any such work to be done without first obtaining a permit from the POD as required by law or ordinance.

(2) It shall be unlawful for any person who has obtained a permit to construct, add to, alter, repair, move, or demolish any building, structure, or any part thereof, and who has commenced such work, to fail to prosecute the work to completion, pass the final inspection, and obtain a certificate of occupancy for such work as required by law or ordinance. Work commenced under a permit which expires before the work is completed shall be deemed to be work done without a permit.

(3) It shall be unlawful for any owner to allow any construction, alteration, addition to, or repair of any structure to remain on any property owned by such owner or, if the structure has been moved, to allow the structure to remain on any property owned by such owner, if the construction, alteration, addition, repair or movement of the structure was performed without having first obtained the proper permit for such work or, if a permit for such work was obtained, the permit expired prior to completion and final inspection of the work and the permit has not been reissued, as required by law or ordinance.

Violation Text

Garage structure and pergola being constructed without permit(s) and inspections.

Case No. 21-00027251

706 VILLAGRANDE AVE S





JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

January 27, 2022

City of St. Petersburg
One Fourth Street North
St. Petersburg, Florida 33701

ATTN: Angela Phillips - Deputy Building Official
Construction Services & Permitting

RE: 706 Villa Grande Ave S
Case # 21-00027251

Angie,

Thank you for seeing me in this regard.

After two discussions with Anthony Rivers - Codes Investigator, we both felt I would be best advised to get with you regarding the options and approach to solving the Permit Issue on the above project.

Ms. Davis had engaged Mina Aziz Mikaeel, P.E., to prepare Plans and obtain Permits for a Garage and Observation Deck on her Property.

She is engaged in Charitable Relief Operations for the underprivileged in South Africa and is gone for weeks at a time, traveling there.

On or about October/November 2021, the Engineer Submitted the Plans for Review. At that time, Ms. Davis was departing on another trip and the Engineer assured her that the Permit was about ready for Pick-up, in her absence.

Her Maintenance Man moved ahead and began Construction utilizing Subcontractors and constructed the Improvements to their present status.

At no time did Ms. Davis understand or intend to violate the Permit Process.

The Engineer has not responded to Review Comments or her request for assistance in resolving the Code Issue.

I have been Retained to attempt a Resolutions. Accordingly, I do not believe the Construction to date violates the required Rear Yard Setback of 15 feet. The Side Alley Setback is in line with the Residence Setback, which I believe is allowed and matches the existing house.

The East Property Setback, (Interior Side Yard), common to the adjacent home is required to be 7.5 feet or M (minor encroachment):

Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:

...c. in no case shall any encroaching structure be closer to a Property Line than four feet.

743 49TH STREET N • ST. PETERSBURG, FL • 33710

PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968

FLA REG. #AR0005065

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

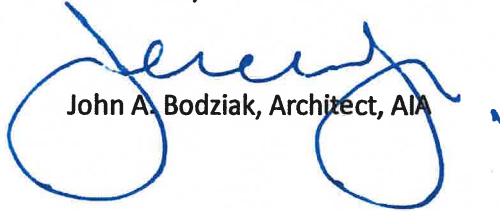
Please note: That, in fact, the Garage is slightly over four (4) feet, from the property Line, as constructed, (Ms. Davis has stated that the adjacent Neighbor does not object to the Garage placement, as constructed), and said placement also conforms to the provision noted above, which, in essence, allows a Minor Encroachment Reduction to the shared Side Yard Setback.

Again, the intent was never to violate the Permit Application and I am here-in requesting your consideration of an Administrative Ruling allowing this Setback.

I am prepared to take over Permit Submittal as the Architect-of-Record

Thank you for your consideration. Should you have any further questions, please feel free to call on me.

Thank You,



John A. Bodziak, Architect, AIA

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FLA REG. #AR0005065