

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%

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DRC Case No.: 22-54000056

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 <u>Section 16.20.010.6</u>: 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 <u>Section 16.70.040.1.6</u> 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:

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DRC Case No.: 22-54000056

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).

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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 <u>Section 16.10.010.4.J.</u> 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.

DRC Case No.: 22-54000056

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

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DRC Case No.: 22-54000056

Date

Report Approved By:

/s/Corey Malyszka 8/26/22

Corey Malyszka, AICP, Zoning Official (POD)

Development Review Services Division

Planning & Development Services Department

ATTACHMENTS: Location Map

Application Survey Site Plan Narrative

Neighborhood Worksheet

Detached Garage Permit No. 21-11000026 Package

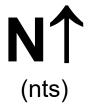
Violation Notice No. 21-00027251





Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department

Case No.: 22-54000056 Address: 706 Villa Grande Ave. S.





Application No. <u>22-54000056</u>

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.

AND TRACTORS BUT	CI	ENEDAL INCODMATION
	A ROLL & KIND OF STORY OF STORY	ENERAL INFORMATION
NAME of APPLICA	ANT (Property Owne	r): HELLEN C. DAVIS
Street Address:	706 VILLA GF	RANDE AVE S
City, State, Zip:	ST PETERSBI	URG, FL 337074
Telephone No:	727.735.3199	Email Address: hellend@indabaglobal.com
NAME of AGENT of	r REPRESENTAT	ΓΙVE: 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 INFOR	MATION:	
Street Address or	General Location:	706 VILLA GRANDE AVE S
Parcel ID#(s):	30-31-16-00504-0	
DESCRIPTION OF R	EQUEST:	
Varian	ce to allow 4.6 foot	Side Yard Setback
PRE-APPLICATION	DATE: 6/24/22	PLANNER: Katrina Gordon

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance \$350.00 3 or more Units & Non-Residential - 1st Variance \$350.00 Each Additional Variance \$100.00 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*:	No.	
*Affidavit to Authorize Agent required	ifaigned	N.

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

Typed Name of Signatory:

John A. B

John A. Bodziak, Architect

Date: 6-15-2022



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 by 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:
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.



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 by 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 Avei				
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< td=""><td> ></td><td></td></jack@jabodziak.com<>	 >		
Katrina Gordon <katı< td=""><td>rina.lunan-gordon@</td><td>stpete.org></td><td></td></katı<>	rina.lunan-gordon@	stpete.org>		
Neighborhood and Business	Associations within 300 fee	et:		
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 Pac	ckage for CONA and FICO co	ntacts.)	
Applicant has built a detached accessory garage under permit no. 21-11000026, where there is				
a stop work order. Now pursuin	g a variance to side yard setb	ack where the garage was bu	ilt 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@stretecona.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 conside and act on the above described property
(we), the undersigned authority, hereby certify that the foregoing is true and correct.
Signature (owner): Hellen C. Davis
Sworn to and subscribed on this date
dentification or personally known: Hellen C. Davis
Notary Signature: Cutathe Sumuscle Date: 513-22
Commission Expiration (Stamp or date): City of St. Petersburg – One 4th Street North Pp BBU 2842 City Petersburg, FL 33731 – (727) 893-7471
City of St. Petersburg – One 4 th Street North 1900 BW 2842 Consequence of St. Petersburg, FL 33731 – (727) 893-7471



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
reet Address;
Details of techniques the applicant used to involve the public
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.
Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other blications
Exhibit "A" - Mail-out Receipt from Post Office attached.
Exhibit "B" - Mail out Letter to all Parties within 300 ft radius attached.
Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials located Letters were mailed to neighbors via USPS within the required 300 ft, radius.
ummary of concerns, issues, and problems expressed during the process Weighbor Sound gazelo was not far enough the sound to the design of she so
NOTICE OF INTENT TO FILE
nimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Landon at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations O) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood ociations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application ting Notes. The applicant shall file evidence of such notice with the application.
ate Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 6 1/24/2022 tach 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

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0470	Postage \$1.56 \$ Total Postage and Fees 31 \$
7022	Street and Apt. No., or FO BOX NO. Street and Apt. No., or FO BOX NO. City, State, ZIP, February, FL. 33712 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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BROSAN, RAYMOND V ASRD Fee ASR Fee

RD Fee Sender if

BROSAN, MICHELLE ANN 7054 HIBISCUS AVE S SOUTH PASADENA FL 33707-2853

HENDRICKS, ROGER S HENDRICKS, THERESA A 701 SUNSET DR S ST PETERSBURG FL 33707-1100

CHAMBERS, BONNIE 7085 SUNSET DR S APT A SOUTH PASADENA FL 33707-2949

TÖBIN, JOAN 7099 SUNSET DR S SOUTH PASADENA FL 33707-2819

S

TOBIN, DONALD JOSEPH

1-

PETRUCELLI, AMY 7100 HIBISCUS AVE S ST PETERSBURG FL 33707-2865 BROWN, DOUGLAS S REVOCABLE LIVING

BAKER, THOMASINA S BAKER, TODD 7046 HIBISCUS AVE S SOUTH PASADENA FL 33707-2853

ATTN: ENVIRONMENTAL MGMT 315 COURT ST CLEARWATER FL 33756-5165

က

PINELLAS COUNTY

BROWN, DOUGLAS S TRE 3080 70TH ST N ST PETERSBURG, EL, 33710-3020

EMANDPEA LLC 521 SANDY HOOK RD TREASURE ISLAND FL 33706-1212

SOUTH PASADENA, CITY OF 7047 SUNSET DR S SOUTH PASADENA FL 33707-2819

PADOVAN, DAVID WALTER VECCHIONE, ADRIANA 7089 HIBISCUS AVE S SOUTH PASADENA FL 33707-2813

4

GUSTAFSON, JOHN R. JR. GUSTAFSON, SYLVIA B 675 VILLA GRANDE AVE S ST PETERSBURG FL 33707-2041

Special Handling

SCHMUCKAL, DONALD KINNEY, SUSAN MARIE PO BOX 179 GRAWN MI 49637-0179

TRAN, SON LUONG, MAI CHI 22 PARK VALE AVE APT 5 ALLSTON MA 02134-2621

Ö.

ro.

KAPCIO, RENATA J KAPCIO, LESZEK M 7051 HIBISCUS AVE S SOUTH PASADENA FL 33707-2813:

BRETT, DAVID BRETT, SHARON 698 VILLAGRANDE AVE S ST PETERSBURG FL 33707-2043

ABELN, CHERLYN S ABELN, RYAN E 7063 HIBISCUS AVE S SOUTH PASADENA FL 33707-2813

GAGNON, CATHI L 7075 SUNSET DR S SOUTH PASADENA FL 33707-2819

FRIEDLAND, JOANNE BENAZZI DEC OF TF FRIEDLAND, JOANNE BENAZZI TRE 715 VILLA GRANDE AVE S

ST PETERSBURG FL 33707-2067

LE, THI XUAN DUNG 7050 HIBISCUS AVE S SOUTH PASADENA FL 33707-2853 HOFFMAN, PHILIP.

ROOSEVELT PARK INDUSTRIAL LLC 880 SUNSET DR S SA(NT PETERSBURG FL 33707-1137

ETERSBURG

HANNA, RAAFAT M HANNA, MARGUERITE B 709 VILLAGRANDE AVE S ST PETERSBURG FL 33707-2067

JABLONSKI, DAVID J TRUST JABLONSKI, DAVID J TRE PO BOX 55096 ST PETERSBURG FL 33732-5096

ω.

SdSA

Postmaster, Per (Name of receiving employee)

HENDRICKS, ROGER S HENDRICKS, THERESA A 6707 1ST AVE S ST PETERSBURG FL 33707-1350

Total Number of Pieces Received at Post/Office ³S Form **3877**, January 2017 (Page 1 of 2) Total Number of Pieces Listed by Sender 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:

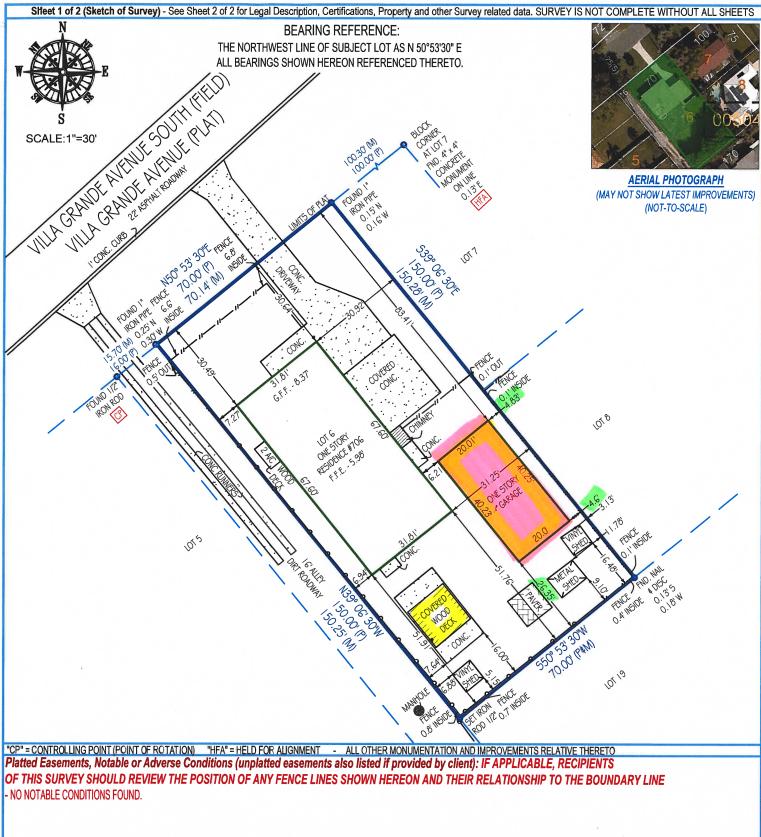
706 Villa Grande Avenue South St.Petersburg, FL 33707

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



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: Job Nr: 111639-CW
Udate

Job Nr. 139037-CW

Date of Revision: 03/21/2022

Revision by: V.C.

LANDTEC

S U R V E Y I N G

Proudly Serving Florida's Land Title & Real Estate Industries

Date of Field Work: 02/19/2021

Drawn by: M. Z.

LICENSED BUSINESS No. 8007 ... measurably better!

