



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

**STAFF REPORT**  
**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST**  
**PUBLIC HEARING**

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 1,000 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, December 7, 2022, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 - 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 22-54000078 PLAT SHEET: S-3

REQUEST: Approval of a variance to the front yard setback to construct a second-story addition.

OWNER: Eric Klein  
 7946 – 9<sup>th</sup> Avenue South  
 St. Petersburg, FL 33707

AGENT: Scott Geresy  
 7010 – 211<sup>th</sup> Street East  
 Lakewood Ranch, FL 34211

ADDRESS: 7946 – 9<sup>th</sup> Avenue South

PARCEL ID NO.: 25-31-15-84096-001-0470

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban - 2 (NS-2)

**Table 1: Section 16.20.020.7 – Building Envelope: Maximum Height and Minimum Setbacks**

| Structure | Required Front Yard Setback | Requested | Variance | Magnitude |
|-----------|-----------------------------|-----------|----------|-----------|
| Building  | 30-feet                     | 25-feet   | 5-feet   | 17%       |

**BACKGROUND:** The subject property consists of one platted lot of record (Lot 47, Block 1, South Causeway Isle Yacht Club Subdivision) of the Yacht Club Estates Civic Association. The property is approximately 9,887 square feet (0.22 acres +/-) and contains a single-family home constructed in 1962 within the Neighborhood Suburban-2 (NS-2) zoning district. The current property owners purchased the property in December 2019. Most recently, the current owners pulled a permit for an addition including a 794 square foot second-story addition, a 60 square foot rear covered porch, and a 64 square foot stair system (Permit No. 21-11001167). The first phase of the residential addition is currently under construction.

It is the applicant's intent to start another residential addition. The proposal includes extending the existing garage, a covered front porch, and a second story addition aligning with the front of the existing garage and the proposed front porch. According to [Section 16.60.050.2](#): Allowable Encroachments and Setbacks of the Land Development Regulations (LDRs), a front-loading garage in suburban district is permitted to encroach up to 5-feet into the front yard setbacks. However, the second story enclosed residential living space shall meet the required building setbacks. The applicant hereby seeks a variance to [Section 16.20.020.7](#): Minimum Setback of the LDRs (code) from the required front building setback of 30-feet to 25-feet.

**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 variance is **inconsistent** with these standards. The DRC's decision shall be guided by the Consistency Review of Standards per City Code [Section 16.70.040.1.6](#) Variances, Generally:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought, and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
  - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*
    - The property is developed with an existing single-family residence and will continue to be used as a single-family residential use.
  - b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length, or area from the minimum lot requirements of the district.*
    - The subject lot meets the minimum lot area but does not meet the minimum lot width requirement for the NS-2 zoning district per [Section 16.20.020.6](#). These property characteristics are typical of this neighborhood and the subject lot is considered to be legal nonconforming according to [Section 16.60.030.2](#): Nonconforming Lots of the code.
  - 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.*

- During staff’s site visit dated November 22, 2022, the following are the predominant patterns of the forty-six (46) properties facing 9<sup>th</sup> Avenue South:
  - Lot frontages averaging 87.14-feet with spacious front yards mostly accommodating circular driveways, 35 out of 46 properties.
  - The majority (41 out of 46) of the homes were constructed before 2007. It is important to note that the zoning district before 2007 identified as Residential Suburban-100 (RS-100), permitted single-family residences with a front yard setback of 25-feet. Most homes built before 2007 are one-story.
  - Garages predominantly align side by side with the single-family residence. Where garages do not align, front-loading and side-loading garages may extend into the prescribed front (F) and side (S) yard setbacks meeting Section 16.60.050.2 (Table 2) of the code.

**Table 2: Section 16.60.050.2 - Allowable Encroachment and Setbacks**

| Structure/Improvement              |   | Suburban Zoning Districts                      |
|------------------------------------|---|--|
| Garages, residential front-loading | F | No more than 5 ft. from setback line (30 ft.)  |
|                                    | S | No more than 2 ft. from setback line (7.5 ft.) |
| Garages, residential side-loading  | F | No more than 8 ft. from setback line (30 ft.)  |
|                                    | S | No more than 2 ft. from setback line (7.5 ft.) |

- There are properties with living space above the garage, which is consistent with the applicant’s request. Of the three properties, one was permitted and built prior to 2007 and is permitted to be setback 25-feet from the front property line. The remaining two were permitted and built after 2007 subject to [Section 16.20.020.7](#) of the LDRs, with a minimum required front building setback of 30-feet.
- The predominant setback (equal to or greater than 50-percent, 26 out of 46), measured from the back of curb is 44-feet or less. The average setback measured from back of curb is 43.8-feet. The setback measured from back of curb of the subject property is 42-feet (see Table 3).

|           | Requested Setback* | Predominant Setback* | Average Setback* |
|-----------|--------------------|----------------------|------------------|
| Structure | 42-feet            | 44-feet              | 43.8-feet        |

\*Setbacks were measured approximately from the back of curb

Upon Staff’s evaluation of the block face, the proposed variance request does not appear to be a pattern of the neighborhood.

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 proposed addition is voluntary whereas the current development standards of the NS-2 zoning district have been in place prior to the current property owners purchasing the home.
3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*
  - There are no physical hardships or special conditions that have been noted, and there are no conditions peculiar to the property. Literal enforcement to meet the front yard setback of 30-feet per [Section 16.20.020.7](#) would not result in an unnecessary hardship.
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. The subject property and existing home are comparable in size to properties and homes in this neighborhood that are located in the same zoning district.
5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*
  - In 1990, Board of Adjustment approved the garage addition with a 5-foot front yard encroachment. The required setback was 25-feet, and the property owner at the time requested 20-feet. To date, the front yard setback of the existing garage is 22.3-feet. The addition is proposed to be pushed back 2.7-feet from the garages leading edge where 7.7-feet is required meeting the 30-foot setback from front property line. The applicant may make reasonable use of the property without approval of the variance
6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*
  - The granting of the setback variance would not be in harmony with the general purpose and intent of the code. The code allows for administrative front yard setback reductions for properties located on blocks with homes previously developed closer to the right-of-way than current code requirements. The existing development pattern in this neighborhood generally meets current code requirements and establishes a uniform front yard setback. The purpose of setback regulations is to protect the use, value, and aesthetic of neighboring properties, both private and public.
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 variance could be detrimental to the public welfare and will be inconsistent with the general purpose and intent of the above-referenced LDRs.
8. *The reasons set forth in the application justify the granting of a variance;*
  - Based on the analysis provided, the reasons outlined in the report do not justify the granting of this variance.
9. *No nonconforming use/structure of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

- The subject application references other properties that may or may not meet current setback requirements. Any new or substantially improved construction must meet current code requirements including setbacks.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Yacht Club Estates Civic Association. As of the date of this report, Staff received no formal comments from the neighborhood association, public and no comments from CONA or FICO regarding this application.

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

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through December 7, 2025. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:

*/s/ Katrina Lunan-Gordon*

11/23/22

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

Date

Report Approved By:

*/s/ Corey Malyszka*

11/23/22

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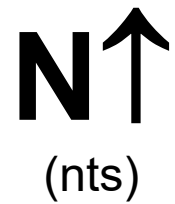
Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning & Development Services Department

Date

**ATTACHEMENTS:** Location Map  
Application  
Survey and Plans  
Photographs of Examples  
Property Card



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 22-54000078  
Address: 7946 9<sup>th</sup> Ave. S.





# VARIANCE

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

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

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

| <b>FEE SCHEDULE</b> |  |  |  |
|---------------------|--|--|--|
|---------------------|--|--|--|

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

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

| <b>AUTHORIZATION</b> |  |
|----------------------|--|
|----------------------|--|

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

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

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

Signature of Owner / Agent\*: \_\_\_\_\_ Date: \_\_\_\_\_

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

Typed Name of Signatory: \_\_\_\_\_







# VARIANCE

*NARRATIVE (PAGE 2)*

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

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

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

Meeting Date: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Address/Location: \_\_\_\_\_

Request: \_\_\_\_\_

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

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

Neighborhood and Business Associations within 300 feet:

| Assoc. | Contact Name: | Email: | Phone: |
|--------|---------------|--------|--------|
|        |               |        |        |
|        |               |        |        |

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

Notes: \_\_\_\_\_  
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CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION  
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: ERIC KLEIN

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

Property Address: 7946 9TH AVE S

Parcel ID No.: 25-31-15-84096-001-0470

Request: \_\_\_\_\_

REDUCTION OF 2ND STORY FRONT YARD SETBACK FROM 30 FEET TO 25 FEET FOR ENCLOSED LIVING SPACE OVER FRONT ENTRY.

