



**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, February 2nd at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.: 21-54000094 PLAT SHEET: Q-22

REQUEST: Approval of an after-the fact variance to the interior side yard and rear yard setbacks to allow an accessory living space with ancillary equipment to remain.

OWNER: Douglass Boster  
 Donna Bryan  
 6920 40<sup>th</sup> Avenue North  
 Saint Petersburg, FL 33709

ADDRESS: 6920 40<sup>th</sup> Avenue North

PARCEL ID NO: 06-31-16-92862-028-0040

ZONING: Neighborhood Suburban Single-Family (NS-1)

Structure	Required Setback	Actual Setback	Variance	Magnitude
<b>Accessory Living Space and Ancillary Equipment</b>				
Accessory Living Space	7.5-foot side, 10-foot rear	2.6 foot side, 4-foot rear	4.9-foot, 6-foot	65% side, 60% rear
A/C Unit	3-foot side	1.5-foot	1.5-foot	50% side

**BACKGROUND:**

The property consists of one platted lot of record (Lot 4, Block 28) of the Tyrone Subdivision with a single-family residence, constructed in 1958. The property is located in the Jungle Terrace Neighborhood.

The subject property is an interior lot with a 10-foot wide alley at the rear of the property. In addition to the single-family residence, the property has also been developed with an in-ground pool with screen enclosure, a shed (under 100 square feet in area) and an accessory living space.

Per NS Code Section 16.20.020.7. the minimum setback for accessory structures is 7.5-feet for the sides and 10-feet for the rear. Per Code section 16.60.050.2. sheds that are 100 square feet or less and 10-feet in height or less may encroach into the setback. The encroachment allows one shed to be located anywhere in the rear 20-feet of the lot and no closer than 3-feet to the side property line, except in the rear yard.

The accessory living space with ancillary equipment are the subject of this request and were constructed by the applicant. A Codes Compliance Case was initiated in March of 2021 regarding the construction of the accessory living space without a permit. The structure and A/C unit replaces a shed that was constructed by the previous owner. The accessory living space is located 2.6-feet from the side property line and 4-feet from the rear property line. The A/C equipment is approximately 1.5-ft from the interior side property line, where 3-feet is required. The applicant is requesting approval of an after-the fact variance to the interior side yard and rear yard setbacks to allow an accessory living space with ancillary equipment to remain.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The request involves the utilization of an existing developed site.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The site has a lot width of 45-feet and approximately 5,849 square feet of lot area. The minimum lot width and area requirements for a property zoned NS-1 are 75-feet wide and 5,800 square feet in area respectively. Thus, the subject lot meets the minimum lot area however it is substandard in lot width.

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

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

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

This criterion is not applicable. The subject property does not contain historic resources.

*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.*

Accessory living spaces are not a common structural feature among the properties situated along the subject block. Thus the proposed after-the-fact variance request does not promote the established development pattern for properties along the block face.

*g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criterion is not applicable.

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

The special conditions existing are not the result of the applicant. The minimum lot width for properties in the NS-1 zoning district is 75-feet wide. The subject property is 45-feet wide, which results in the subject lot being substandard by 30-ft. The request is also the result of the applicant constructing an accessory living space without an approved permit in a location that was previously used for a shed.

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

Considering the special conditions, a literal enforcement of this Chapter would result in some hardship due to the subject properties substandard lot width. The applicant would be required to relocate and possibly reduce the size of the accessory living space in order to bring the accessory structure into compliance with the Land Development Regulations.

A literal enforcement of the code would not however result in unnecessary hardship regarding the A/C unit as the equipment can be relocated to an alternate location where it will meet the required 3-foot side and rear setback for ancillary equipment. Since the initial submittal of this application the applicant has agreed to relocate the equipment to meet the required setbacks.

*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;*

Similarly to the other properties on the block face the subject property is also substandard in lot width. The strict application of the provisions would still provide the applicant with means for reasonable use of the property however the size and or location of the accessory living space will need to be altered to meet the setbacks.

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

The variance requested is not the minimum variance that will make possible the reasonable use of the land. The request for approval of the after-the fact variance is however mitigated by the 10-wide alley at the rear which provides a buffer between the accessory structure and the property to the South. There is also a solid 6-ft high perimeter fence around the property as well.

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

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

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

The subject property is an interior lot and the reduced side setback may be most impactful on the neighboring properties to the West and South. However, the applicant has received signatures of support from owners of both the most affected properties. The request for the reduced rear setback is also mitigated by the 10-foot wide alley at the rear of the property which reduces the magnitude of the request in the rear yard.

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

The reasons set forth in the application do not justify the granting of the after-the-fact variance. The variance request is self-imposed as the accessory living space was constructed voluntarily without a permit.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None were considered.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Jungle Terrace Neighborhood Association. The applicant has received (4) signatures of support from adjacent property owners including the most affected neighbors to the West and South. The Jungle Terrace Neighborhood Association has provided comment that they have no issue with the request.

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

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

1. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
2. Maximum impervious surface on the site must not exceed 60%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.

ATTACHMENTS: Application, Location Map, site plan, photographs, applicant's narrative, signatures of support, Neighborhood Participation Report

Report Prepared By:

/s/ Candace Scott

1/24/2022

Candace Scott, Planner I  
Development Review Services Division  
Planning & Development Services Department

Date

Report Approved By:

/s/ Dave Goodwin

1 /24 /2022

Dave Goodwin, Interim Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

DG:CAS



**st.petersburg**  
www.stpete.org

# VARIANCE

Application No. 21-54000094

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.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> DOUGLAS BOSTER / DONNA BRYAN	
Street Address: 6920 40 <sup>TH</sup> AVE N	
City, State, Zip: ST. PETERSBURG FL 33709	
Telephone No: 304-544-7272 Email Address: DOUGBOSTER@YAHOO.COM	
<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: 6920 40 <sup>TH</sup> AVE N ST PETERSBURG FL	
Parcel ID#(s): 06131/16192862/028/0040	
<b>DESCRIPTION OF REQUEST:</b> VARIANCE FOR PROPERTY CLEARANCE ON SITE BUILT REC/ROOM, EXERCISE ROOM	
<b>PRE-APPLICATION DATE:</b> 4-30-21 <b>PLANNER:</b> CAS	

FEE SCHEDULE			
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"

## AUTHORIZATION

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

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

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

Signature of Owner / Agent\*: Date: \_\_\_\_\_  
\*Affidavit to Authorize Agent required, if signed by Agent.  
 Typed Name of Signatory: \_\_\_\_\_



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# VARIANCE

NARRATIVE (PAGE 1)

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

## ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 6920 40TH AVE N	Case No.:
Detailed Description of Project and Request: ASKING FOR PROPERTY CLEARANCE VARIANCE FOR SITE BUILT REC/ROOM / EXERCISE ROOM. BUILDING IS IN EXACT LOCATION OF PREVIOUS BUILDING, PREVIOUS BUILDING WAS REMOVE DUE TO DEGRADED CONDITION.	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? BUILDING IS IN EXACT LOCATION AS PREVIOUS BUILDING EXCEPT NEW STRUCTURE IS SLIGHTLY LARGER IN SIZE.	
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.	
3. How is the requested variance not the result of actions of the applicant? BUILDING IS IN SAME LOCATION AS PREVIOUS BUILDING	