.,!	Sheet 2 of 2 (Su	rvey Related Data) - See Sh	neet 1 of 2 for Sketo	ch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS
TYPE OF SURVEY:				PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
⊙ BOUNDARY	OCO!	NSTRUCTION OCO	NDOMINIUM	PURCHASE/REFINANCE - BOUNDARY SURVEY
OALTA/NSPS	O TOF	POGRAPHIC OSPE	ECIAL PURPOSE	
LEGAL DESCRIPTION Lot 6, Block , E.A. Circuit Court in and	ALLEN'S REPLAT,		ook 26, Page(s)) 86, according to the plat thereof on file in the office of the Clerk of the
PROPERTY ADDRES 706 VILLA GRANDI ST.PETERSBURG, I	E AVENUE SOUTH	I		
INVOICE NUMBER: DATE OF FIELD WO				
CERTIFIED TO BERLIN PATTEN EE OLD REPUBLIC NA' HELLEN C. DAVIS LENDER TBD		SURANCE COMPANY		
FLOOD ZONE: AE FLOOD MAP: 1210: PANEL: 0213 SUFFIX: G PANEL DATE: 09/0				
BASE FLOOD ELEVA COMMUNITY NUMB BENCHMARK: GPS3 ELEVATION: 3.00	ER: 125148	: 13 NAVD 1988		
FINISHED FLOOR ELEVATION: 5.98 NAVD 1988				
PLATTED FASEMENTS, NO	TABLE OR ADVERSE O	ONDITIONS (UNPLATTED EAS	SEMENTS ALSO LIST	TED IF PROVIDED BY CLIENT):
				IES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- NO NOTAB	LE CONDIT	TIONS FOUND		
ABBREVIATION LEGEND (SOME ITEM	S IN LEGEND MAY NOT APPEAR	R ON DRAWING):	R = RADIUS	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): LINETYPES;
A or AL = ARC LENGTH CA = CENTRAL ANGLE	EL or ELEV = ELEVATION EM = ELECTRIC METER	PI = POINT OF INTERSECTION PT = POINT OF TANGENCY	SEC = SECTION TWP = TOWNSHIP	TO = UTILITY POLE
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	RNG = RANGE QTR = QUARTER	□ = CATCH BASIN = PARTY WALL
CF = CALCULATED FROM FIELD CR = CALCULATED FROM RECORD	FN = FOUND NAIL FND = FOUND	PRC = POINT OF REVERSE CURVE PCC = POINT OF COMPOUND CURVE	TR = TELEPHONE RISER	♥ = FIRE HYDRANT AC = AIR CONDITIONER SEC. QTR. CORNER CHAIN LINK FENCE - x - x -
CH = CHORD DISTANCE C/O = CLEANOUT	L= LEGAL DESCRIPTION M = MEASURED	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT UP = UTILITY POLE	- MANIOLE SETTICLID WOODFEINGE - "-"
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER	WM = WATER METER	WI = WATER VALVE X = ELEV. SHOT = SECTION CORNER PLASTIC FENCE
DE = DRAINAGE EASEMENT GENERAL NOTES:	P = PLAT	PP = POOL PUMP	WV = WATER VALVE	□WM = WATER METER
. THIS SURVEY IS BASED UPON REC				EEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
PURPOSES. RECIPIENTS MUST CO	NTACT OUR OFFICE FOR APPR	ROVAL PRIOR TO SUCH USE, LANDTEC SI	URVEYING ASSUMES NO R	S SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION ESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
				TERLINE OF FENCE, THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE IATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY	'HAVE BEEN EXAGGERATED T	O MORE CLEARLY ILLUSTRATE MEASUR		NSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS I 3. ELEVATIONS ARE BASED UPON NA		EPT AS SPECIFICALLY SHOWN. DATUM (N.G.V.D. 1929) OR NORTH AMERI	CAN VERTICAL DATUM (N.A	L.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIA	MENSIONS SHOWN ARE FIELD I	MEASURED AND CORRESPOND TO RECO	ORD INFORMATION UNLESS	
		PRACTICE AS OUTLINED IN CHAPTER 5J		PRINTING INSTRUCTIONS:
		027, FLORIDA STATUTES, AND THAT THE TH IN CHAPTER 5J-17.062, PURSUANT TO		WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".
LORIDA STATUTES.		Sing Tell 00-11,002,1 OROUNIT TO	22011011 412,020,	
				LANDTEC

DATE: 02/22/2021

SIGNATURE DATE: 02/122/12021

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)

S U R V E Y I N G

Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

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: Seller(s) Name: Hellen C. Davis 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:

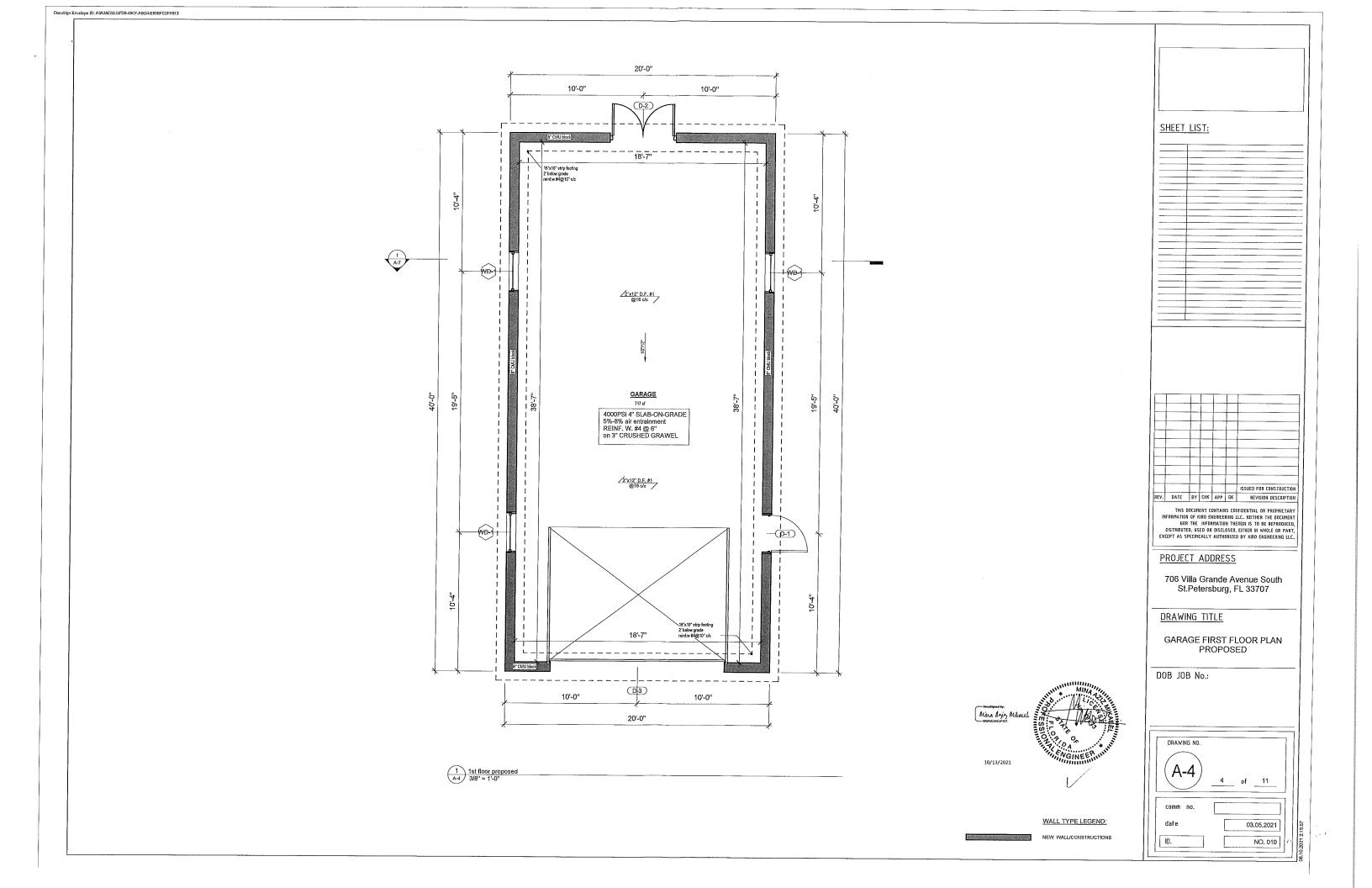
- A. Landtec Surveying (the "Surveyor") was asked to prepare a survey of the Property. The undersigned consent to the retention of the Surveyor. Berlin Patten Ebling PLLC makes no representation, commitment or warranty about the Surveyor and/or its qualifications, and/or the accuracy or reliability of 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.