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): SCOTT GERESY, ARCHITECT

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): *Eric A Klein*

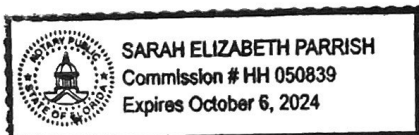
Eric A Klein  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FL DL

Notary Signature: *[Signature]*  
Commission Expiration (Stamp or date):

Date: September 1<sup>st</sup>, 2022





# PUBLIC PARTICIPATION REPORT

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

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

## APPLICANT REPORT

**Street Address:**

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

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

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

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

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## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at [variance@stpeteconacona.org](mailto:variance@stpeteconacona.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at [3301 24<sup>th</sup> Ave. S., St. Pete 33712](mailto:3301_24th_Ave_S_St_Pete_33712)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

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

## Scott Geresy, ARCHITECT

---

**From:** Eric Klein <ericklein2760@gmail.com>  
**Sent:** Monday, September 12, 2022 9:07 AM  
**To:** Architect Scott Geresy  
**Subject:** Fwd: 7946 9th Avenue South, Saint Petersburg, FL  
**Attachments:** 2022-09-01 18-11.pdf

Here is the email I sent to Judy, CONA

Eric

Begin forwarded message:

**From:** Eric Klein <ericklein2760@gmail.com>  
**Date:** September 1, 2022 at 7:03:59 PM EDT  
**To:** variance@stpetecona.org  
**Subject:** 7946 9th Avenue South, Saint Petersburg, FL

Judy,

Hello, my name is Eric Klein. My wife, Debbie and I own the property at 7946 9th Avenue South, Saint Petersburg, FL. We have started to remodel our home. We are doing it in two stages and just recently started the first phase and hopeful that we can continue to the second stage the first of next year. We are asking for a variance so we can put living space over the front porch in the second stage. This is something that many houses have, in our plan it goes over the setback on the upper level. We hope it won't be any issue getting it approved but there is a process we are working through. Part of the process is to give notice of intent to file for a variance. The notice must be sent to the neighborhood and business associations. It is my understanding this includes Dana Tenaglia Murphy, president of the Yacht Club Estates Association. Also Business Association, CONA and FICO. I'm sending this to you as contact for CONA. I have attached all the paperwork, as the notice of intent to file. Probably more information than you need but I didn't want to leave anything out. Please call, text, or email if you have any questions.

I'm not sure but I may also be required to mail this, just heads up in case you receive this in the mail.

Thank you for your time with this!

Eric Klein  
812-887-2760

## Scott Geresy, ARCHITECT

---

**From:** Eric Klein <ericklein2760@gmail.com>  
**Sent:** Monday, September 12, 2022 9:11 AM  
**To:** Architect Scott Geresy  
**Subject:** Fwd: 7946 9th Avenue South, Saint Petersburg, FL  
**Attachments:** 2022-09-01 18-11.pdf

Scott,

This is the email I sent to Kimberly, FICO. I also mailed her a copy. I'll scan and send you the receipts.

Eric

Begin forwarded message:

**From:** Eric Klein <ericklein2760@gmail.com>  
**Date:** September 1, 2022 at 6:53:56 PM EDT  
**To:** kleggs11@outlook.com  
**Subject:** 7946 9th Avenue South, Saint Petersburg, FL

Kimberly,

Hello, my name is Eric Klein. My wife, Debbie and I own the property at 7946 9th Avenue South, Saint Petersburg, FL. We have started to remodel our home. We are doing it in two stages and just recently started the first phase and hopeful that we can continue to the second stage the first of next year. We are asking for a variance so we can put living space over the front porch in the second stage. This is something that many houses have but in our plan it goes over the setback, only on the upper level. We hope it won't be any issue getting it approved but there is a process we are working through. Part of the process is to give notice of intent to file for a variance. The notice must be sent to the neighborhood and business associations. It is my understanding this includes the Dana Tenaglia Murphy, president of the Yacht Club Estates Association. Also Business Association, CONA and FICO. I'm sending this to you as contact for FICO. I have attached all the paperwork, I have so far as the notice of intent to file. Probably more information than you need but I didn't want to leave anything out. Please call, text, or email if you have any questions.

I'm not sure but I may also be required to mail this, just heads up in case you receive this in the mail.

Thank you for your time with this!

Eric Klein  
812-887-2760

## Scott Geresy, ARCHITECT

---

**From:** Eric Klein <ericklein2760@gmail.com>  
**Sent:** Monday, September 12, 2022 9:09 AM  
**To:** Architect Scott Geresy  
**Subject:** Fwd: 7946 9th Avenue South - Variance  
**Attachments:** 2022-09-01 18-11.pdf

This is the email I sent to Dana. She is the only one that responded to my email.

Eric

Begin forwarded message:

**From:** Eric Klein <ericklein2760@gmail.com>  
**Date:** September 1, 2022 at 6:55:26 PM EDT  
**To:** accessparadiserealty@gmail.com  
**Subject:** Fwd: 7946 9th Avenue South - Variance

I forgot the attachment, it should now be attached. Sorry.....

Eric

Begin forwarded message:

**From:** Eric Klein <ericklein2760@gmail.com>  
**Date:** September 1, 2022 at 6:36:15 PM EDT  
**To:** accessparadiserealty@gmail.com  
**Subject:** 7946 9th Avenue South - Variance

Hi Dana,

Hope you are doing well!

We finally started construction on our house at 7946 9th Avenue South, it has been an extremely long process to get the permit. We only have the permit for the first phase and now working on the permit for the second phase. We are asking for a variance so we can put living space over the front porch in the second stage. This is something that many houses have but in our plan it goes over the setback, only on the upper level. I don't think it will be any issue getting it approved but there is a process. Part of the process is to give notice of intent to file for a variance. The notice must be sent to the neighborhood and business associations. It is my understanding this includes you as president of the Yacht Club Estates Association. Also Business Association, CONA and FICO. I'll be sending this same information to Kimberly Frazier-Leggett and CONA-Judy

Landon. I'm sending all the paperwork I have as the notice of intent to file. Probably more information than you need but I didn't want to leave anything out. Please call, text, or email if you have any questions.

I'm not sure but I may also be required to mail this, just heads up in case you receive this in the mail.

Thank you,  
Eric Klein  
812-887-2760





LARGO  
 50 8TH AVE SW  
 LARGO, FL 33770-9998  
 (800)275-8777

09/02/2022

11:54 AM

| Product                          | Qty                  | Unit Price | Price  |
|----------------------------------|----------------------|------------|--------|
| DocMlr 9.75x12.25                | 1                    | \$1.89     | \$1.89 |
| First-Class Mail® Large Envelope | 1                    |            | \$1.92 |
| Saint Petersburg, FL 33712       |                      |            |        |
| Weight: 0 lb 3.90 oz             |                      |            |        |
| Estimated Delivery Date          |                      |            |        |
| Tue 09/06/2022                   |                      |            |        |
| Certified Mail®                  |                      |            | \$4.00 |
| Tracking #:                      | 70200090000010187605 |            |        |
| Total                            |                      |            | \$5.92 |

Grand Total: \$7.81

Credit Card Remit \$7.81

Card Name: VISA  
 Account #: XXXXXXXXXXXXX9465  
 Approval #: 00575G  
 Transaction #: 500  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Required CHASE VISA

\*\*\*\*\*  
 Every household in the U.S. is now eligible to receive a third set of 8 free test kits.  
 Go to [www.covidtests.gov](http://www.covidtests.gov)  
 \*\*\*\*\*

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device,



or call 1-800-410-7420.