# 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.**

<b>APPLICANT NARRATIVE</b>	
<b>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?</b>	CURRENT BUILDING IS MUCH MORE APPEALING IN APPEARANCE. OLD BUILDING WAS ROTTED AND UNSAFE.
<b>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</b>	THE BUILDING WOULD NOT BE ABLE TO BE MOVED FOR THE REASON THAT IT WOULD NOT GAIN MORE CLEARANCE ON THE WEST SIDE.
<b>6. In what ways will granting the requested variance enhance the character of the neighborhood?</b>	THE NEW BUILDING IS APPEALING IN APPEARANCE, ENHANCE PROPERTY AND SURROUNDING PROPERTY. PREVIOUS BUILDING WAS AN EYESORE AND STRUCTURALLY UNSAFE





# 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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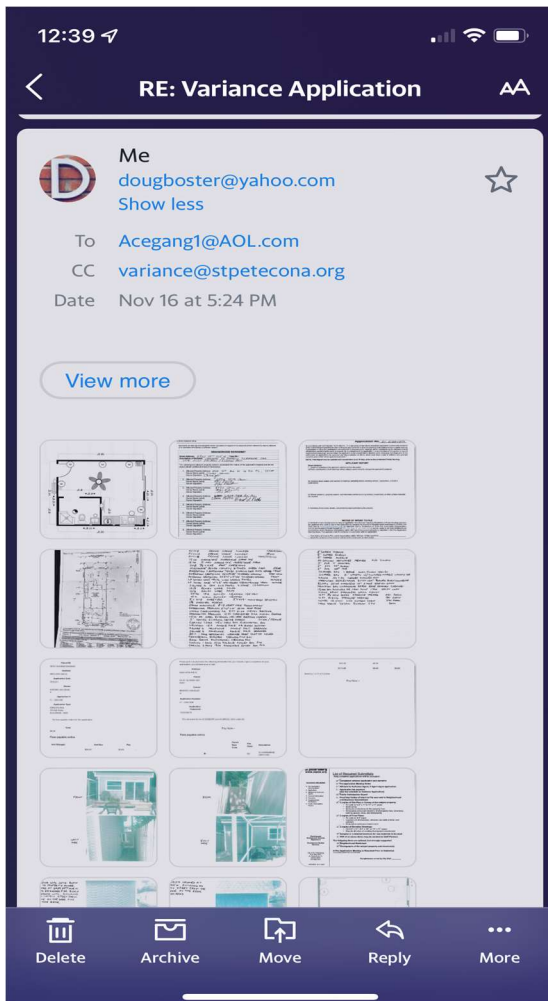
## Candace A. Scott

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**Subject:** FW: Variance Application

**From:** doug boster <dougbooster@yahoo.com>  
**Sent:** Wednesday, December 8, 2021 12:40 PM  
**To:** Candace A. Scott <Candace.Scott@stpete.org>  
**Subject:** Re: Variance Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



[Sent from Yahoo Mail for iPhone](#)

On Wednesday, December 8, 2021, 11:36 AM, Candace A. Scott <Candace.Scott@stpete.org> wrote:

Doug –

Thank you for sending the digital version of the application.

Please forward the email that you sent to CONA for the Notice of Intent to File as well.

Regards,

Candace Scott

Planner I , Planning and Development Services

City of St. Petersburg

727-892-5192 / Fax: 727-892-5557

[C2Scott@stpete.org](mailto:C2Scott@stpete.org)

*Please note all emails are subject to public records law.*

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**From:** doug boster <[dougboster@yahoo.com](mailto:dougboster@yahoo.com)>  
**Sent:** Wednesday, December 8, 2021 11:07 AM  
**To:** Candace A. Scott <[Candace.Scott@stpete.org](mailto:Candace.Scott@stpete.org)>  
**Subject:** Fw: Variance Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, November 16, 2021, 5:24 PM, doug boster <[dougboster@yahoo.com](mailto:dougboster@yahoo.com)> wrote:

----- Forwarded Message -----

**From:** Donna <[donna.bryan3@gmail.com](mailto:donna.bryan3@gmail.com)>

**To:** Doug Boster <[dougboster@yahoo.com](mailto:dougboster@yahoo.com)>

**Sent:** Tuesday, November 16, 2021, 05:12:02 PM EST

**Subject:** Variance Application

[Your Sunshine City](#)



## Re: Variance Application



Dr. Ed Carlson

To [dougbooster@yahoo.com](mailto:dougbooster@yahoo.com)

Today at 9:35 AM



Thanks Doug.

Failed to notice us **before** filing for Variance as outlined at Pre App Meeting.

Notice of Intent to File.

We will not make an issue of this with you all.

Will get Zoning officials to emphasize for future applications.

You are good to go with us!

Best of ALL,

***Dr. Ed***

Jungle Terrace Civic Association, Inc.  
West Neighborhoods United, Inc.

[View more](#)



Delete



Archive



Move



Reply



More



## Re: Variance Application



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To [dougbooster@yahoo.com](mailto:dougbooster@yahoo.com)

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[View more](#)