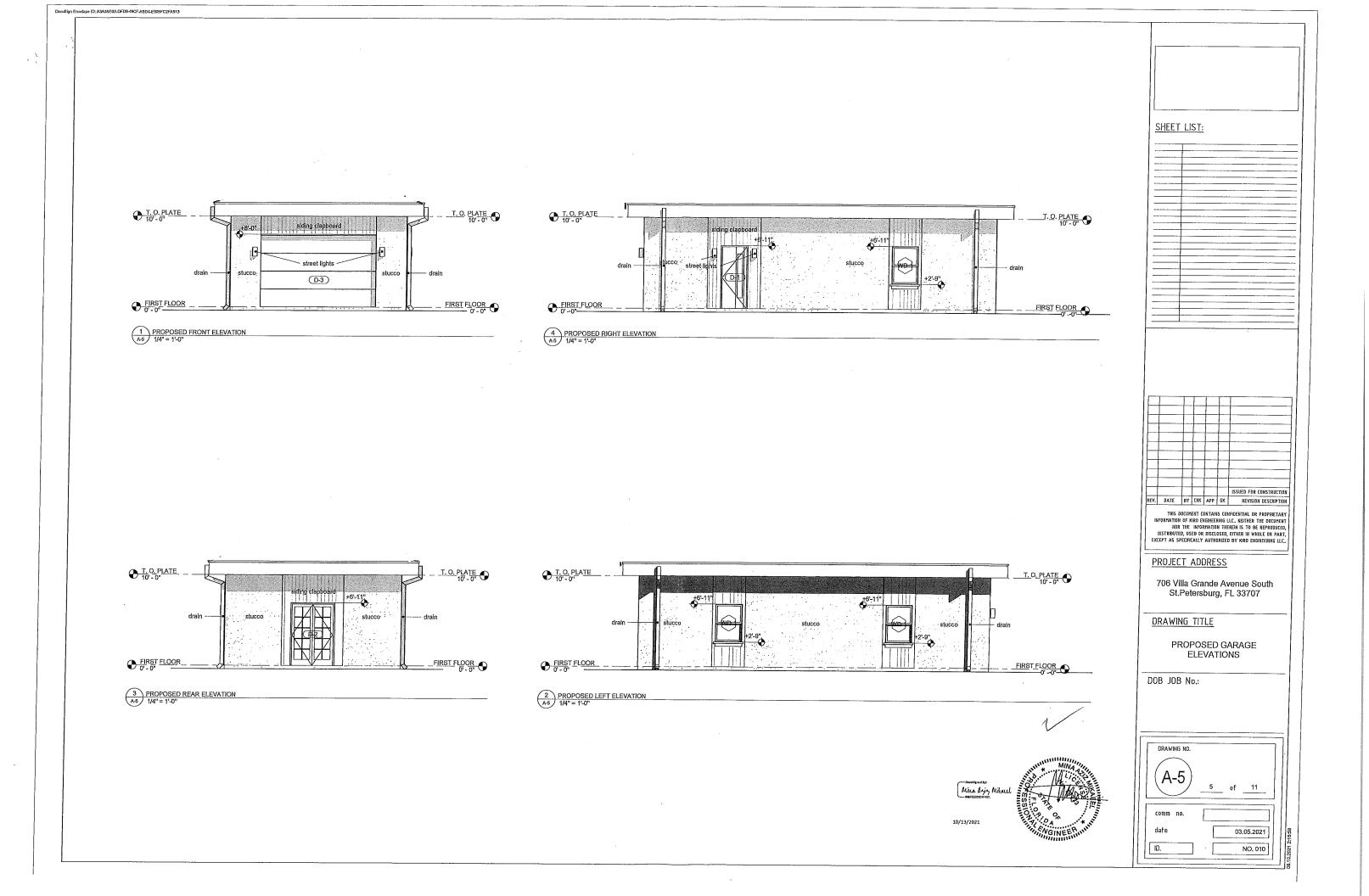
Note: The foregoing violations/encroachments do not include potential violations or encroachments into governmental setbacks, which have not been researched or otherwise reviewed by Berlin Patten Ebling PLLC and which are not covered as part of the purchaser's title insurance policy.

- 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





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.

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.)

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

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

FLA REG. #AR0005065



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 QUESTIM
WRITTEN NOTICE IN LETTER TO AFFECTED PARTY
The undersigned adjacent property owners understand the nature of the applicant's request and do not
object (attach additional sheets if necessary):
1 Affected Dreports Address 1/4 a. a. a. a. d. 40
1. Affected Property Address: Nuesa Duckert
Owner Name (print):
Owner Signature:
2. Affected Property Address: There the Director of the Control of
Owner Name (print): 700 VI (logrande AUC).
Owner Signature:
Owner Signature.
3. Affected Property Address: (80), Sunso & Dr
Owner Name (print): Abyen - bowlenout S
When dignature.
4. Affected Property Address: Call Sunset Drue Sast
Owner Name (print): 1), charles had accompany
Owner Signature:
(Cholas Goald)
5. Affected Property Address: 636 Subst D.A. SO
Owner Name (print):
Owner Signature:
6. Affected Property Address: 626 SUNSET DR. S.
Owner Name (print): EDWARD BRVENIK
Owner Signature: Edy Build
7 .02
7. Affected Property Address: MAIC GUE LITE HANNA
Owner Name (print): 709 VILLA GRANDE ALEME ST PETE
Owner Signature: TEXT TO ARCHITECT TUESDAY JUNE 17/33707
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



Application #

PERMIT APPLICATION

F1		
Flood	∠one	

All information must be filled-in completely

WWP: Telephone (447 / e-Mail: Permits@stpete.org			
10/01/21		Affordable Housing Eligible: Yes PROPERTY OWNER: Name: Hellen Davis Address: 706 Villagrande Ave S Unit #: City, State, Zip: St. Peterburg, FL 33707			
PROJECT SITE:	PROI				
Project or Tenant:	Name				
Address:	Addres				
Unit #:	City, S				
PIN:	Phone	Phone: 727-735-3199 Email: hellendavis721@gmail.com			
CONTRACTOR:					
Company: self					
Name:					
Contractor's License #:	Email:		****		
Phone:	Cell:	Fax:	And the second s		
ARCHITECT / ENGINEER:					
Company:					
Name:					
State License #:	Email:				
Phone:	Cell:	Fax:			
AFFIDAVIT: Application is hereby made is accurate and that all work will comply with documents, and issuance of this permit is verificant. NOTICE: FBC 7th Edition (2020) 105.3. property that may be found in the public recovater management districts, state agencies or Zoning, Historic Preservation and Water Relation.	fication that I will notify the property. 3. In addition to the requirements of ords of this county, and there may be rederal agencies. Additional plants	these codes shall take precedence over all ap y owner of Florida Lien Law req., F.S. 713.13 of this permit, there may be additional restriction to additional permits required from other go review approval may be required by other to	opproved construction 35.		
ASBESTOS Notification: FBC 7th Edition permit for the demolition or renovation of an accomply with the provisions of Section 469.003 asbestos, when applicable, in accordance with stank:	existing structure to contain an asbe b, Florida Statutes, and to notify the I	asbestos notification). The enforcing agency estos notification statement which indicates to Department of Environmental Protection of his	he owner's responsibility		
OWNER/CONTRACTOR DISCLOSUS	RE STATEMENT: Owner must a	appear in person and sign Disclosure Staten	nent in addition to this		
All work sh	nall comply with the applicab	Te Florida Building Code			
Hellen Davis		A Deci	_{Date} 10/04/21		
Applicant Print Name		Applicant Signature			
Permit Technician		(or) Notary	Date		
Applicant is 🚨 personally known to me	e or produced(type of identifica	as identification.			

1 of 4

		A.	AI	T	Λ	-	-	1	10	Λ	-	10		á
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Is this application for a change of use	or occupancy? ☐ Yes ☑ No	
	BC Ch. 3 – Section 302 Classification: Li	7
Assembly		
	siness Educational Educational Mercantile	Factory & Industrial
Storage	W Coro	✓ Residential
	y Care ☐ Utility and Miscellan	
		□IV □V
Protected / Unprotected:		
Fire Sprinkler: Y or N (che	ck one) Fire Alarm: ☑Y or ☐N	(check one)
		(Check one)
General 'Scope of Work' description	1:	
Detached garage for residential	property	

Please complete the following	information for the sub-to-de-	
	information for the sub-trades:	
Electrical \$800 value	Mechanical \$value	Building \$4000 value
☐ New service amps	☐ New Install tons	I I U Exterior cladding
☐ Service upgrade amps	☐ Replacement tons	Roof
# of meters	☐ Package unit tons	☐ Driveway
u # or paners	# of condensers	☐ Window replacement
☐ Relocate service	☐ # of air handlers	Demo entire structure S.F.
□ Relocate service # of altered circuits	☐ Vertical ☐ Horizontal ☐ Furnace	☐ New Construction S.F.
# of new circuitsamps	☐ Horizontal	Remodel S.F.
l emporary sawpoleamps	le rumace	☐ Mobile Home Removal
☑ Fire Alarm	☐ # of returns	☐ Mobile Home Installation
□ Security	# or supplies	☐ SignsS.F.
☐ Smoke detector	Heat strip size KW	Residential EncloS.F.
☐ Carbon monoxide detector	☐ Generator _	Other
Data/Comm	☐ Kitchen hood	
☐ Solar / PV	Li Exnaust ians	
□ Other	Roof top	Fire \$ value
	In Seeks	☐ Fire Alarm
	☐ HOV	U Fire Sprinkler type
Gas \$value		☐ Fire Suppressionhrs
O Now	Plumbing \$500 value	Fire Separationnrs
☐ New Replacement	# added water closets	□ Other
□ Natural	# changed water closets	
□ Natural	# changed water closets # of bathtubs # of showers	FEMA Information
☐ Propane ☐ Equipment ☐	# of showers	☐ Flood Zone
u Pipina π.	# of lavatories	☐ Flood Zone ☐ Required Elevation
□ Venting ft	☐ # of water heaters	□ Lowest Finished Floor
U lank size l	☐ Sewer line ft	RCD Value
☐ Type of tank	☑ Water line ft. 25	☐ Maximum Improvement
□ vvater neater	☐ Tankless water heater	
Other	☐ Solar	Municode Ch. 16.40.050 Link:
	☐ Other	

Total Estimated Construction Value: \$5300



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: YESNO
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)

	Zo	ning Use	Only	
Zoning District Approved for:	C:			
	Setback	s per App	roved Plan	
Structure				
Front				
Left				
Right				
Rear				
is required fo				u trees
Right-of-Way	work:			
Oriveway type	9			
Front walkwa	У		*	
Public sidewal Zoning Condit	lk			
oning review	/er:	(Pr	int 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

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:

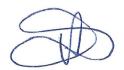
- 1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though 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.

Rev. 10/2009

- 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

lotary Signature

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, Hele 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-
Permit address: 706 Villagrande Des
Telephone: 727-735-3199 Drivers license #: 120-323-58-761-
Other identification:
I hereby acknowledge that I have read and understand the above affidavit. Owner/Builder Signature Owner/Builder Signature Date
State of Florida County of Pinellas
Soworn to and subscribed before me by Helten Cowie Davis who is personally known to me or produced FL Priver License as identification, this 4th day of October , 20 21.