UFN: 115085-0210  
 Receipt #: 840-53350061-5-7134717-1  
 Clerk: 22

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Saint Petersburg, FL 33712

OFFICIAL USE

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.00 |
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |

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7020 0090 0000 1018 7605

7946 9th AVENUE SOUTH, SAINT PETERSBURG, FL.33707

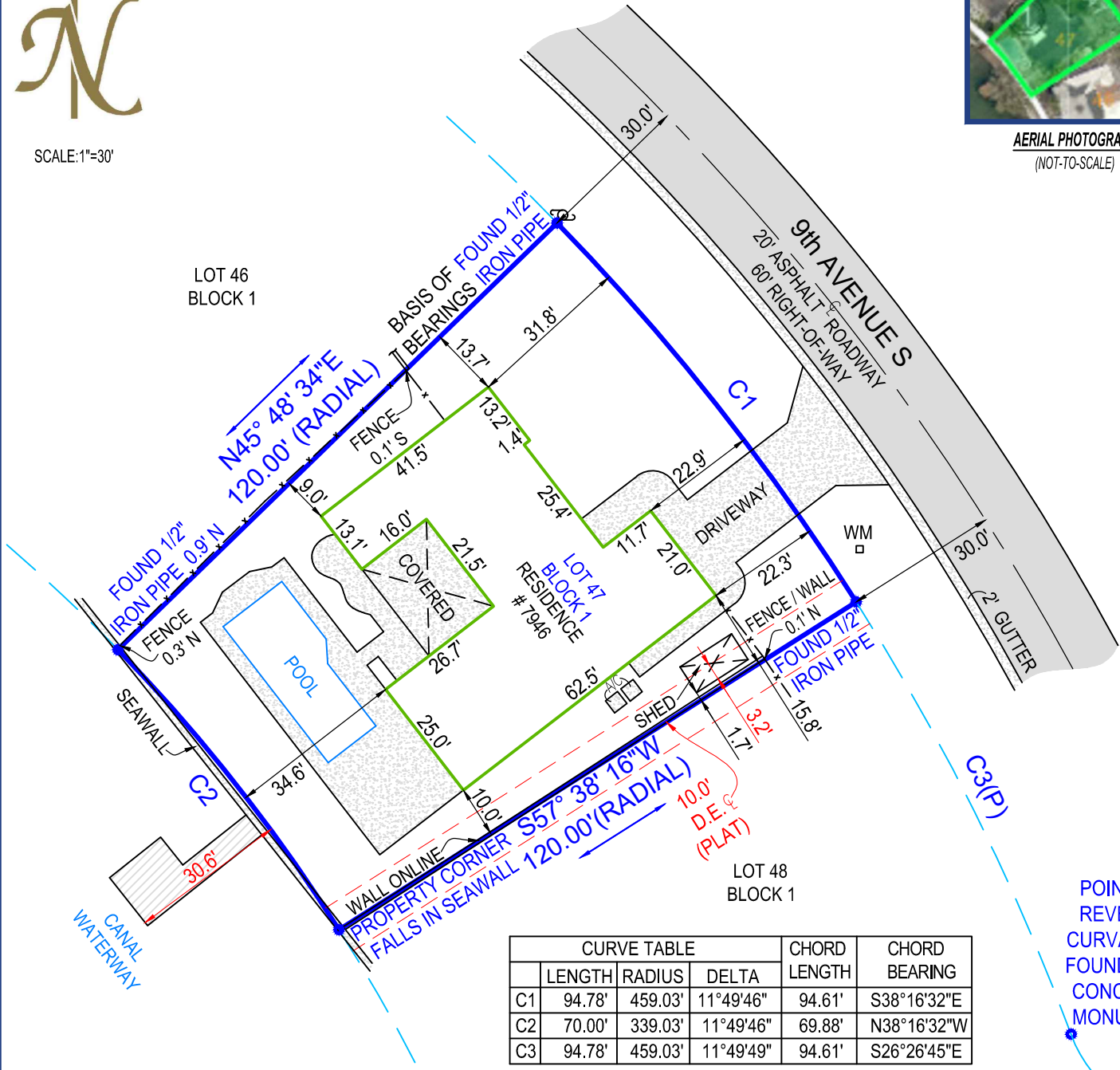


SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)

LOT 46  
BLOCK 1



| CURVE TABLE |        |         |           | CHORD LENGTH | CHORD BEARING |
|-------------|--------|---------|-----------|--------------|---------------|
|             | LENGTH | RADIUS  | DELTA     |              |               |
| C1          | 94.78' | 459.03' | 11°49'46" | 94.61'       | S38°16'32"E   |
| C2          | 70.00' | 339.03' | 11°49'46" | 69.88'       | N38°16'32"W   |
| C3          | 94.78' | 459.03' | 11°49'49" | 94.61'       | S26°26'45"E   |

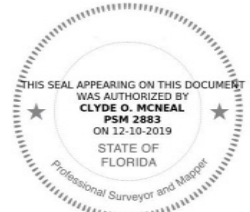
POINT OF REVERSE CURVATURE FOUND 4"X4" CONCRETE MONUMENT

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-10-2019  
 Drawn By: Oleg  
 Order #: 74625  
 Last Revision Date: 12-10-2019  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 5601 Corporate Way, Suite #103  
 West Palm Beach, FL 33407  
 561-508-6272



**LEGAL DESCRIPTION OF: 7946 9TH AVE S, SAINT PETERSBURG, FL, 33707**

LOT 47, BLOCK 1, YACHT CLUB ADDITION TO SOUTH CAUSEWAY ISLE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**CERTIFIED TO:**

ERIC A. KLEIN  
ROYALTY TITLE, LLC  
ANGEL OAK MORTGAGE SOLUTIONS LLC ISAOA/ATIMA  
FIRST NATIONAL TITLE INSURANCE COMPANY

**FLOOD ZONE:**

12103C0194G  
ZONE: AE  
ELEV: 12 FT  
EFF: 09/03/2003

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH DRAINAGE EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND NORTHERLY SIDES OF LOT AS SHOWN.
- SHED EXTENDS THROUGH DRAINAGE EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- WALL EXTENDS THROUGH DRAINAGE EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.

**LEGEND**

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x -FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRINCK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