Delete



Archive



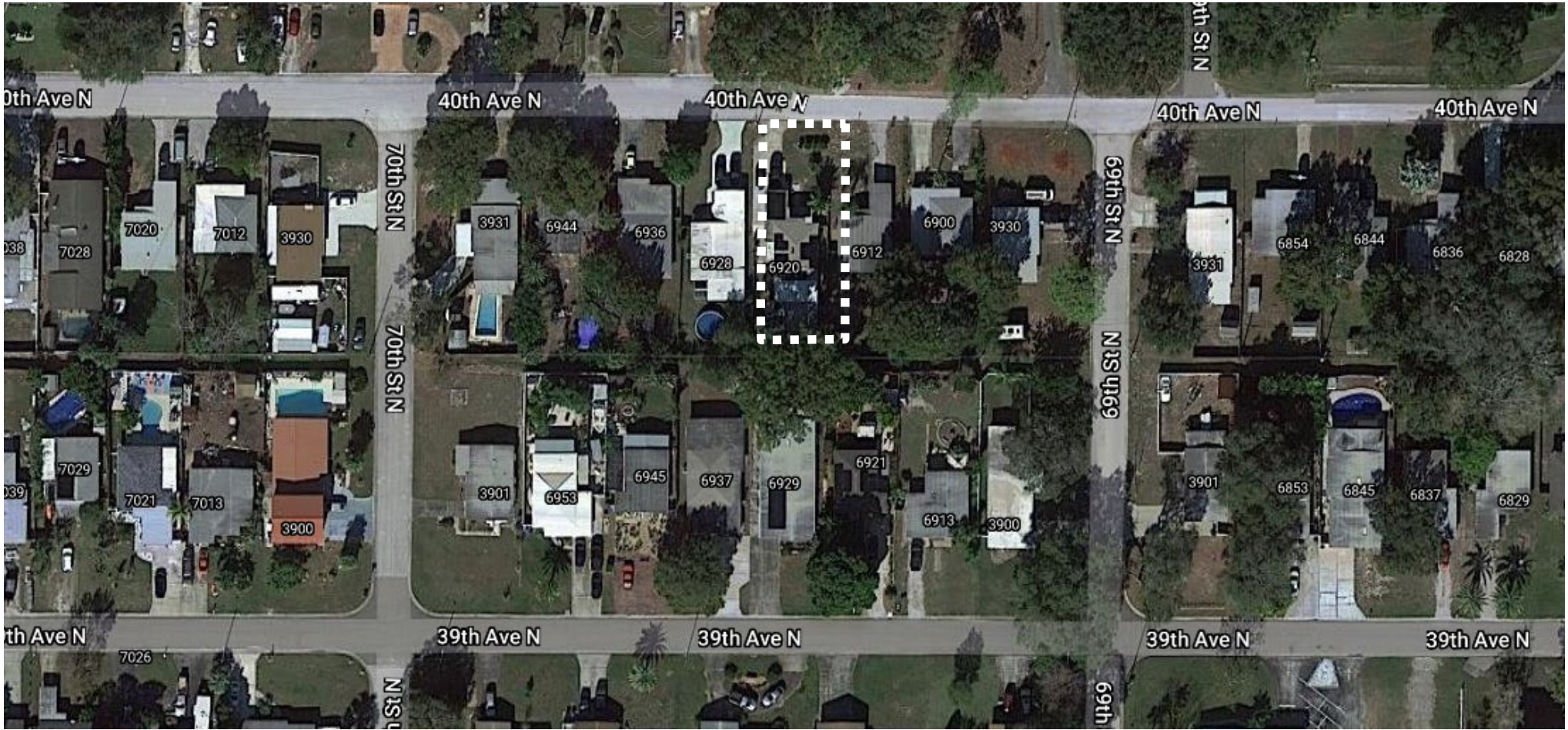
Move



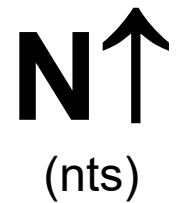
Reply



More



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 21-54000094  
Address: 6920 40<sup>th</sup> Ave. N.



JOB NO.: 210964  
 DRAWN BY: MCM  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 6/09/2021

**MURPHY'S LAND SURVEYING, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

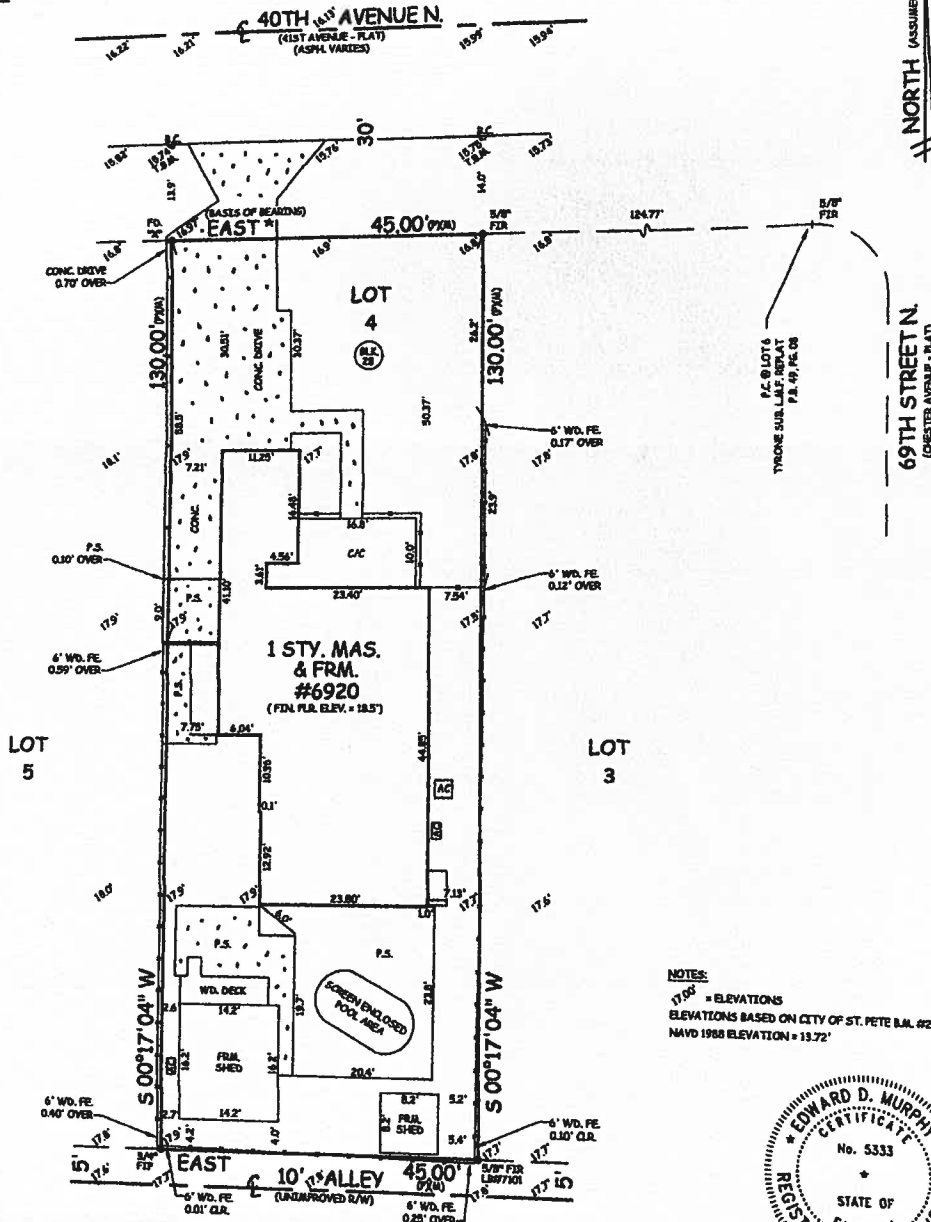
L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Douglas Boister

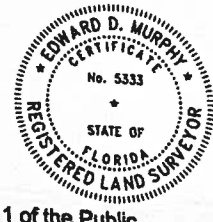
SCALE: 1" = 20'

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

SEC. 06 TWP. 31 S. RGE. 16 E.