Before a building permit can be issued, this disclosure statement must be completed and signed by the

Notary Public State of Florida Brianna Wetherwax

^{* 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

Permit No.:Address: 706 Villagrande Ave S St. Petersbur	rg, FL 33707		Wind Sp Exposur	otive Design Requi peed – 145 mph e – B y II – Mean Roof He	
 Anchor & fastener type and spacing Installation instructions MUST be a constant glass (shutters not shown as a constant glass). Impact glass (shutters ARE recomble to be on site. ALL LABELS are to remain on the shown are any altered? Type of Glass Window/Door Impact 3 Non-Impact window door Impact 1 Non-Impact door Impact Non-Impact 	on the construrequired) insta quired) MUST windows and Yes	ction site for the allation instruct be rated for record doors until particular No	e inspectorions MUS	or. ST be on the job s d load. Installatio	ite.
Image of Nieu Terrory					
Garage Overhead Doors Impact garage door		Residential Sing	gle Family Ho	me	
Type of Shutters (opening protection) 4 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 I affirm that the above products and in wind load and opening protection require	stallation are	in compliance	with the o	f new products	
Signature		<u>10/04</u> Date	/21		on the special

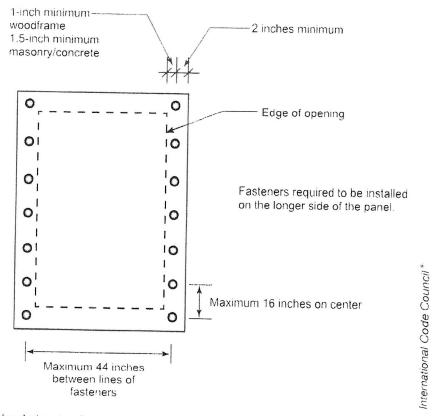
Plywood Hurricane Panels

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 precut 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 ½" 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

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

GENERAL NOTES

- The Contractor shall verify all existing conditions at the site and shall be responsible for same.
 If there is any variation in the field conditions from these Drawings, the Contractor shall notify the
- 2. If the g.c. or homeowner anticipate that any deviations from these Drawings during construction , the Architect must be notified.
- 3. All Contractors shall have and maintain Contractor's Liability Property Damage Insurance and Workmen's Compensation Insurance. All phases of construction shall comply to local, and Workmen's Compensation state and federal safety laws.
- 4, the contractor and All work and materials must comply with all applicable local, state and federal codes. All plumbing and heating work shall conform with the local Health Department requirements and with all other applicable codes and ordinances.
- 5. These specifications are general in form. The Contractor in applying them assumes complete responsibility for their use, substitutions changes and omissions.
- 6. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, of or safety precautions and programs in connection with the Work in accordance with the Contract Documents.
- 7. The Contractor shall supply all materials, fixtures, appliances and labor necessary to complete all work noted on plans and in accordance with the Owner's requirements or as otherwise noted. All material shall be new and free from any defects.
- 8. Remove from premises all rubbish and accumulated materials of whatever nature, except as indicated by Owner. Floors shall be left in a clean, orderly condition acceptable to the Owner
- 9. All workmanship and materials shall be guaranteed for one year from date of Owner's acceptance unless otherwise noted.
- 10. All exterior openings shall be properly flashed. Provide complete weather-stripping of jambs, head and sill at all exterior openings.
- 11 the contractor is solely responsible for site safety

EXCAVATING, FILLING AND GRADING

- 1. Provide all labor, materials and equipment necessary to complete all Excavating, Backfill and Grading Work as indicated on the Drawings and as specified herein.
- 2. Excavate to levels shown or as required to reach required bearing soil for all footings, foundations, columns, walls, piers, pits, etc.. Care shall be taken not to disturb earth or excavate below depths indicated on the Drawings. Excavation shall extend a sufficient distance from walls and footings to allow for forms, installation of services and for inspection.
- 3 The Contractor shall provide and operate all pumps and other equipment necessary to drain
- 4. Foundation approval to be dependent upon proper foundation bracing (temporary or attached floor framing) After approval of foundations and other work, backfill against same using approved excavated materials, free from rubbish, vegetable matter and other objectionable matter. Install backfill in layers not more than 6 in. thick, tamping each layer before installing succeeding layer. Bring backfill be roper elevations to receive work which is to be installed thereon.
- 5. Remove top soil to its full depth within the area of the "extent of work" and under all proposed
- 6. All outside areas of the building, unless otherwise indicated, within the grading lines shall be graded to elevations below the finish grades shown, to allow for fill and finished materials. All grading must avoid leaving ponds or large collections of water.
- 7, provide 3/4" Q.P. under driveway and all paver walkways
- soil compaction under all footings and grade beams, spread footing, etc., shall be designed to sustain a soil bearing pressure of 3000 psi under footing.

FRAMING NOTES

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BE PARALLEL TO THE SPAN OF THE FLOOR JOISTS.

PROVIDE DIAGONAL OR SOLID BLOCKING & 8-0" O.C. MAKIMUM IN ALL FLOOR JOISTS AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER

STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, U.N.O.

- ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES & DECKS,OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATER ALM ON
- ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED. BALLOON FRAME ALL TWO STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING (U.N.O.).

- 10. Concrete footings are required under all masonry walls. under all footings, grade beams, and spread footings, soil compaction shall be adequate enough to support a soil bearing pressure of
- 11. Construction joints are to be avoided if possible. However, where required as to the end of the day's pour, construction joints will be allowed. At construction joints, keyways shall be cast in the concrete and where concrete is reinforced, the steel shall extend through the joint.
- 12. Concrete block, if applicable, shall be as specified herein of thicknesses and textures as indicated. Block sizes specified are nominal sizes. Block shall be manufactured in accordance with the recommendations of the National Concrete Masonry Association. All block work shall be laid in a full bed of mortar in a workmanlike manner with vertical and horizontal joints tooled up both interior and exterior. All broken and otherwise defective blocks shall be discarded. Where block work intersects other block work, the intersection shall be bonded at each course avoiding continuous vertical joints. Control joints shall be formed where indicated on Drawings. Pre-formed joint feliers shall be installed at control joints in accordance with Drawnigs, Fre-torning pint mere size to ensure a country joint in accordance with metal truss type manufacture's recommendation. All block work shall be reinforced with metal truss type reinforcing, space at 16 in. o.c. vertically. Where normal reinforcing does not ocur at a course directly over door and window heads, add extra reinforcement. Length to be at least 4f. 0 in.
- 13. Block shall not be laid when the temperature is below 40 degrees F., except with permission of the Architect and provided that the Contractor provides a satisfactory method of heating materials before laying. All masonry shall be adequately protected from damage by storms and frost, and maintained at a temperature above freezing until the mortar is set.
- 14. All concrete below grade shall be damp proofed on the exterior face with approved materials.
- 15. for each different concrete masonry unit, test unit for strength, absorption & moisture content per astm c 140, manufacturers subject to compliance with requirements, by one or more of the following) or approved equal): rinkler materials, h&b, apg concrete block
- 16. Bearing on walls shall be as required to distribute the load but not less than four inches.

2. STAIRS:

STAIRS SHALL BE FABRICATED IN ACCORDANCE WITH LATEST CODE AND DELIVERED TO THE SITE READY FOR INSTALLATION. BEARING AND FASTENING SHALL BE IN ACCORDANCE WITH THE FABRICATORS REQUIREMENTS AND APPLICABLE CODES.

3. WALL FRAMING:

1. EXTERIOR WALL FRAMING: ALL EXTERIOR WALL FRAMING shall be cmu block 8. CONTRACTOR SHALL NOT CUT, NOTCH NOR BORE INTO FRAMING MEMBER BEYOND THAT WHICH IS ACCEPTABLE BY NORMAL CONSTRUCTION INDUSTRY PRACTICES AND APPLICABLE LOCAL AND STATE BUILDING CODES.

if not SPECIFICALLY specified on the plans to state otherwise, the EXTERIOR window HEADERs to be (2) 2x10 WiTh 1/2" PLYWOOD

FRAMING MATERIALS: WOOD

- 1. Provide all labor, materials, and equipment necessary to complete all framing and related work required by the Drawings and/or as described in this Section. Rough lumber for framing and rough carpenty shall be Douglas FirLARCH NO.2 or approved equal free from loose or large knots, large shakes, excess sap or other defects whereby its strength may be impaired.
- 2. Floor truss system, IF indicated on the Drawings, shall be "TJI-Joist" manufactured by Trus 2. Floor TUSS System, in "Include to I for the Dearwing," a stand both the manufacturer's Joist MacMillan and are to be installed in strict accordance with the manufacturer's specifications and the Drawings. Beams shall be "Parallam PSCL" manufacturer by Trus Joist MacMillan and installed in strict accordance with the manufacturer's specifications and the
- 3. TJI (TRUSJOISTS) FLOOR JOISTS SHALL BE INTERCHANGABLE WITH "WI" BEAMS. WI40 USED INSTEAD OF 1 210, w160 used instead of 1 360's and WI60 USED INSTEAD OF 1 150. Glulams & MICROLLAMS INTERCHANGABLE WITH ANTHONY POWERS BEAMS (IF WITHIN SAME DIMENSIONS)
- 4. Plywood sheathing shall be of thickness indicated on Drawings complying with all of the requirements of the American Plywood Association.

WOOD NOTES

- LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- ALL LUMBER TO BE DOUGLAS FIR # 10R BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUMALLOWARLE STRESSES Fb=1000 PSI, E = 1 700 000
- 4. THE CONTRACTOR SHALL USE H TYPE SEISANC AND HURRICANE TIES FOR ALL ROOF RAFTERS, PLATES AND STUDS, USE HT BY SIMPSON.
- 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLAN.
- 6 THE CONTRACTOR SHALL SHORE ALL FRAMING PRIOR TO THE REMOVAL OF WALLS AND BEAMS.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS:

- 1 PROVIDE 2"x4" HORIZONTAL BLOCKING AT MID HEIGHT OF EXTERIOR WALLS ONLY. PROVIDE 2'X4" HORIZON IAL BLOCKING AT MID HEIGHT OF EXTENDEN WALLS ONLY.
 ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 if g. c. substitutes engineered lumber as specified on drawings with different manufacture, then architect shall charge an additional hourly rate to the g.c. or owner for any design work associated with revising the drawings.
 FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOISTS DIRECTION.
- 5 PROVIDE 1X4 CROSS BRIDGING AT MID POINT OF joist SPANs over 16 ft. 5. PROVIDE 1X4 CROSS BRIDGING AT MID POINT OF Joist SPANs over 16 ft.
 6. ALL EXTERIOR SHEATHING AT CORNERS AND NARROW WALL AREAS SHALL BE
 INSTALLED VERTICALLY REFER TO FIGURES RR02 10.7 & RR02.10.5, NLJRC-2015, ALL
 EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH ;;
 COX PLYWOOD, NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES
 AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION-APPROVED
 DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
 7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND
 TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB,
 GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD B. PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS W/ SPAN
- 6. PROVIDE DUDGE 22 ST THOMSDEATH HID 19 AND 15 THAN 16 VELLEY BY SUBJECT AND 16 ST AN
- IHAN KAP-LEKS.

 11 ROOF DECKING SHALL BE one layer 7/16" osb board as requested by g.c.. wall sheathing to by 7 16" osb board as requested by g.c.

 12 WHEN FRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF
- REGISTRED ENGINEER IN STATE OF N.

 13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS

 DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR

 AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO

 CARRY LOAD.