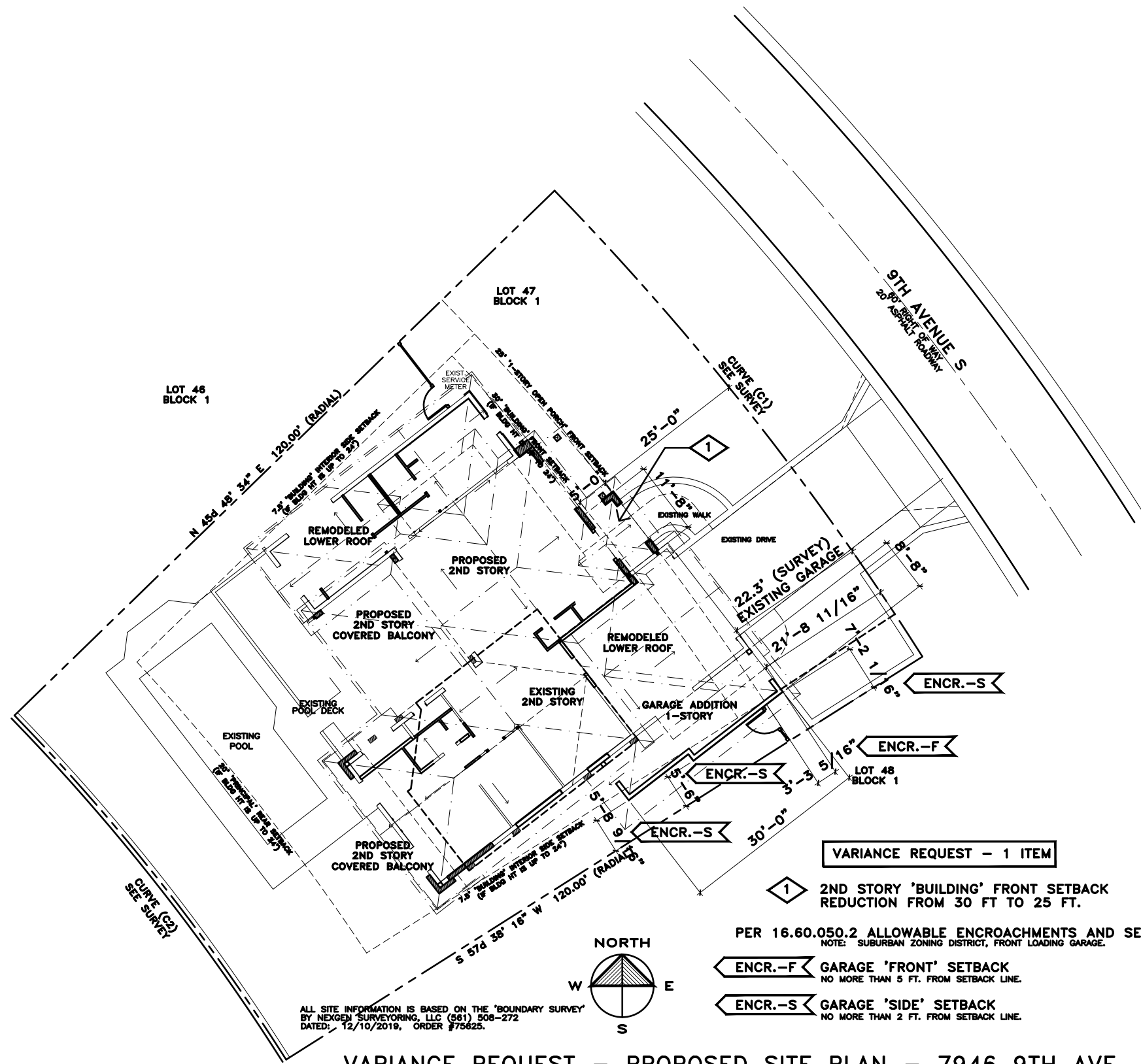
SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

**GENERAL NOTES:**

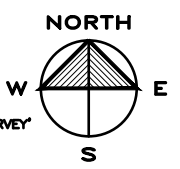
- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



561.508.6272  
 Fax: 561.508.6309  
 LB 8111  
 5601 Corporate Way | Suite 103  
 West Palm Beach, FL 33407



ALL SITE INFORMATION IS BASED ON THE 'BOUNDARY SURVEY' BY NEXGEN SURVEYING, LLC (S61) 508-272 DATED: 12/10/2019, ORDER #75625.



- VARIANCE REQUEST - 1 ITEM**
- 1 2ND STORY 'BUILDING' FRONT SETBACK REDUCTION FROM 30 FT TO 25 FT.
- PER 16.60.050.2 ALLOWABLE ENCROACHMENTS AND SETBACKS:  
NOTE: SUBURBAN ZONING DISTRICT, FRONT LOADING GARAGE.
- ENCR.-F GARAGE 'FRONT' SETBACK  
NO MORE THAN 5 FT. FROM SETBACK LINE.
  - ENCR.-S GARAGE 'SIDE' SETBACK  
NO MORE THAN 2 FT. FROM SETBACK LINE.

VARIANCE REQUEST - PROPOSED SITE PLAN - 7946 9TH AVE. S.

LEGAL: LOT 47, BLOCK 1, YACHT CLUB ADDITION TO SOUTH CAUSEWAY ISLE PLAT BOOK 53, PAGE 20, PINELLAS COUNTY, FLORIDA

PARCEL: 25-31-15-84096-001-0470

ZONING: (NEIGHBORHOOD SUBURBAN - 2) NS-2

FLOOD: AE (EL. 12 FEET)

OCCUPANCY GROUP: SINGLE FAMILY DWELLING - 'R3'

TYPE OF CONSTRUCTION: 'V-B'

BUILDING CODE: FBC - RESIDENTIAL, 7TH EDITION (2020)

ELECTRICAL CODE: NEC - NATIONAL ELECTRIC CODE (2011)

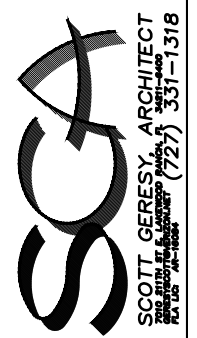
LOT SF: (calc. by Architect) APPROX. 9,887 SF

|  |  |
|--|--|
| EXISTING RESIDENCE                                   | 2,906 SF                                   |
| EXISTING GARAGE                                      | 452 SF                                     |
| <b>ADDITIONS:</b>                                    | <b>1ST FLOOR (BLOCK)/2ND FLOOR (FRAME)</b> |
| 2ND FL: (LIVING)                                     | ???? SF @ \$126/SF = \$??? , ???           |
| 2ND FL: (COVERED PORCHES)                            | ??? SF @ \$63/SF = \$??? , ???             |
| 1ST FL: (GARAGE)                                     | ???? SF @ \$00/SF = \$??? , ???            |
| <b>REMODEL:</b>                                      |  |
| 1ST FL: NONE   | 0 SF @ \$126/SF = \$ 0                     |
| TOTAL IMPROVEMENTS VALUATION PER FEMA = \$ ??? , ??? |  |
| TOTAL 'LIVING' ADDITION:                             | ??? SF                                     |
| TOTAL 'LIVING' AFTER 9,900 SF:                       | ??? NEW SF                                 |

**BUILDING ANALYSIS** NAvrBA  
AUGUST 4, 2022

|      |                                    |              |
|------|------------------------------------|--------------|
| A-SP | SITE PLAN/BUILDING ANALYSIS        | 222NAvarSP   |
| A-1  | FIRST FLOOR PLAN                   | 222NAvarFP1  |
| A-2  | SECOND FLOOR PLAN                  | 222NAvarFP2  |
| A-3  | EXTERIOR ELEVATIONS-FRONT & REAR   | 222NAvarEL01 |
| A-4  | EXTERIOR ELEVATIONS - LEFT & RIGHT | 222NAvarEL02 |
| 5    | TOTAL                              |              |