NOTES:  
 17.00' = ELEVATIONS  
 ELEVATIONS BASED ON CITY OF ST. PETE B.M. #209  
 NAVD 1988 ELEVATION = 13.72'



A BOUNDARY SURVEY OF: Lot 4, Block 28, PLAT OF TYRONE, as recorded in Plat Book 5, Page 1 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: X  
 Comm. Panel No. : 125148 0211 G Map Date : 9/03/03 Base Flood Elev : NA

FOR THE EXCLUSIVE USE OF THE PERSON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACES OF THE LANDS AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

- \* BEARINGS SHOWN ARE ASSUMED
- |  |  |   |   |  |  |  |
|--|--|---|---|--|--|--|
| <b>LEGEND:</b><br>F.I.P. - FOUND IRON PIPE<br>F.C.M. - FOUND CONCRETE MONUMENT<br>F.I.R. - FOUND IRON ROD<br>S.I.R. - SET IRON ROD 1/2" LB #410<br>P.R.C. - POINT OF REVERSE CURVATURE<br>P.C.C. - POINT OF COMPOUND CURVATURE<br>F.N.F.R. - FINISHED FLOOR ELEVATION<br>P.F.M. - PERMANENT REFERENCE MONUMENT<br>N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | F.D. - FOUND<br>N.A.D. - NAIL AND DISK<br>P.O.L. - POINT ON LINE<br>P.C. - POINT OF CURVATURE<br>P.T. - POINT OF TANGENCY<br>P.I. - POINT OF INTERSECTION<br>F.E. - FENCE<br>F.E. - FENCE<br>C.L.F. - CHAIN LINK FENCE<br>A.A. - ADJACENT FENCE<br>A.D.I. - ADJACENT | R. - RADII<br>A. - ARC<br>C. - CHORD<br>Δ - DELTA<br>R.W. - RIGHT OF WAY<br>M.B. - MASONRY<br>F.M. - FRAME<br>O.L. - ORATE RILET<br>C.B. - CATCH BASIN<br>F.H. - FIRE HYDRANT | M.S. - METAL SHED<br>ALUM. - ALUMINUM<br>W.H. - WATER HEATER<br>P.S. - PATIO STONE<br>C.P. - CARPORT<br>P.L. - PLANTER<br>B.C. - BACK OF CURB<br>E.P. - EDGE OF PAVEMENT<br>E.R. - EDGE OF ROAD<br>E.O.W. - EDGE OF WATER<br>T.O.B. - TOP OF BANK | W.W. - WIND WALL<br>C. - CENTERLINE<br>R.W. - RIGHT OF WAY<br>P. - PLAT<br>(C) - CALCULATION<br>(S) - SEES<br>(M) - MEASURED<br>N. - NORTH<br>S. - SOUTH<br>E. - EAST<br>W. - WEST | E.S.M.T. - EASEMENT<br>M.H. - MANHOLE<br>CONC. - CONCRETE<br>C.L.R. - CLEAR<br>COL. - COLUMN<br>W.D. - WOOD<br>B.L.K. - BLOCK<br>S.W. - SEWELL<br>ASPH. - ASPHALT<br>UTIL. - UTILITY<br>DR. - DRAINAGE | O.H. - OVERHEAD<br>GAR. - GARAGE<br>C.P.S. - COVERED PATIO STONE<br>C.C. - COVERED CONCRETE<br>A.C. - AIR CONDITIONER<br>S.P. - SCREENED PORCH<br>P.P. - OVERHEAD POWER LINES<br>T.T. - OVERHEAD TELEPHONE LINES<br>P.P. - POWER POLE<br>L.P. - LIGHT POLE |
|--|--|---|---|--|--|--|