INSULATION

1. Furnish and install all insulation as specified by the ucc approved prescriptive package 1. Furnish and install all insulation as specified by the ucc approved prescriptive package letter province by the architect which correlates with the building sections shown on the architects drawings. If the architectural drawings AND prescriptive package letter are conflicting, the prescriptive package letter shall govern, and the G.C. is to notify the architect of any conflicting information. All flash & batt or blanket type insulation shall be as manufactured by Owens Corning Corporation or CertainTreed Corporation or approved equal.
2. All flash & batt insulation shall have vapor barrier on one side. All batts shall be cut to engithe required for installation. All batts should fit flightly between studes or joists. Insulation lengths required for installation. All batts should fit tightly between studs or joists. Insulation shall be fastened with staples through stapling flanges every 8 in. on both sides. No gaps should be present along studs of joists or between batts. The face of the insulation shall be at least 3/4 in. above the undersides of ceiling joists. Allow for air flow where necessary. Installation shall be in accordance with manufacturer's recommendations. Required insulation

GYPSUM BOARD MATERIALS

 Standard Gypsum Board shall be ANSI/ASTM C36; 1/2 in. or 5/8 in. thick as indicated on Drawings, maximum permissible length; ends square cut, tapered square edges. Fire Rated Gypsum Board shallb e ANSI/ASTM C36; fire resistive type, U. L rated; 1/2 in. or 5/8 in. thick as indicated on Drawings, maximum permissible length; ends square cut, tapered square edges. Moisture Resistant Gypsum Board shall be ANSI/ASTM C363, 1/2 in. or 5/8 in. thick as indicated on Drawings, maximum permissible length; ends square cut, tapered square edges All gypsum board shall be screwed not nailed.

- Water-Resistant Gypsum Backing Board, SECTION R702.3.7, NJ-IRC-2015 Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonaborbent finish material shall conform to ASTM C 1396, C 1178 or C 1278, Use of rater-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gyp board shall not be installed over a Class I or II vapor retarder in a shower or tub com Cut or exposed edges, including those at wall intersections, shall be sealed as recom-
- the manufacturer.

 Limitations: Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
- 3- CERAMIC TILE: Backer Boards SECTION R702 4.2 N.I-IRC-2015 Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the

manufacturer s recommendations.
TABLE R702.4.2 BACKER BOARD MATERIALS MATERIAL
Glass mat gypsum backing panel
Fiber-reinforced gypsum panels

r-reinforced gypsum panels asbestos fiber-cement backer board asbestos fiber mat reinforced asbestos fiber mat reinforced ASTM C 1325

WINDOWS

1, window manuf, to be selected by owner, see A-3 for door/window schedule, q.c. to submit 1. window manuf. to be selected by owner. see A-3 for door/window schedule. g.e. to submit plans, elevation and window schedule to window supplier for formal purchase quote and rough opening schedule that correlates with window sizes designations on window schedule. g.c. to utilize rough openings as provided by window supplier's purchase quote and frame-out windows accordingly, prior to purchasing of windows, g.c. shall submit window purchase quote to architect for review and sign-off. If g.c. or owner fails to submit window purchase quote to architect for review, architect in on tiable for any errors or omission that either ortiginated from the window purchase quote or from architect's original drawings. Provide screens at operable window units at gliding exterior doors. PROVIDE double pane, LOW-E GLASS. WHITE VINNY EXTERIOR, NATURAL PINE INTERIOR, provide standard finish hardware. Tempered glass shall be requiring in the following circumstances. EXTERIOR, NATURAL PINE INTERIOR, provide sts shall be required in the following circumstances: 1) when windows are less than 18" to the floor. 2) when a door swing is closer than 24" to a window. 3) when a window is in a stairwell or staircase. 4) when a window is above a tub or in a shower. 5) when a window is above a built-in bench seat.

INTERIOR DOORS

1. it is the architects recommendation that all interior doors are solid wood doors, stained and varnished, owner to consider looking for door style and wood species at nicksbuilding.com or equal. all closet doors to be hollow core doors.

2. The Contractor shall furnish and install all material, equipment, tools, transportation, accessories, and related items necessary to complete the work of this Section.

3. g.c. shall provide in his base bid a reasonable allowance for all interior doors, all interior doors AT The 1ST FLOOR SHALL BE AS PER G.C. CONTRACT. all solid doors to be solid

ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FRM NATURAL SOIL, OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 500 PSF. CONTRACTOR SHALL CONFIRM BEARING ABADDAM MATH INDISTRUBED TO TEXTURE.

REMOVE ANY SOFT OR FROZEN SOIL MATERIAL ENCOUNTERED UNDER FOOTING

UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING COVER FOR FOUNDATION REINFORCEMENT:
BOTTOM BARS & BARS IN CONCRETE CAST AGAINST EARTH: 3"
BARS THAT ARE EXPOSED TO WEATHER.

ALL BARS SHALL BE LAPPED AN Y THE BAR DIAMETER AT SPLICES.

PRIOR TO COMMENCING FOUNDATION WORK, COORDINATE WORK WITH UTILITIES.

A LAYER OF WELL-GRADED FREE-DRAWING GRANULAR MATERIAL/SAND (AT LEAST 6"
THICK AND COMPACTED TO 88% OF SPMDD) SHOULD BE PLACED UNDER THE FOUNDATION
TO PROVIDE A UNIFORM BEARING SURFACE.

CAST-IN-PLACE CONCRETE NOTES

CONCRETE MIXES SHALL BE DESIGNED PER ACT 301, USING PORTLAND CEMENT CONFORMING TO ASTIM C+50 OR C-505, AGGREGATE CONFORMING TO ASTIM C-50, ADD ADMICTURES ONFORMING TO ASTIM C-40, C-1017, C916, AND C-200, CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTIM C-64.

CONCRETE SHALL CONFORM TO THE FOLLOWING: MIN fc 2,500 PSI 4,000 PSI

REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315, ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS SHALL BE LAPPED WITH A TYPE 2 SPLICE UNLESS

BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO ENSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+-1%)
WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260

LOADS:

SNOW LOAD - 0 lb/sqft LIVE LOAD - 40 PSF. WIND SPEED - 145 mph

Soil bearing pressure 2ksf Contractor to confirm

MIKAEE MIKAEE, CENSE 79773 NO 22101 REV. DATE BY CHK APP GK REVISION DESCRIPTION THIS DOCUMENT CONTAINS CONFIDENTIAL OF PROPRIETARY NOR THE INFORMATION THEREIN IS TO BE REPRODUCED, DISTRIBUTED USED OR DISCLOSED EITHER IN WHOLE OR PART.

SHEET LIST:

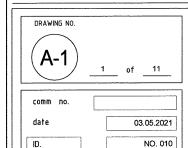
PROJECT ADDRESS

DRAWING TITLE

GENERAL NOTES

EXCEPT AS SPECIFICALLY AUTHORIZED BY KIRO ENGINEERING LLC.

706 Villa Grande Avenue South St.Petersburg, FL 33707



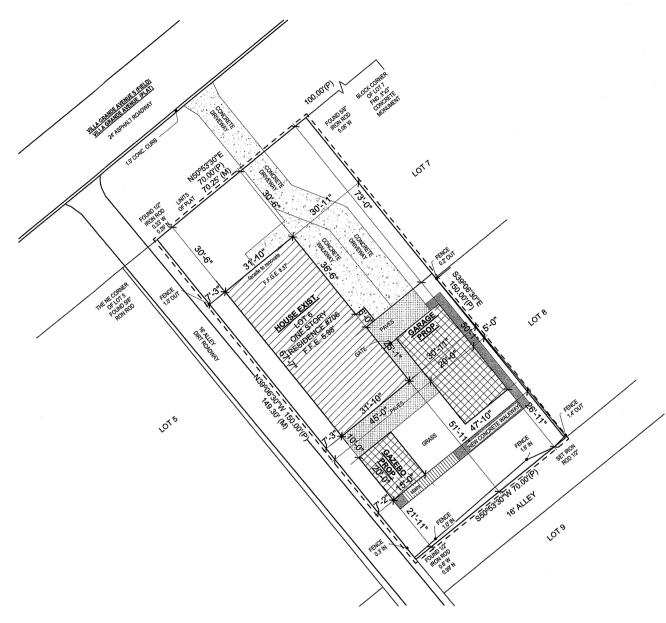
SITE PLAN

LEGEND

AVE - AVENUE
ASPH- ASPHALT
AW - ANCHORD 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
SRTUCTURE
C M E - CANAL MAINTENANCE
EASEMENT
D - DELTA
DW - DRIVEWAY
DME - DRAINAGE & MAINTENACE
EASEMENT
ENC - ENCROACHMENT
ET P - ELECTRIC TRANSFORMER PAD
F P L - FLORIDA POWER AND LIGHT
F H - FIRE HYDRANT F H - FIRE HYDRANT F I P - FOUND IRON PIPE FF - FOUND IRON PIPE
FF - FINISH FLOOR
DH/F - FOUND DRILL HOLE
F/R - FOUND REBAR
F/D - FOUND DISC
F/N - FOUND NAIL F/N - FOUND NAIL

IF - IRON FENCE
L - LENGHT
L M E - LAKE MAINTENANCE EASEMENT
L F E - LOWEST FLOOR ELEVATION
LP - LIGHT POLE
MEAS- MEASURED
MH - MAN HOLE
ML - MONUMENT LINE 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 BEGINING
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.V. - WATER VALVE
W.V. - WOOD FENCE
- CBS WALL
- CHAIN LINK FENCE
- OVERHEAD ELEC
- CENTER LINE
- EASEMENT
- FOOOD - DENOTES FLEVATIONS - CEINTEN LINE
- EASEMENT
+0.000 - DENOTES ELEVATIONS
- EXISTING BUILDING







SITE DEVELOPMENT AREA

Lot Area -10 500 sq.ft

Impervious Surfaces:

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

1 447 sq.ft 582.3 sq.ft 3 Walkways Existing 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

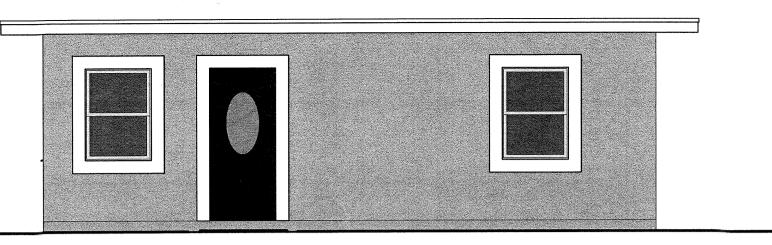
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St.Petersburg, FL 33707