**SHEET INDEX** NAvrBA  
LAST UPDATE: AUG. 4, 2022



AN ADDITION TO A RESIDENCE AT  
**7946 9TH AVENUE SOUTH**  
CITY OF SAINT PETERSBURG, FLORIDA

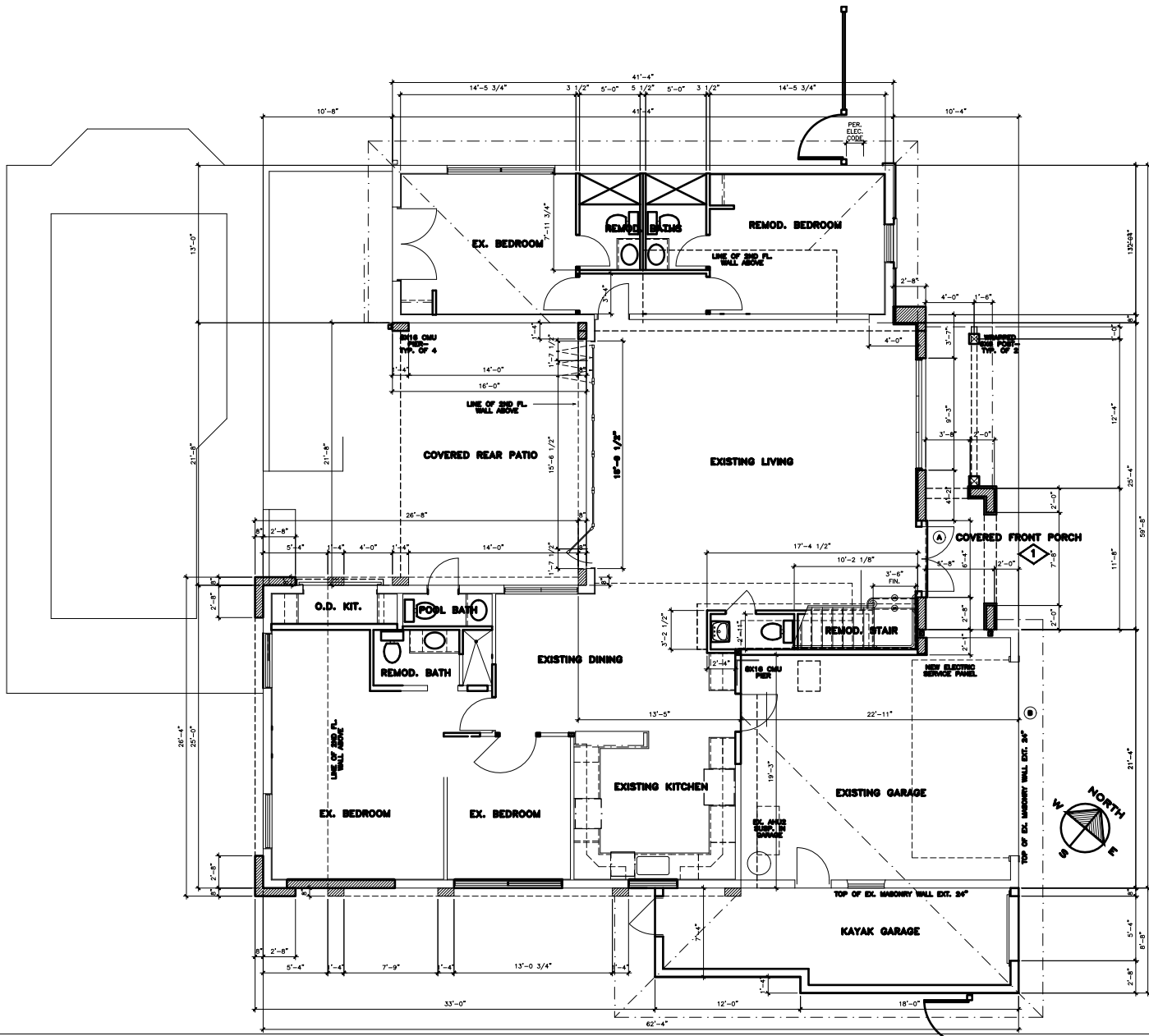
OWNER: DEBORAH & ERIC KLEIN, cell (812) 887-2760  
MAILING ADDRESS: 3419 MOUNT VERNON DRIVE, VICENNES, IN 47591

|   |               |
|---|---------------|
| ISSUED FOR CONSTRUCTION                     | 1             |
| REVISION                                    |               |
| PRINT DATE                                  | AUG. 30, 2022 |
| SCALE                                       | 1"=20'-0"     |
| PROJECT                                     | 222NA         |
| DRAWING                                     | 222NAvarSP    |
| <b>SITE PLAN/<br/>BUILDING<br/>ANALYSIS</b> |               |
| <b>A-SP</b>                                 |               |

| EXISTING  |                         | PROPOSED  |                   |
|---|-------------------------|---|-------------------|
| TOTAL FRONT SETBACK AREA 2,304 SF   |                         | TOTAL FRONT SETBACK AREA 2,304 SF                                 |                   |
| IMPERVIOUS  | GARAGE ENCR. 49         | GARAGE ENCR. 75   |                   |
|   | DRIVE & FRONT WALKS 488 | DRIVE & FRONT WALKS 930   |                   |
|   |                         |   |                   |
|   |                         |   |                   |
|   |                         |   |                   |
|   |                         | 537 SF  | 1,005 SF          |
| LANDSCAPED AREAS 1,767  |                         | LANDSCAPED AREAS 1,299  |                   |
| (2,304 DIVIDED BY 537)<br><b>EXISTING IMPERVIOUS % = 23.31%</b>   |                         | (2,304 DIVIDED BY 1,005)<br><b>PROPOSED IMPERVIOUS % = 43.62%</b> |                   |
| NOTE: THIS DOES NOT TAKE INTO ACCOUNT ANY IMPERVIOUS CREDITS<br>DUE TO ALLOWABLE % OF PAVERS. DATE CALC: 08/30/22 |                         |   |                   |
| 'FRONT' (ISR) RATIO   |                         |   | NAISRCALC<br>FULL |

| EXISTING  |                          | PROPOSED  |                   |
|---|--------------------------|---|-------------------|
| TOTAL SITE AREA 9,887 SF  |                          | TOTAL SITE AREA 9,887 SF  |                   |
| IMPERVIOUS  | HOUSE,GARAGE,LANAI 2,946 | HOUSE,GARAGES,LANAI 3,437   |                   |
|   | SHED 72                  | COVERED FRONT PORCHES   |                   |
|   | DRIVE & FRONT WALKS 618  | DRIVE & FRONT WALKS 930   |                   |
|   | MECHANICAL (2 @ 9) 18    | MECHANICAL (2 @ 9) 18   |                   |
|   |                          |   |                   |
|   | POOL 446                 | POOL 446  |                   |
|   | POOL DECK (CONC.) 511    | POOL DECK (PAVERS) 511  |                   |
|   |                          | 4,611 SF  | 5,342 SF          |
| LANDSCAPED AREAS 5,276  |                          | LANDSCAPED AREAS 4,545  |                   |
| (9,887 DIVIDED BY 4,611)<br><b>EXISTING IMPERVIOUS % = 46.64%</b>   |                          | (9,887 DIVIDED BY 5,342)<br><b>PROPOSED IMPERVIOUS % = 54.03%</b> |                   |
| NOTE: THIS DOES NOT TAKE INTO ACCOUNT ANY IMPERVIOUS CREDITS<br>DUE TO ALLOWABLE % OF PAVERS. DATE CALC: 08/30/22 |                          |   |                   |
| TOTAL (ISR) RATIO   |                          |   | NAISRCALC<br>FULL |

# VARIANCE REQUEST-7946 9TH AVE S.



**PROPOSED FIRST FLOOR PLAN**

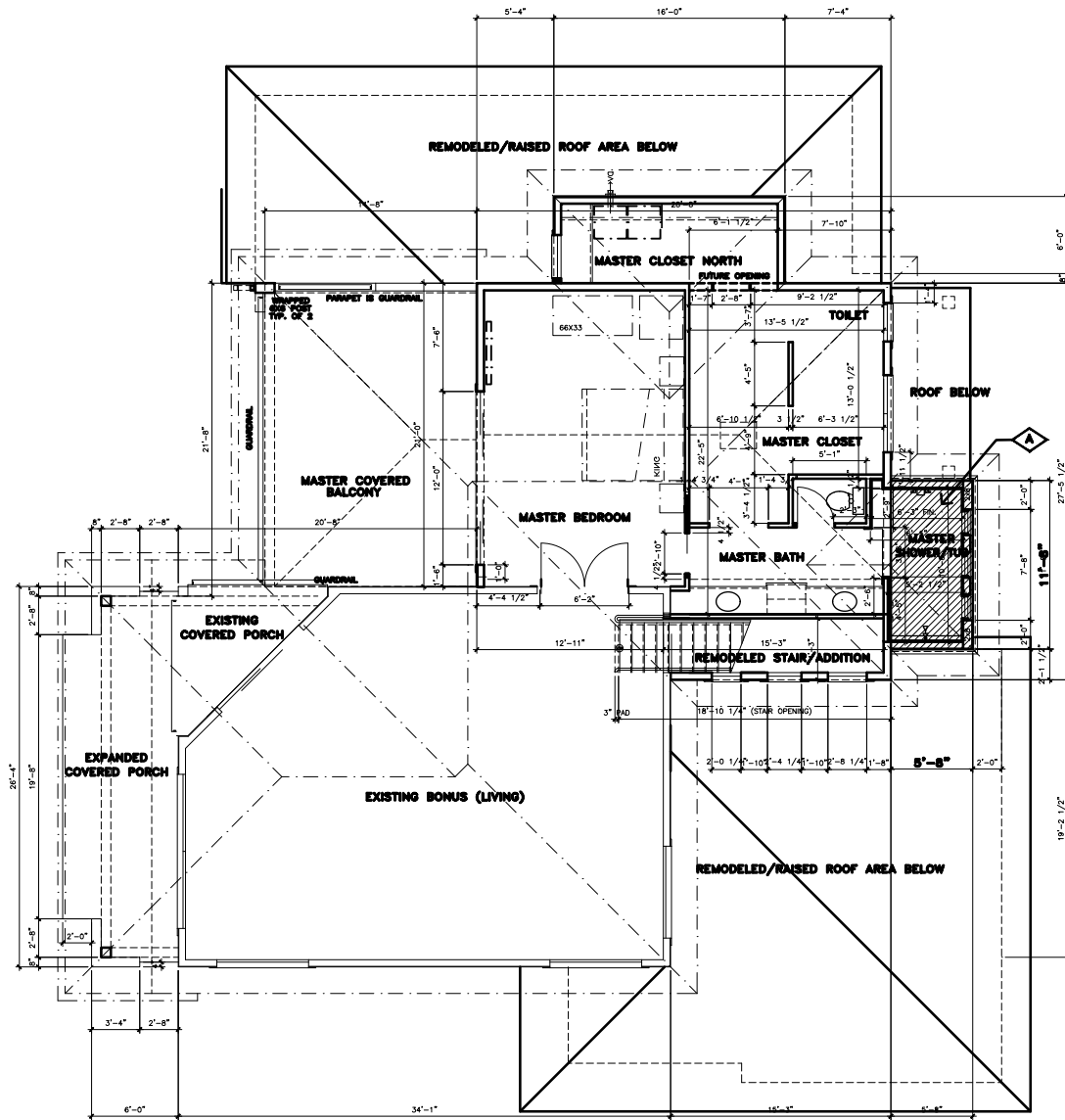
**VARIANCE REQUEST - 1 ITEM**  
 2ND STORY 'BUILDING' FRONT SETBACK  
 REDUCTION FROM 30 FT TO 25 FT.