FRONT



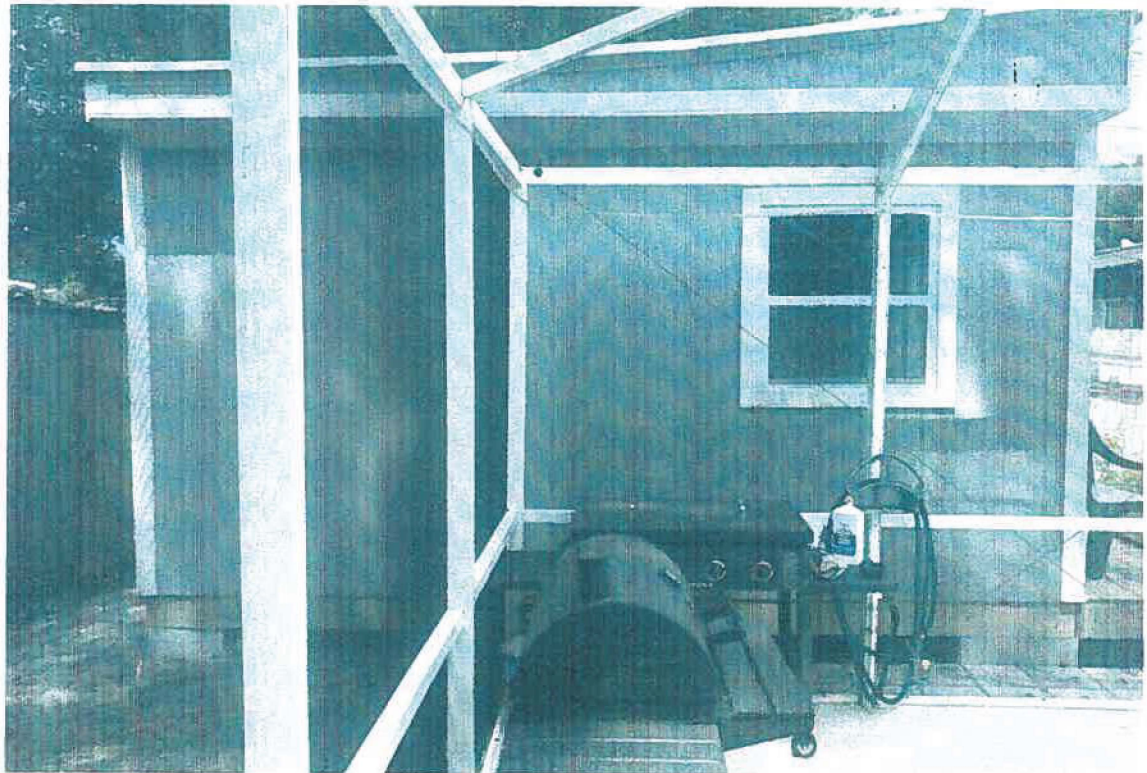
WEST  
SIDE



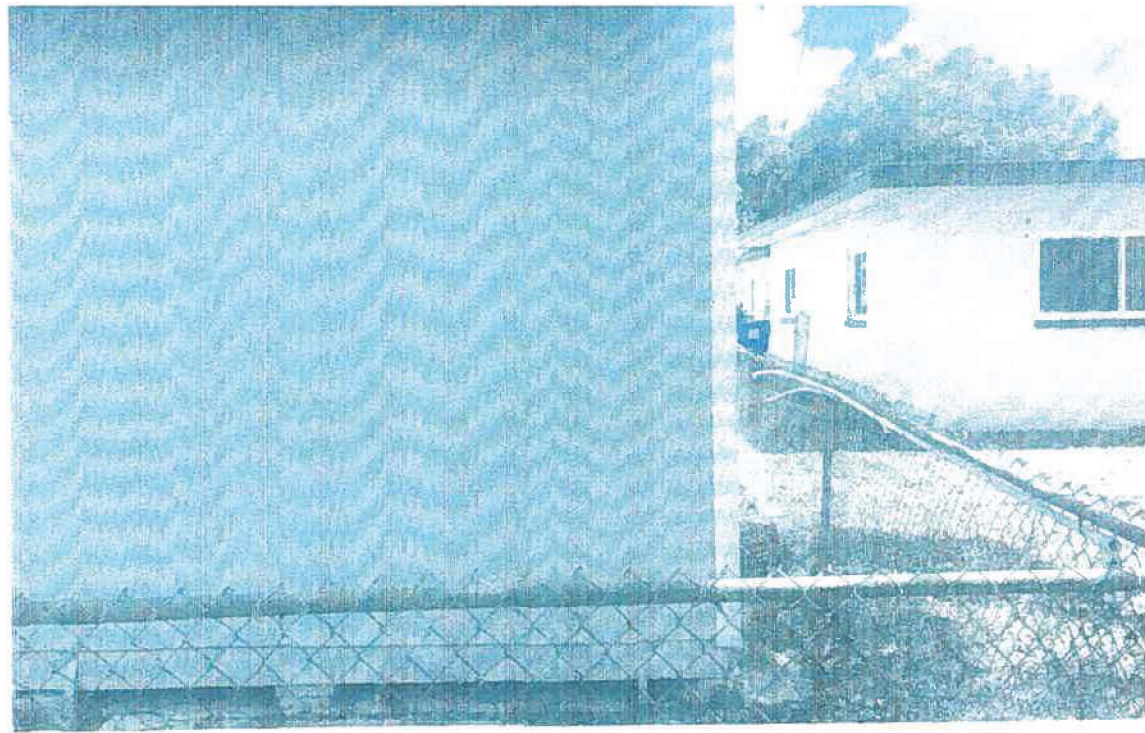
REAR



EAST  
SIDE



THIS BUILDING WAS SITE BUILT  
ACCORDING TO PROPERTY OWNER.  
IT IS LOCATED AT 6929 39TH AVE N.  
PERMIT WAS REQUIRED FOR BUILD  
BUT NO VARIANCE WAS. BUILDING  
IS APPROXIMATELY 4 FEET FROM  
PROPERTY LINE ON THE SIDE AND  
3 FEET AT THE REAR.



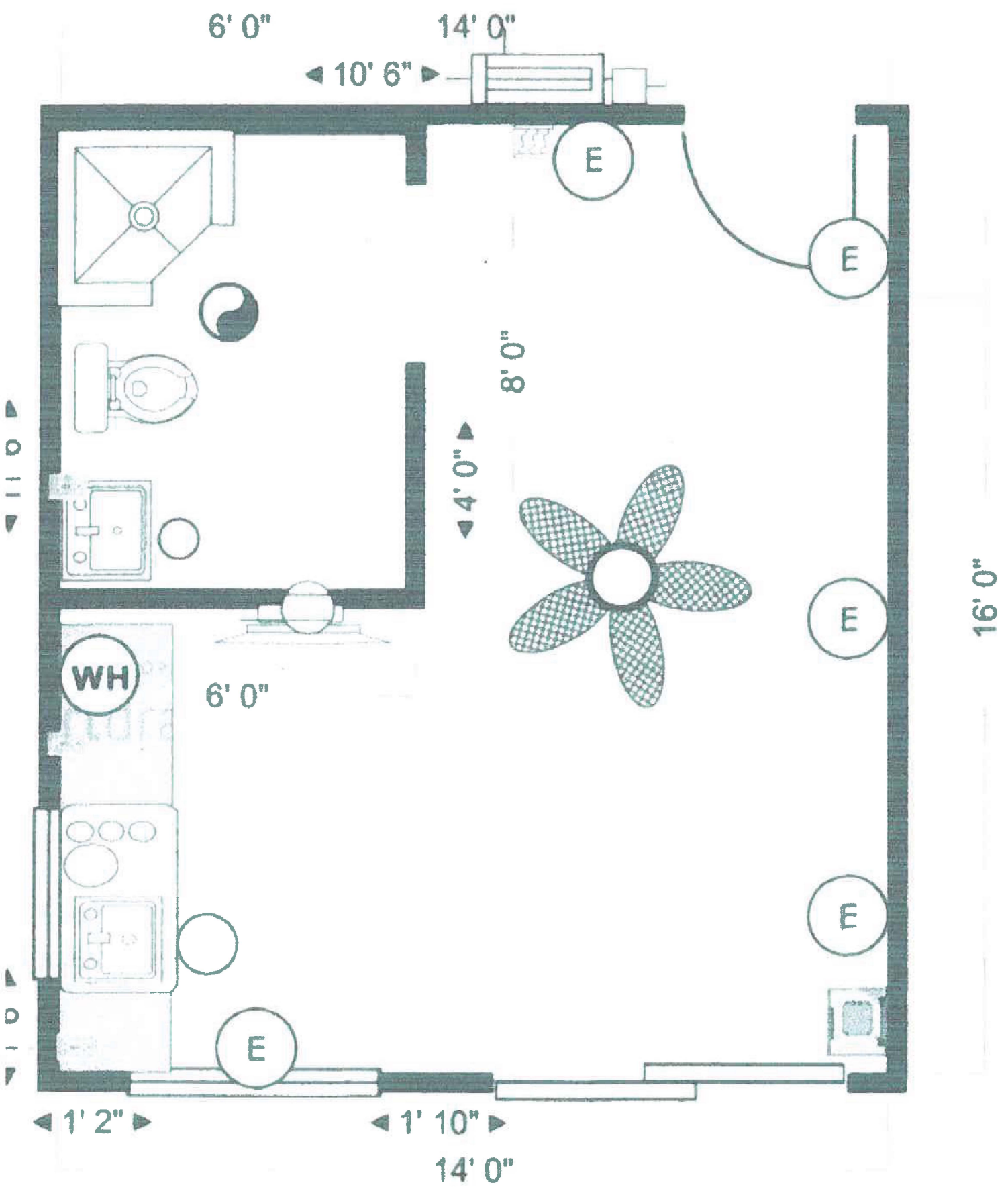
THIS BUILDING IS LOCATED AT  
6900 40TH AVEN. BUILDING IS  
APPROXIMATELY 4 FEET FROM THE  
PROPERTY LINE AT THE REAR  
OF THE BUILDING