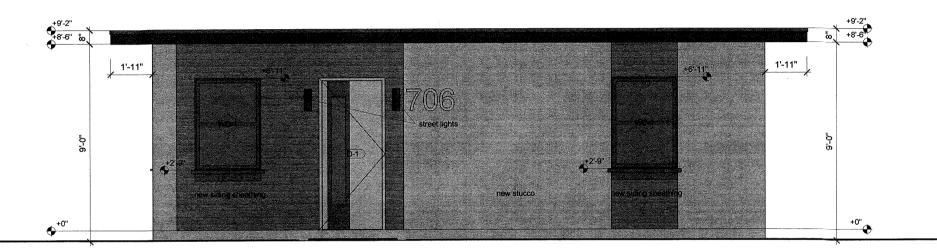
DRAWING TITLE

SITE PLAN

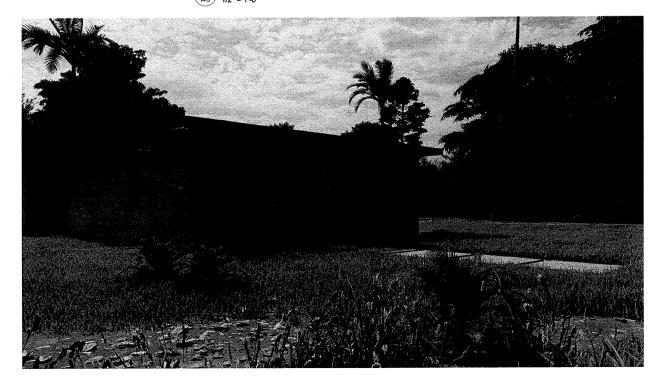
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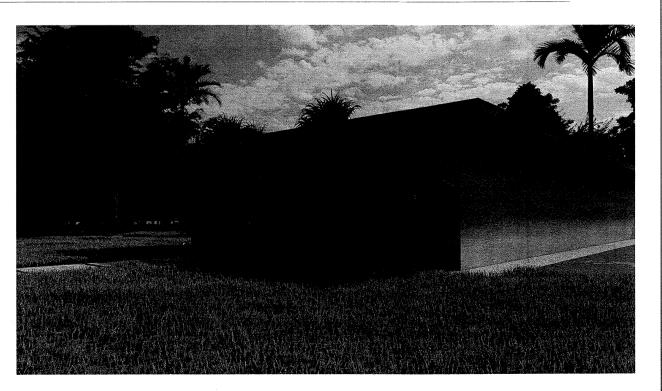


2 A3 EXISTING FRONT HOUSE ELEVATION 1/2" = 1'-0"



1 NEW FRONT HOUSE ELEVATION 1/2" = 1'-0"





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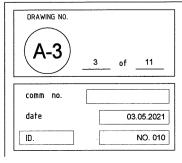
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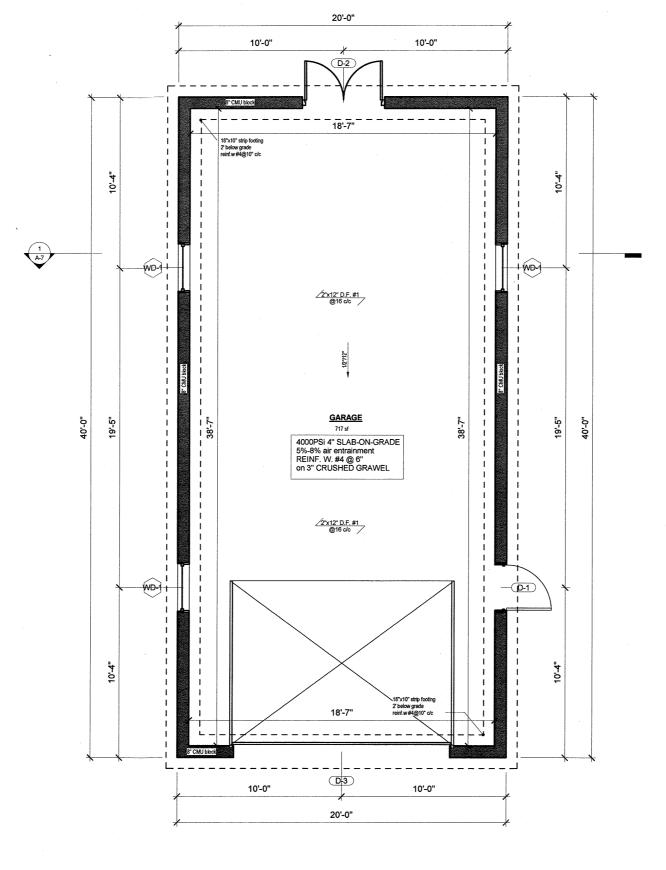
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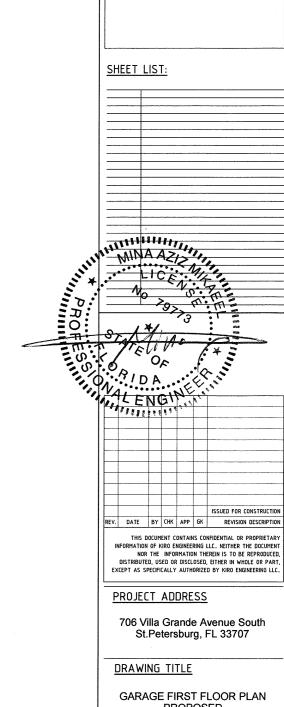
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FACADE TO RENOVATE

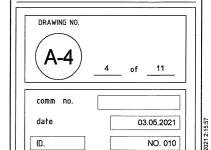






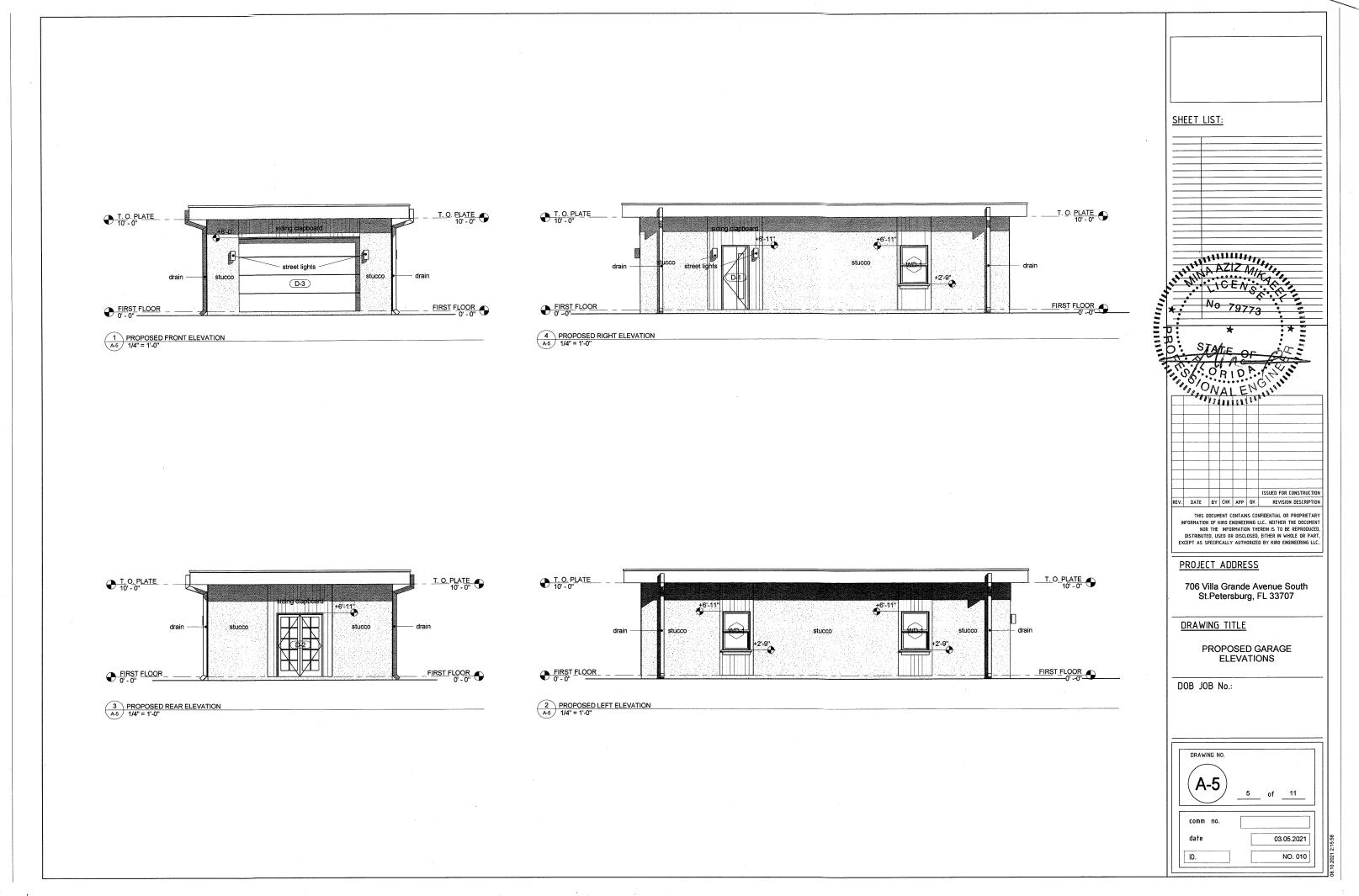
GARAGE FIRST FLOOR PLAN PROPOSED

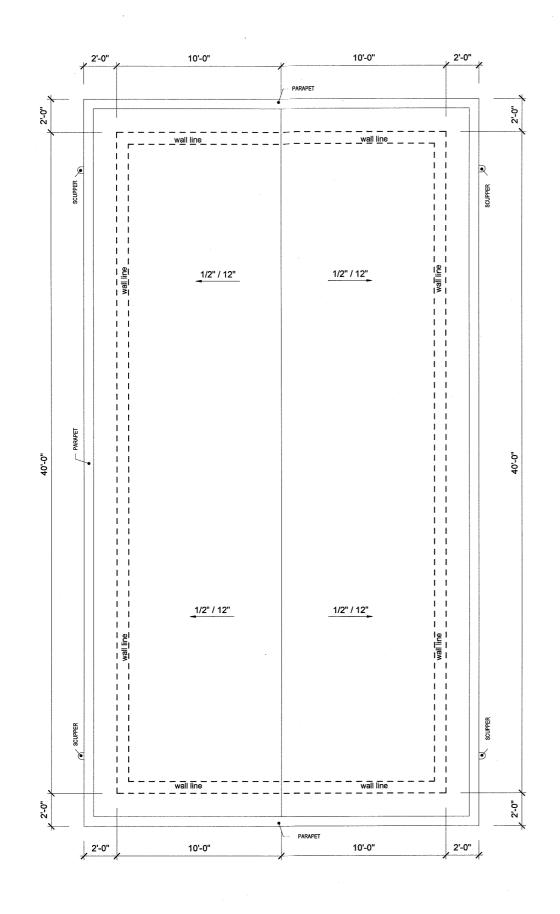
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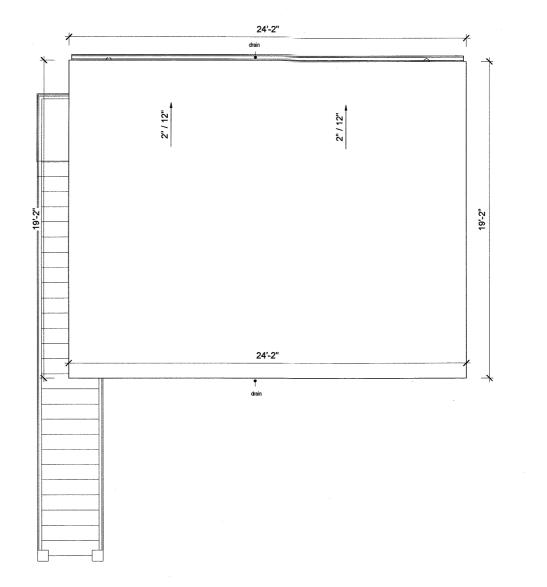