AN ADDITION TO A RESIDENCE  
 AT  
**7946 9TH AVENUE SOUTH**  
 CITY OF SAINT PETERSBURG, FLORIDA  
 OWNER: DEBORAH BERRY, 6011 967-2760  
 MAILING ADDRESS: 3419 MOUNT VERNON DRIVE, VICENNES, IN 47591

|                         |              |
|-------------------------|--------------|
| ISSUED FOR CONSTRUCTION | 1            |
| REVISION                | 1            |
| PRINT DATE              | SEPT 1, 2022 |
| SCALE                   | 1/4"=1'-0"   |
| PROJECT                 | 222NA        |
| DRAWING                 | 222NAFP1var  |

**PROPOSED FIRST FLOOR PLAN**



PROPOSED SECOND FLOOR PLAN



VARIANCE REQUEST - 1 ITEM

2ND STORY 'BUILDING' FRONT SETBACK REDUCTION FROM 30 FT TO 25 FT.

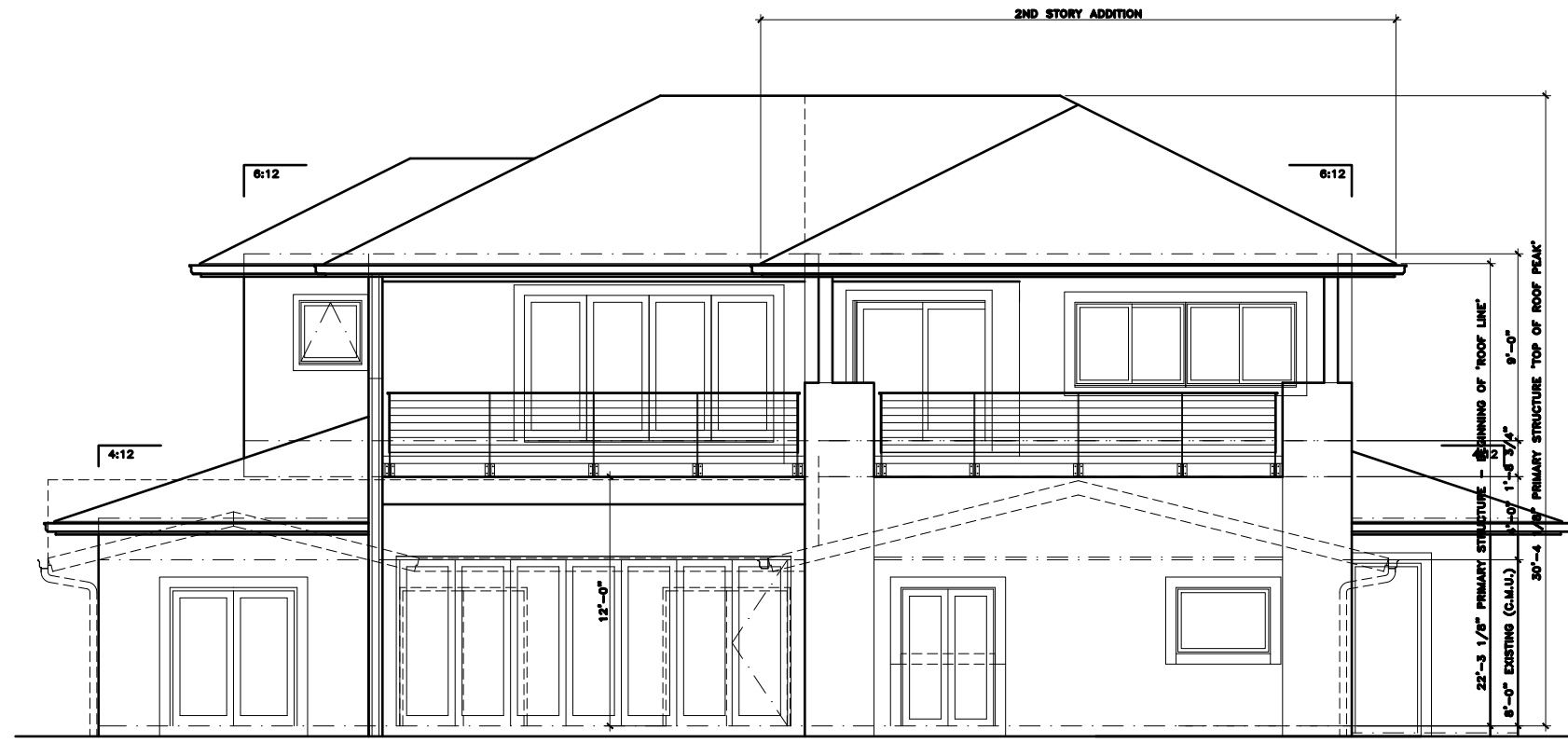


AN ADDITION TO A RESIDENCE  
AT  
**7946 9TH AVENUE SOUTH**  
CITY OF SAINT PETERSBURG, FLORIDA  
OWNER: DEBORAH ERIC MONTGOMERY  
MAILING ADDRESS: 3419 MOUNT VERNON DRIVE, VICENNES, IN 47581