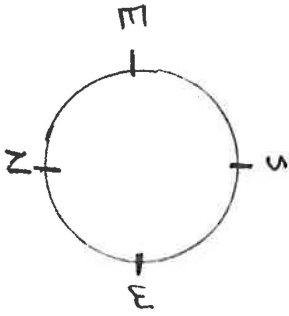


# MATERIALS LIST

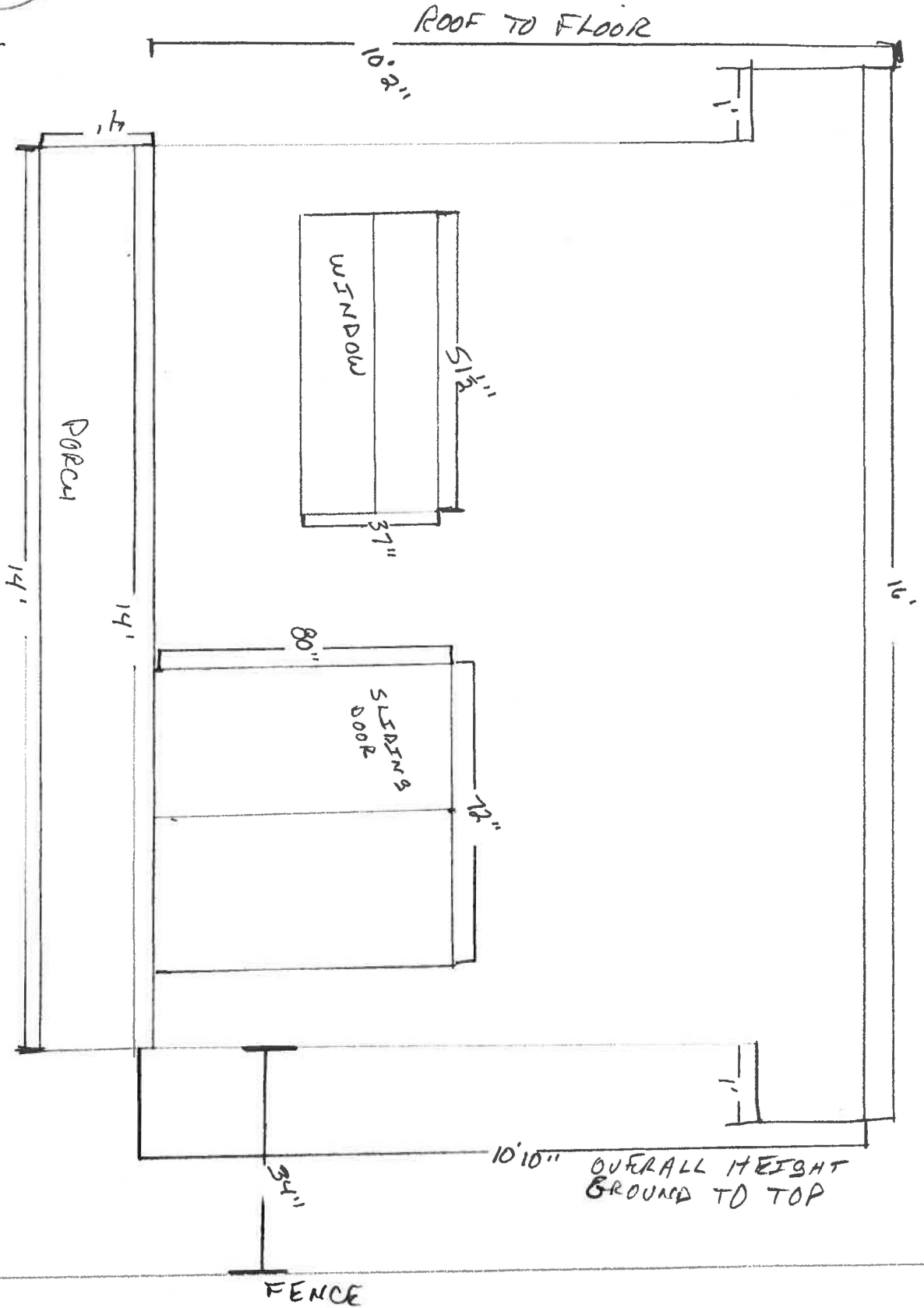
2x8x16 GROUND CONTACT TREATED FLOOR  
 3/4x4x8 GROUND CONTACT TREATED PLYWOOD FLOOR  
 2x4x8 PRIME GRADE LUMBER FRAME/WALL  
 2x4x10 PRIME GRADE LUMBER TRUSS  
 2x4x16 PRIME GRADE LUMBER FRAME/CEILING  
 18 GA STRONG TIE HURRICANE STRAP TIE  
 18 GA Z-MAX STRONG TIE HURRICANE STRAP  
 OSB 3/4 x 4x8 ROOF SHEETINGS  
 MASONITE 36x80 UTILITY 6 PANEL STEEL DOOR REAR  
 AMERICAN CRAFTSMAN 72x80 SLIDING DOOR HURZ APPROP FRONT  
 AMERICAN CRAFTSMAN 52x37.25 70 SERIES WINDOW EAST WALL  
 AMERICAN CRAFTSMAN 35.875 x 37.25 70 SERIES WINDOW FRONT  
 LP SMART SIDE 48x96 WOOD GRAIN PANEL OUTSIDE  
 LP SMART SIDE 4" x 8' 440 SERIES CEDAR TEXTURE TRIM OUTSIDE  
 SQUARE D 100A SUB PANEL 6 SPACE 12 CIRCUIT  
 12/2 ROMEX WIRE SOLID  
 10/2 ROMEX WIRE SOLID  
 GFCI 15A OUTLET LEVITON 125 VOLT  
 15A WALL OUTLET LEVITON  
 1/2 x 4x8 SHEETROCK 1/2" x 4x8 - MOND TOUGH DRYWALL  
 1/8 SHEETROCK SCREWS  
 JOHNS MANVILLE R-13 KRAFT FACE INSULATION  
 GIBRALTAR PRODUCTS 2"x2"x10' 26 GA DRIP EDGE  
 UNION CORRUGATING CO. 8 FT 31 GA METAL ROOFING  
 GIBRALTAR PRODUCTS 10 FT CORRUGATED 31 GA METAL ROOFING  
 TEKS #9 STEEL EXTERNAL HEX HEAD ROOFING SCREWS  
 3" COATED EXTERIOR GRADE SCREWS FLOOR / FRAME  
 CARLON 1 GANG NEW YORK PVC ELECTRICAL BOX  
 LEVITON 15A SINGLE POLE RC QUIET SWITCH  
 SQUARE D HOMELINE SINGLE POLE BREAKER  
 SQUARE D HOMELINE DOUBLE POLE BREAKER  
 BELL 1 GANG HORIZONTAL WEATHER PROOF FLIPTOP COVER  
 COMMERCIAL ELECTRIC CEILING FAN BOX  
 RACO ROUND ELECTRICAL CEILING PAN  
 CARLON 1 GANG 18 GA PVC BLUE OUTLET BOX PVC  
 CARLON 2 GANG 18 GA ADJUSTABLE OUTLET BOX PVC  
 CARLON 1 GANG ELECTRICAL CEILING BOX PVC  
 2" PVC DRAIN PIPE  
 1 1/2" PVC DRAIN PIPE / P-TRAP