WALL TYPE LEGEND:

NEW WALL/CONSTRUCTIONS

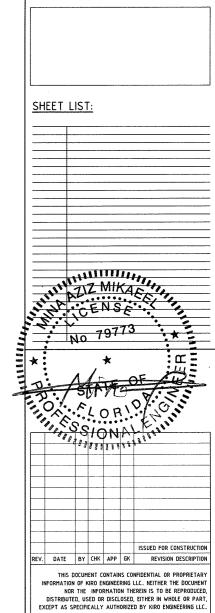






2 Gazebo roof plan
A-6 3/8" = 1'-0"

WINDOW SCHEDULE								
Location	Window		Opening	Sill Height Comments				
	Number	Width	Height					
FIRST FLOOR	WD-1	3' - 0"	4' - 2"	2' - 9"				



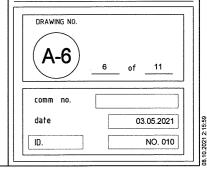
PROJECT ADDRESS

706 Villa Grande Avenue South St.Petersburg, FL 33707

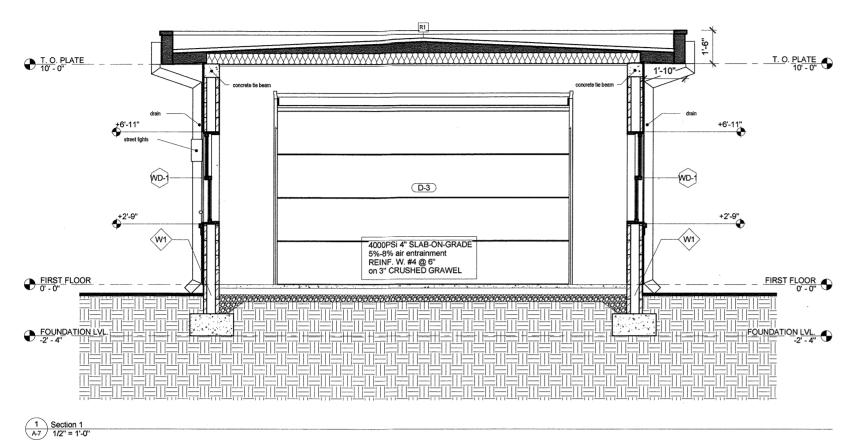
DRAWING TITLE

PROPOSED ROOF PLAN, DOORS & WINDOWS SHEDULE

DOB JOB No.:



1 Garage roof plar A-6 3/8" = 1'-0"



WALL ASSEMBLIES

W1 EXTERIOR WALL

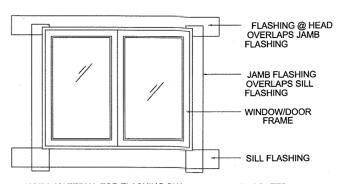
- 1 INTERIOR FINISH BY OWNER
- 2 8" CMU BLOCK
 3 EXTERIOR FINISH (STUCCO)

ROOF ASSEMBLIES



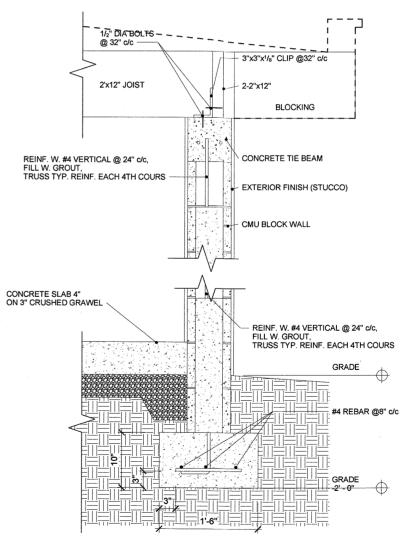
- 1 MEMBRANE
- MEMBRANE
 ROF UNDERLAYMENT PER ROOFING
 MANUFACTURERS INSTALLATION R-13
 RECOMENDATIONS (WATER SHIELD)
 ROF SHEATHING PER STRUCTURAL





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



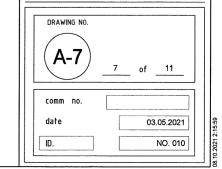
TYP. CMU WALL SECTION NOT TO SCALE

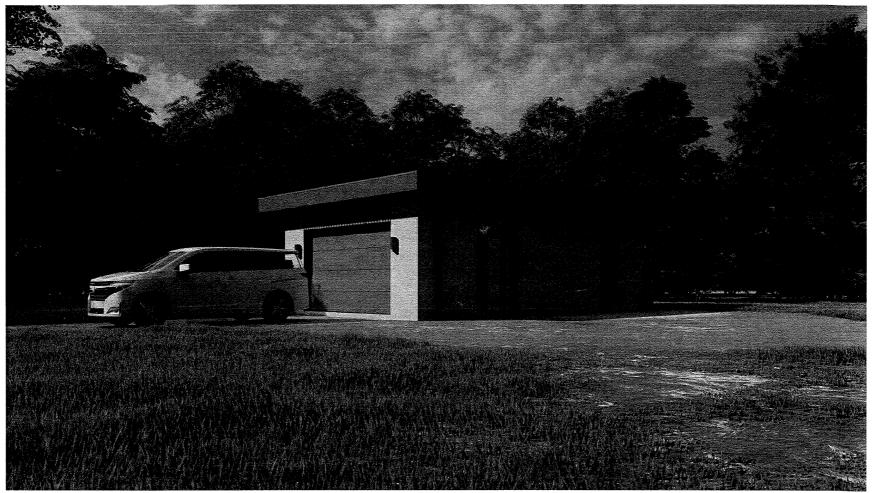
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EXCEPT AS SPECIFICALLY AUTHORIZED BY KIRO ENGINEERING LLC PROJECT ADDRESS

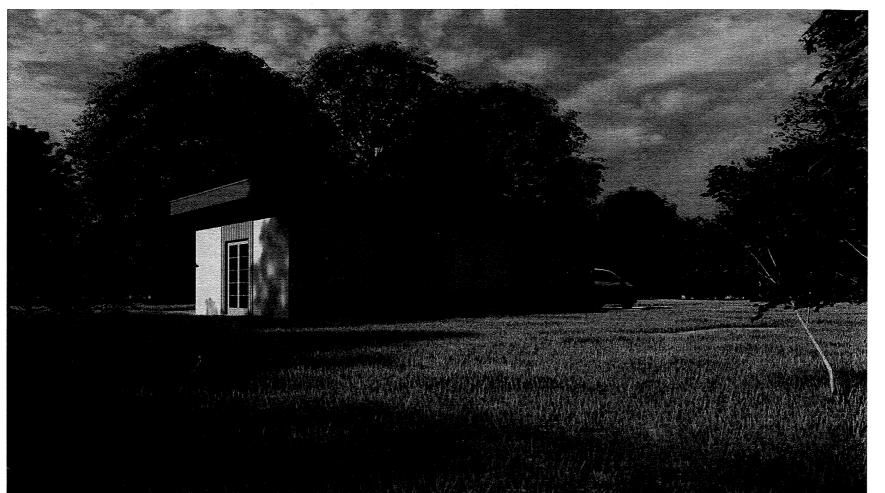
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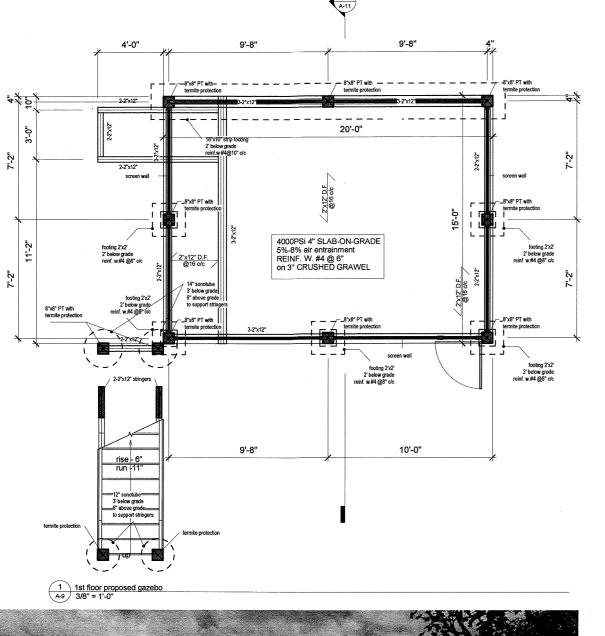
GARAGE SECTION