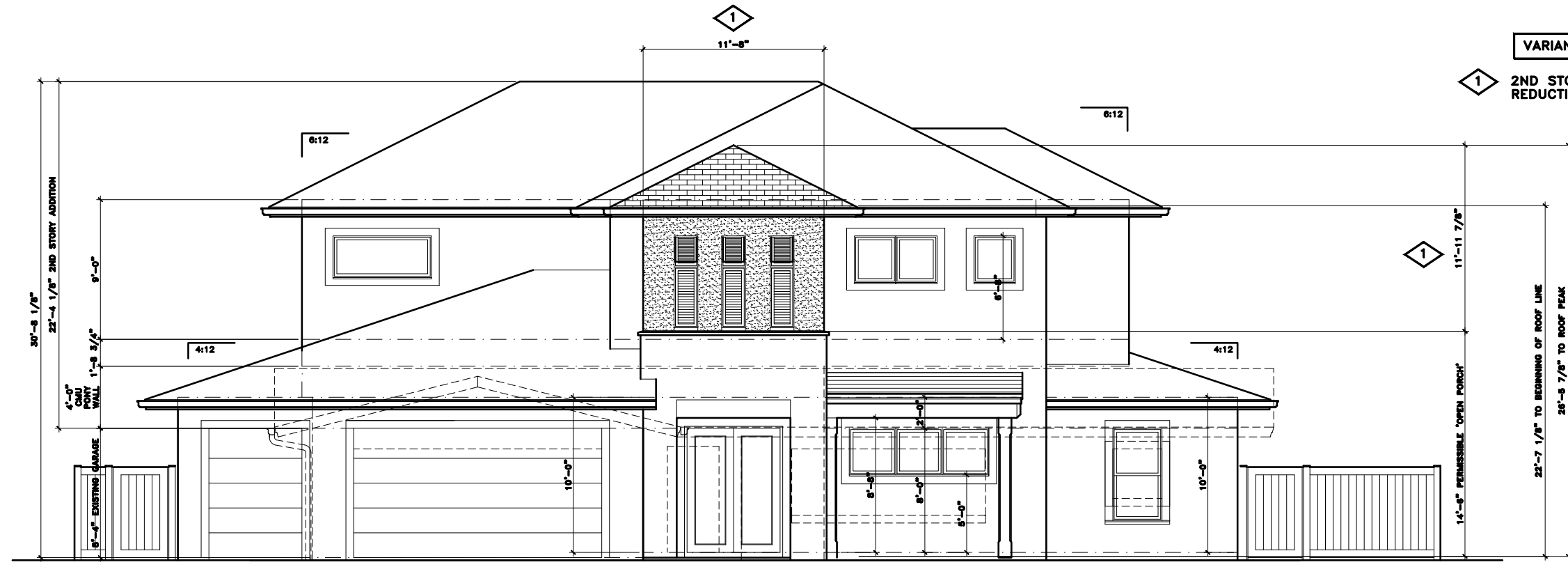
|                         |               |
|-------------------------|---------------|
| ISSUED FOR CONSTRUCTION | 1             |
| REVISION                | 1             |
| PRINT DATE              | SEPT. 1, 2022 |
| SCALE                   | 1/4"=1'-0"    |
| PROJECT                 | 222NA         |
| DRAWING                 | 222NAFP2var   |

PROPOSED SECOND FLOOR PLAN





REAR (SOUTHWEST)



FRONT (NORTHEAST)

VARIANCE REQUEST - 1 ITEM

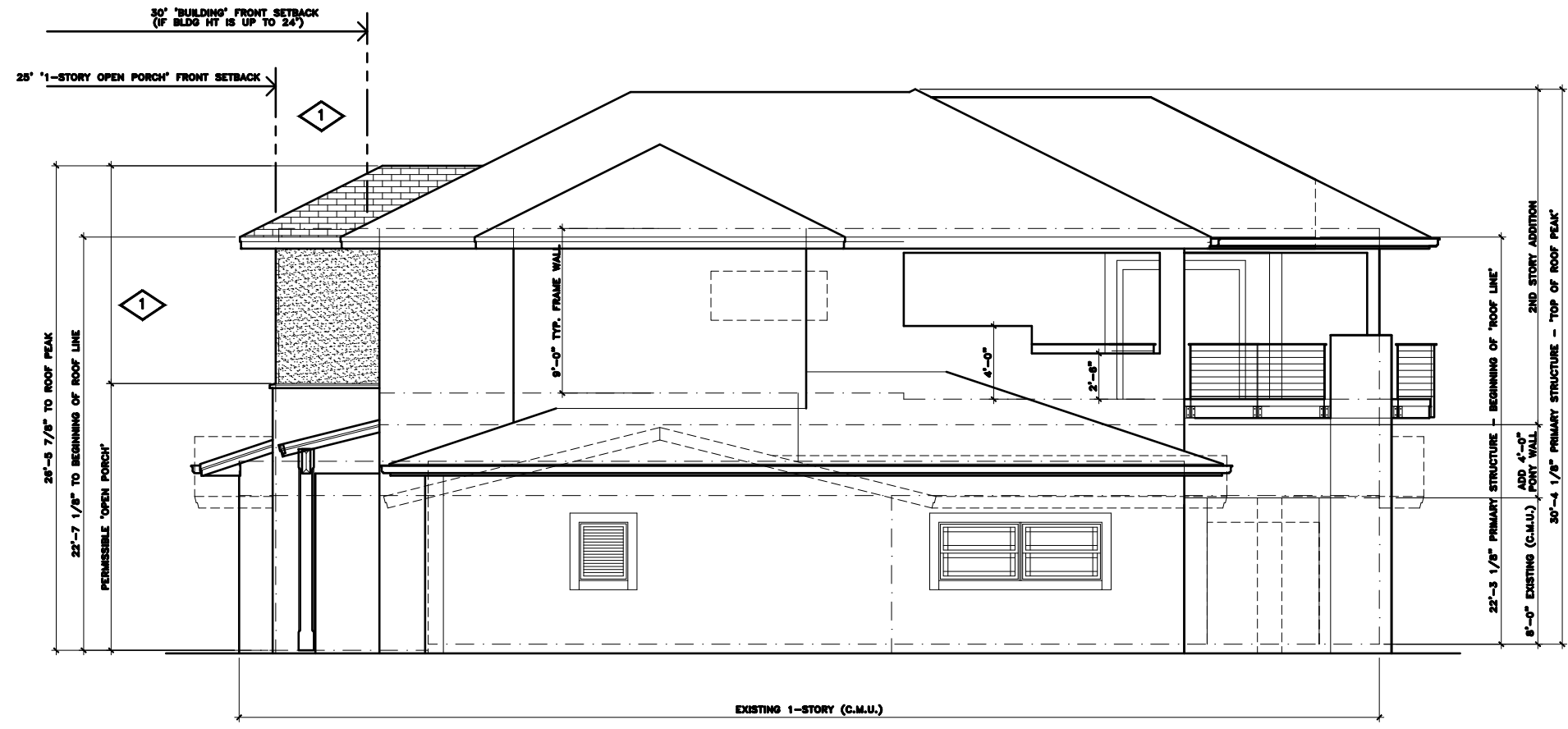
1 2ND STORY 'BUILDING' FRONT SETBACK REDUCTION FROM 30 FT TO 25 FT.



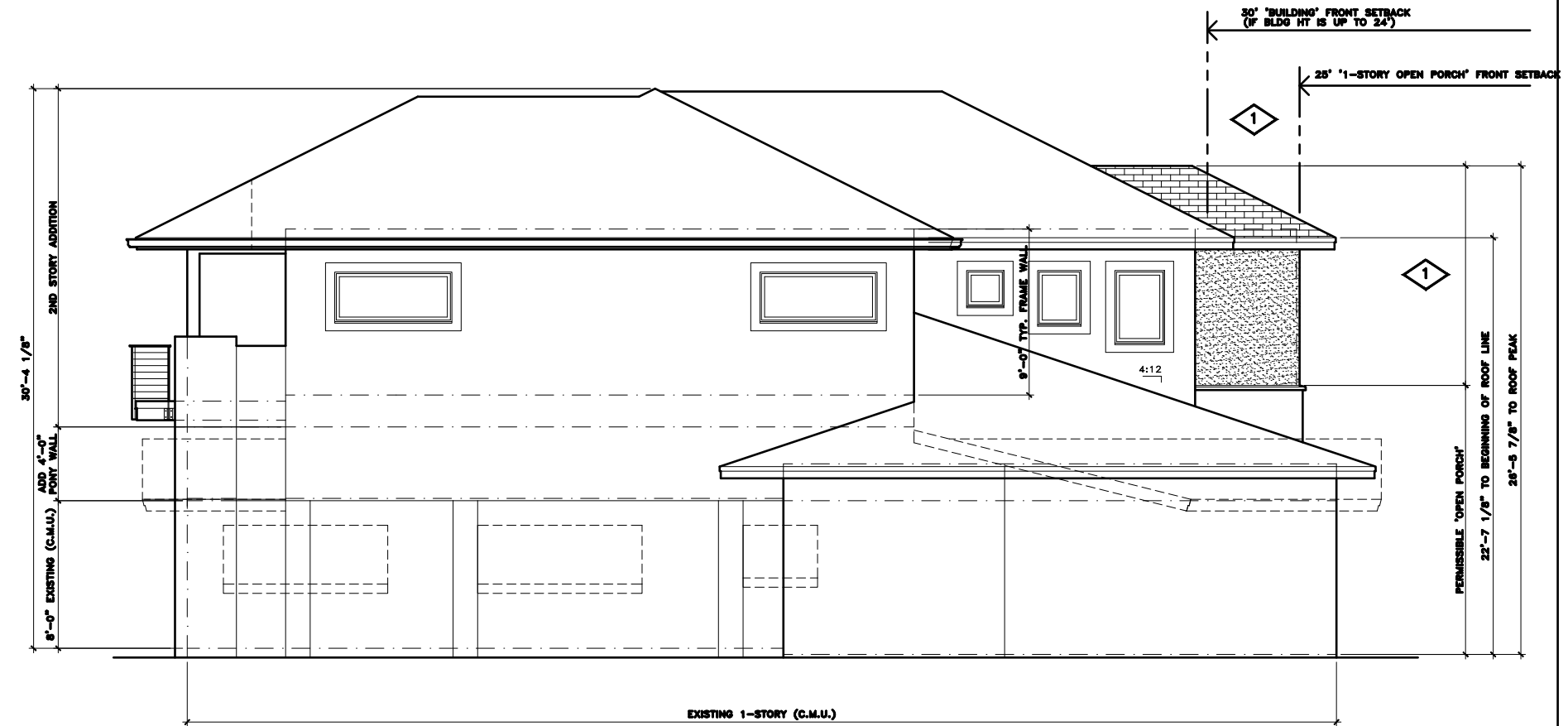
SCOTT GERESY, ARCHITECT  
 2000 W. PALM BLVD., SUITE 100  
 PALM BEACH, FLORIDA 33411  
 (727) 331-1318