3" PVC DRAIN PIPE TOILET  
PVC TOILET FLANGE  
2" - 1 1/2" PVC ADAPTOR  
1/2" COPPER TUBING  
1/2" COPPER ELBOWS  
1/2" COPPER SLEEVE  
20 GALLON HOT WATER HEATER A/O SMITH  
3" PVC T ADAPTOR  
3" PVC 90° ELBOW  
3" PVC 45° HUB  
GLACIER BAY 1 PIECE DUAL FLUSH TOILET  
GLACIER BAY 31" VANITY W/ CULTURED MARBLE VANITY TOP  
DELTA 36 X 36 CORNER SHOWER KIT  
HARDWOOD REFLECTIONS 8.17 FT X 25" BUTCHER BLOCK COUNTERTOP  
ELKAY 20 GA STAINLESS 15" 2 HOLE DROP IN SINK  
HAMPTON BAY UNFINISHED BEECH BASE KITCHEN CABINET  
12,000 BTU DUCTLESS A/C, HEAT PUMP 1 TON SPLIT UNIT  
MENE SPLIT STAINLESS WALL MOUNT  
16 FT 5/4 DECK BOARD PRESSURE TREATED FRT PORCH  
16 FT 2 X 8 X 16 PRESSURE TREATED FAT PORCH  
LUTEC 15 WATT LED OUTDOOR LIGHT FRT PORCH  
TECH DRIVE 70 CFM EXHAUST FAN BATH

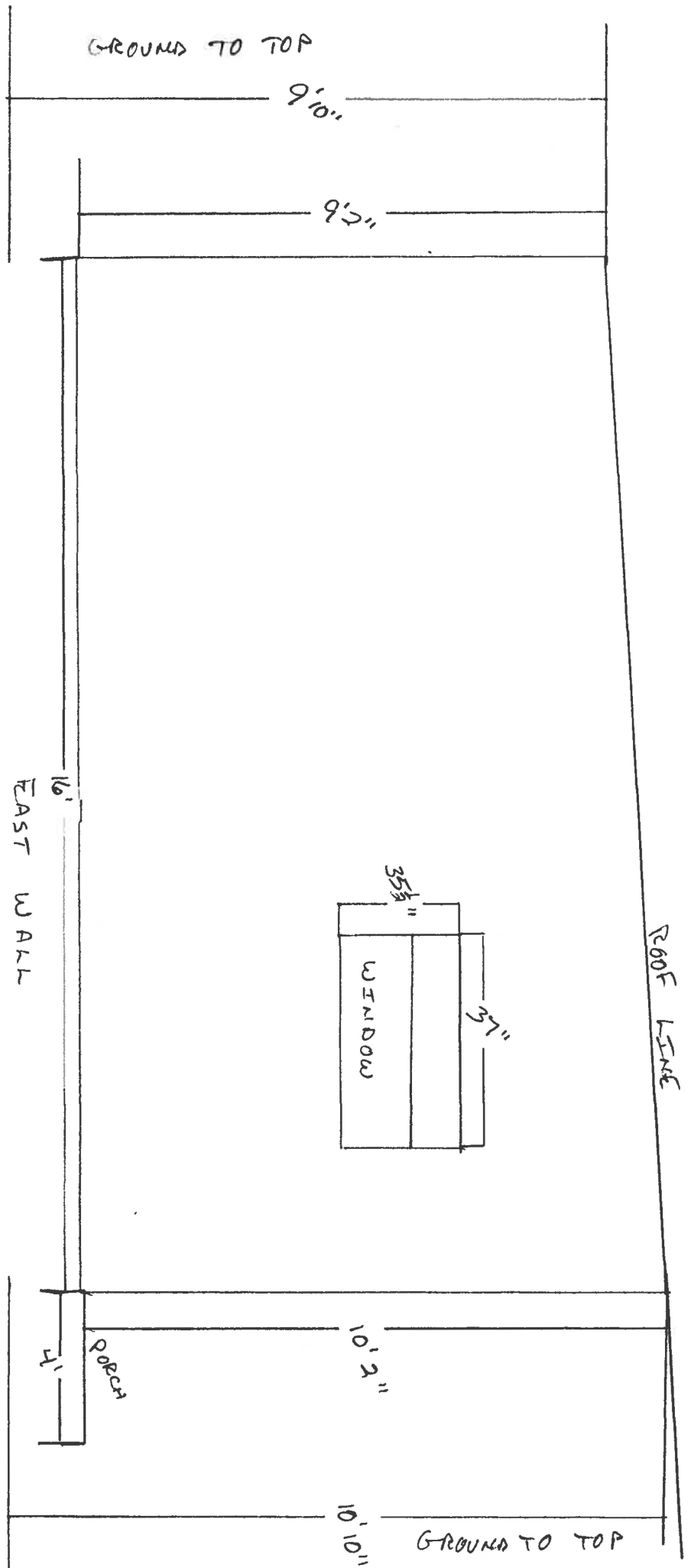
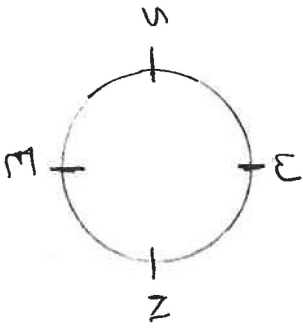