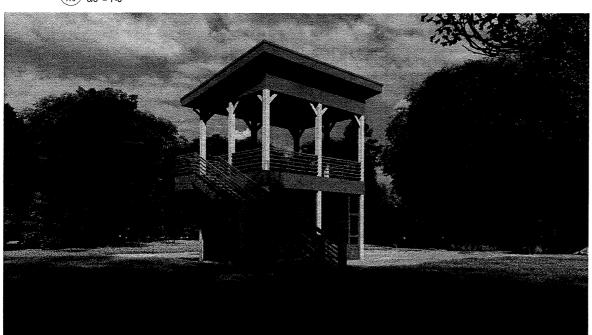


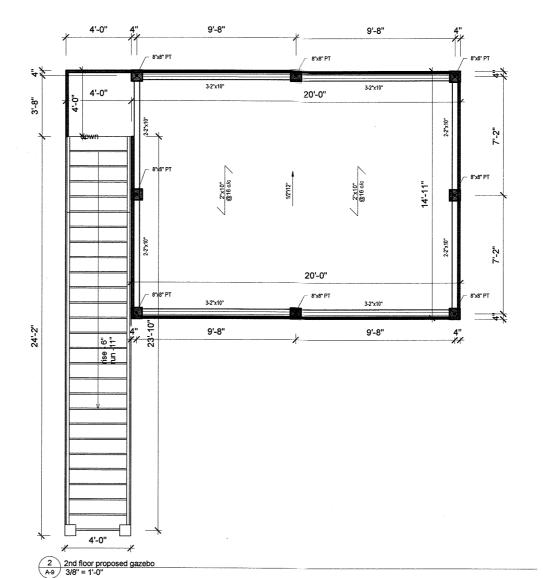


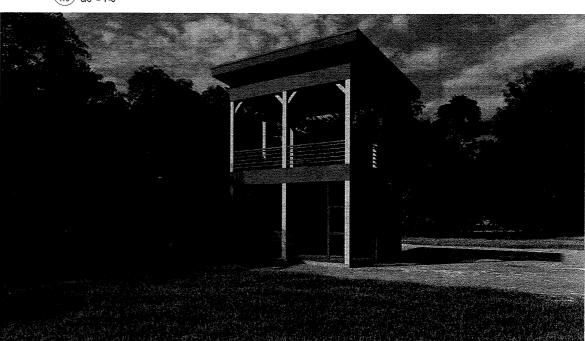


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WALL TYPE LEGEND:

NEW WALL/CONSTRUCTIONS

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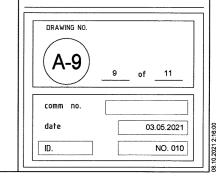
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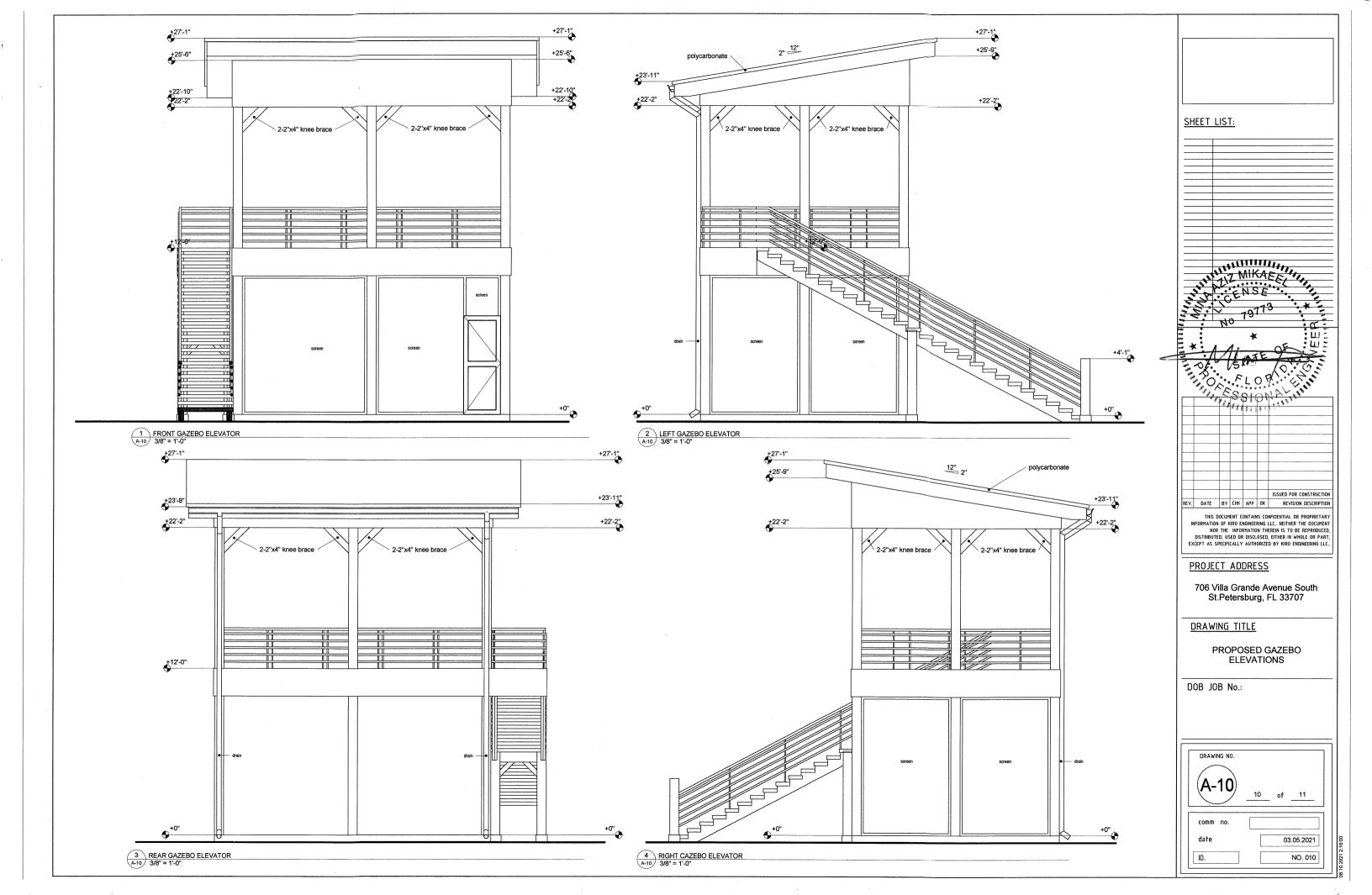
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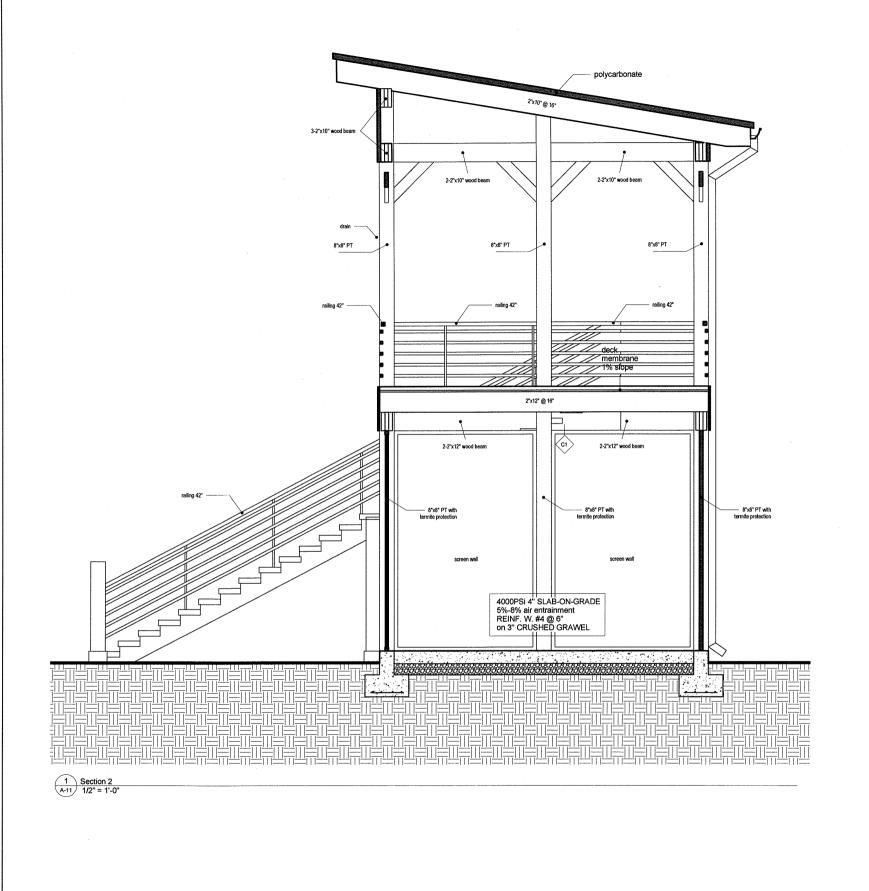
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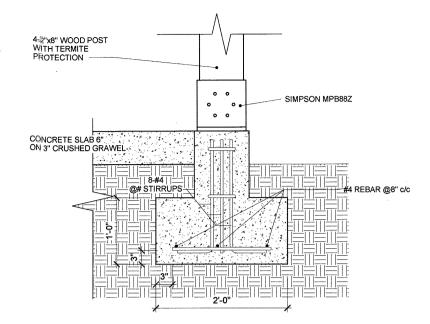
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PROPOSED GAZEBO PLAN

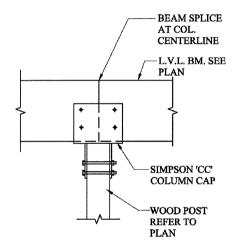








GAZEBO FOOTING DETAIL NOT TO SCALE



TYPICAL WOOD POST TO BEAM CONNECTION DETAIL NOT TO SCALE

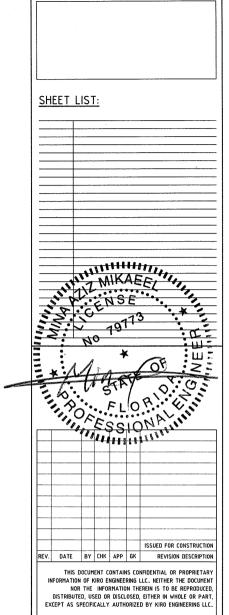


1 POLYCARBONATE ROOFING 2 12" JOIST



1 WOODEN DECK

2 GLUE MASTIC 3 WATER PROOFING 4 FLOOR JOISTS 5 INTERIOR FINISH BY OWNER

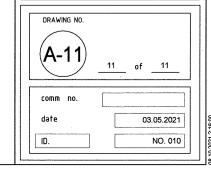


PROJECT ADDRESS

706 Villa Grande Avenue South St.Petersburg, FL 33707

DRAWING TITLE

GAZEBO SECTION





December 09, 2021

VIOLATION NOTICE

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



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 extend set out in this division. The occupant shall be responsible for the maintenance of buildings, structures and premises to the extend 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, Ala