AN ADDITION TO A RESIDENCE  
 AT  
**7946 9TH AVENUE SOUTH**  
 CITY OF SAINT PETERSBURG, FLORIDA  
 OWNER: DEBORAH & ERIC KLEIN, cell (812) 887-2760  
 MAILING ADDRESS: 3419 MOUNT VERNON DRIVE, VICENNES, IN 47591

|   |               |
|---|---------------|
| ISSUED FOR CONSTRUCTION                       | 1             |
| REVISION                                      | 1             |
| PRINT DATE                                    | AUG. 30, 2022 |
| SCALE   | 1/4" = 1'-0"  |
| PROJECT                                       | 222NA         |
| DRAWING                                       | 222NAvarELEV1 |
| EXTERIOR ELEVATIONS - FRONT & REAR, SECTION A |               |



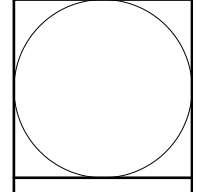
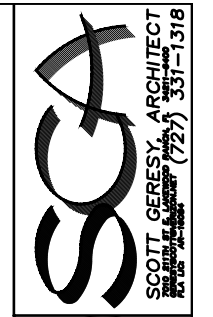
RIGHT (NORTHWEST)



LEFT (SOUTHEAST)

**VARIANCE REQUEST - 1 ITEM**

1 2ND STORY 'BUILDING' FRONT SETBACK REDUCTION FROM 30 FT TO 25 FT.



AN ADDITION TO A RESIDENCE  
AT  
**7946 9TH AVENUE SOUTH**  
CITY OF SAINT PETERSBURG, FLORIDA  
OWNER: DEBORAH & ERIC KLEIN, cell (812) 887-2760  
MAILING ADDRESS: 3419 MOUNT VERNON DRIVE, VICENNES, IN 47591

|                         |               |
|-------------------------|---------------|
| ISSUED FOR CONSTRUCTION | 1             |
| REVISION                | 1             |
| PRINT DATE              | AUG. 30, 2022 |
| SCALE                   | 1/4"=1'-0"    |
| PROJECT                 | 222NA         |
| DRAWING                 | 222NAvarELEV2 |

EXTERIOR ELEVATIONS - LEFT & RIGHT

## EXAMPLE 1

7989 10<sup>th</sup> Avenue South (Yacht Club Estates)  
2<sup>ND</sup> Story **ENCLOSED SPACE** Cantilevers over Garage Door and  
Front Door Entry



## EXAMPLE 2

1380 80<sup>th</sup> Avenue (Yacht Club Estates)  
2<sup>nd</sup> Story **ENCLOSED Space** Extends over Front Entry and creates  
Covered Entry



## EXAMPLE 3

7969 9th Avenue South (Same Street - Yacht Club Estates)  
2<sup>ND</sup> Story ENCLOSED Space over Covered Front Entry

**VERY SIMILAR MASSING TO OUR PROJECT:**

Lower forms on left and right with **HIGHER EMPHASIS in Center**



## EXAMPLE 4

7966 1<sup>st</sup> Avenue South, Saint Petersburg, FL  
Living Space over Front Entry

**Suggestion** could be made here that a 2<sup>nd</sup> Story **ENCLOSED** Center Form  
Over the Covered Entry **could have provided MORE INTEREST?**



SUBDIVISION YACHT CLUB ADDITION TO SOUTH CAUSEWAY ISLE

LOT

47

BLOCK

1

| BUILDING  | ELECTRICAL  | 24-31-15 PLUMBING S-3   |
|---|---|---|
| <p>Location: 7946 - 9th Avenue South<br/>                     #76981A-R2 - 4/10/62 - \$12,500<br/>                     Owner Frank Stumm - Seven room residence with three baths and 2-car garage (57'4" x 59'10") (Type V) 2-B 1-SH 2-L 2-C 1-S 1-WH 1-LT</p> <p>#82429A-R2 - 11/29/62 - \$650<br/>                     Owner Frank Stumm - Erect screen enclosure addition on rear of existing residence (28' 32') (Type V) Baker Industries, Contractor #60413-RS-75- 1/2/79- \$12,300<br/>                     Owner Mr. Hunnicutt-construct 15'x 12' room, remodel bath. Store Contractors Inc., Contractor #61509 - RS75 - 2/15/79 - \$5,300<br/>                     Owner Warren Hunnicutt - swimming pool with deck 15'x34' (Type V) George's Swimming Pools, Contractor</p> | <p>#9947E - 6/14/62 - Treasure Lane Goodson Elec. - 13c 5b 23sw 35p 3ws 150amp 1-meter 1-split range 1-w.h. 1-dishwasher 1-kit.fan 1-dryer 2-2 ton heat pumps 2-5kw heat strips</p> <p>#E6192G - 2/22/79 - Hunnicutt Electric Systems - 9-sw 7-rec 2-flood lites - swimming pool - 1-ceiling fan (OVER)</p> <p>INSTALLATION</p> <p>#1717C - 6/15/62 - Treasure Lane Hm. Pert Elec. - (2) Duct Systems - (2) 2-T Int. of Utica Heat Pumps in gar. - (2) 2-HP Cond. - Comp. units in yard - (2) 4-KW strips</p> | <p>#7649K - 4/23/62 - Treasure Lane H. L. W. Jones - 3-closets 1-shower 3-lavatories 2-baths 1-sink 1-dish washer 1-garbage disposal 1-laundry tray 1-w. heater 1-water service</p> <p>#9868K - 7/17/62 - Stumm L. W. Jones Plbg. - 1-washing mach.</p> <p>#P9553C - 2/2/79 - Hunnicutt Gulf Shores Plbg - tub - relocate lav - shower - relocate closet</p> <p>GAS</p> |
| <p>B - 8</p>  | <p>SIGNS</p>  | <p>SEWER</p>  |
|   | <p>#7649K - 4/23/62 - Tr. Lane Homes L. W. Jones - 1-tap</p>  | <p>SEPTIC TANK</p>  |

ELECTRICAL  
#E72083-5/24/79- Warren Humblecutt  
Irwin Elec- swimming pool

R OF A MEETING OF 2-16-90 REQUEST  
PERMISSION TO CONSTRUCT GARAGE ADDITION  
WITH A FRONT YARD ENCROACHMENT REQD- 25'  
REQST- 20' ENCROACH- 5' VARIANCE GRANTED  
90 DAYS TO OBTAIN PERMITS

SE SPR BA X  
90-02-013