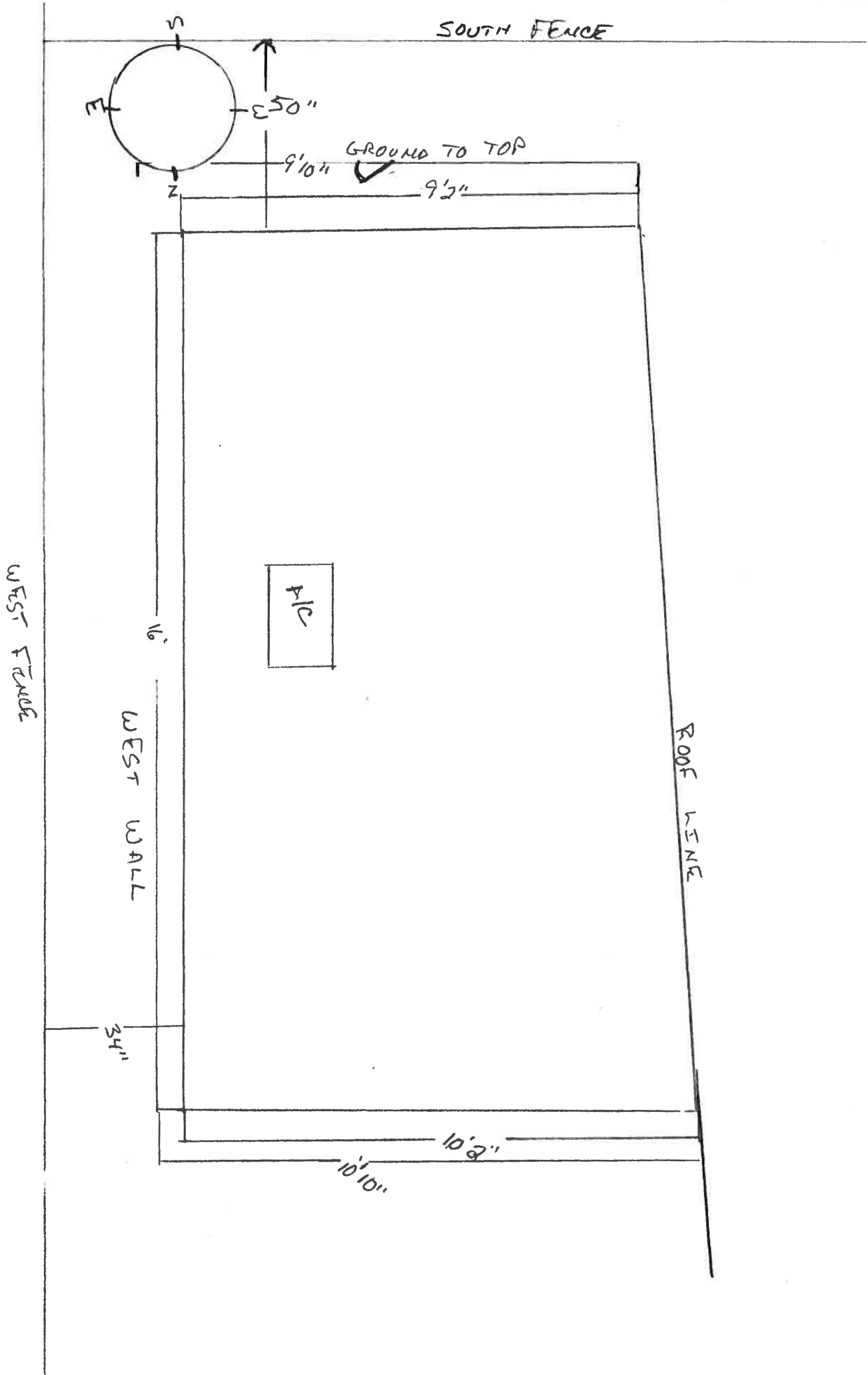


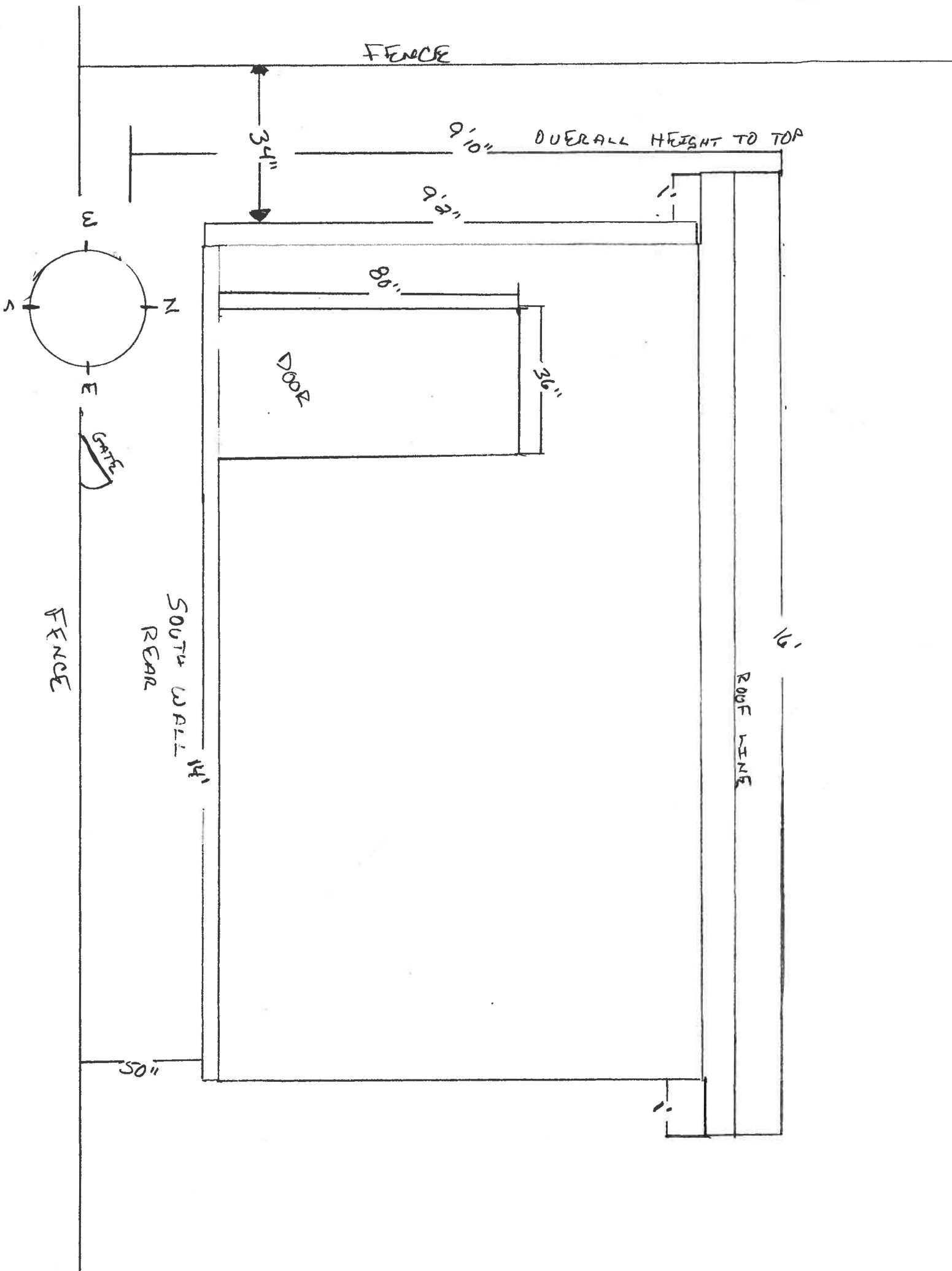
NORTH WALL FRONT













# VARIANCE

## NEIGHBORHOOD WORKSHEET

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

<b>NEIGHBORHOOD WORKSHEET</b>	
<b>Street Address:</b> 6920 40 <sup>TH</sup> AVE N	<b>Case No.:</b>
<b>Description of Request:</b> VARIANCE ON PROPERTY CLEARANCE FOR SITE BUILT REC ROOM / EXERCISE ROOM	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 6928 40 <sup>TH</sup> Ave N St Pete FL, 33709	
Owner Name (print): Charles Johnson	
Owner Signature: <i>Charles Johnson</i>	
2. Affected Property Address: 6936 40 <sup>TH</sup> Ave	
Owner Name (print): KAY PEACH	
Owner Signature: <i>Kay Peach</i>	
3. Affected Property Address: 3930 GRTN ST, 111	
Owner Name (print): JOAN PARQUETTE	
Owner Signature: <i>Joan Parquette</i>	
4. Affected Property Address: <del>6939</del> 6929-39 <sup>TH</sup> AVE N03	
Owner Name (print): CAROL PETTIS	
Owner Signature: <i>Carol Pettis</i>	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	