



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission

Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on November 13, 2018 beginning at 2:00 p.m. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, Commissioner Robert Carter resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



Case No.:	18-90200047
Address:	2300 Andalusia Way Northeast
Legal Description:	Granada Terrace Addition Block 4, Lot 11 & East 8.25 feet of Lot 10
Parcel ID No.:	07-31-17-32562-004-0110
Date of Construction:	1925
Local Landmark:	Granada Terrace Local Historic District, HPC 88-02
Owner:	Jason J. Ghormley
Request:	Request for the approval of a Certificate of Appropriateness, with variance, for the alteration of a contributing property to a local historic district

Historical Context and Significance

The house at 2300 Andalusia Way NE (the “subject property”) was constructed in 1925 for W.H. Franklin, an executive with Standard Plumbing Fixtures.¹ The building was designed by Henry Taylor, architect of noteworthy local buildings including the Jungle Hotel and Jungle Prada, St. Mary’s Catholic Church, and Comfort Station No. 1, sometimes known as “Little St. Mary’s” for its similar octagonal form and Romanesque styling.²

The subject property is located within the area of the North Shore neighborhood known as Granada Terrace, which was platted in 1924 by developer C. Perry Snell with a focus on curvilinear streets and parkways and plazas dotted with pergolas, benches, and monuments. Snell’s vision for Granada Terrace was that of an exclusive and homogenous group of Mediterranean Revival style homes.³

Granada Terrace retained integrity over time, both through its unifying landscape features and through the individual integrity of its earliest homes. In 1988, the Granada Terrace Local Historic District (HPC 88-02) was added to the St. Petersburg Register of Historic Places, with a Period of Significance of 1923-1939 and the subject property listed as a contributing resource.⁴ The subject property was also documented during the course of architectural and historical resource surveys as Florida Master Site File (FMSF) 8PI00404 in 1978, 1987, and 1993, and consistently considered to be historically significant.⁵ The subject property is additionally listed as a contributing resource to the North Shore National Register Historic District (8PI09640), which was added to the National Register of Historic Places in 2003 and encompasses the entirety of Granada Terrace Local Historic District.

The 1951 Sanborn Map of the area (Figure 1) shows at the subject property a dwelling and detached garage with the footprints that remain extant today, and the City’s property card for the property notes no exterior alterations aside from window replacement most recently occurring in 1984.⁶ In Figure 2 photograph from the 1987 FMSF update depicts the primary residence’s façade as it appeared around the time of local historic designation.

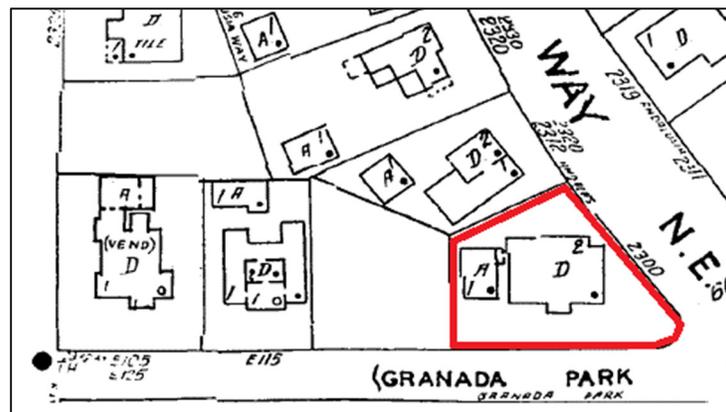


Figure 1: 1951 Sanborn Map of subject property and vicinity; cropped and highlighted by staff.

¹ Florida Master Site File 8PI00407: 2300 Andalusia Way NE (1978-1993), on file, City of St. Petersburg, pg. 9.

² “Henry Taylor Biography,” on file, City of St. Petersburg, pgs. 1-2.

³ HPC 88-02: Granada Terrace Local Historic District Designation Package (1988), on file, City of St. Petersburg, pgs. 6-7.

⁴ HPC 88-02, pg. 25.

⁵ FMSF 8PI00407.

⁶ Property card for 2300 Andalusia Way NE, on file, City of St. Petersburg.



Figure 2: Subject property as shown in 1987 update to FMSF 8PI00407.

The primary dwelling of the subject property is a two-story Mediterranean Revival house. The main mass of the building is flat-roofed with a parapet wall highlighted by Spanish tiles and urns; this ornamentation is missing from a square projection at the left side of the façade. This projection creates an overall symmetry and subtly references the form of a turret, a common feature of the Mediterranean Revival style. An arcaded front porch further breaks the plane of the façade and speaks to the house's asymmetry. An overall sense of balance is achieved, however, through evenly-distributed bays of windows which follow a hierarchy of slightly larger openings along the ground floor with smaller and visually lighter counterparts aligned above.

The subject property retains a high degree of significance as one of the contributing properties associated with Granada Terrace's "first wave" of development dating to the 1920s Florida land boom. It is worth noting the unique nature of the subject property's placement on its parcel and within the Granada Terrace Local Historic District. Shown approximately on a recent aerial image in (Figure 3), the parcel features an irregular shape due to the oblique intersection of Andalusia Way NE and 23rd Avenue NE.



Figure 3: Approximate parcel boundary (red) and proposed location of alterations proposed by COA 18-90200047 (yellow). Image courtesy of Google Earth, March 15, 2018.

The subject property's main façade – the east elevation – faces Andalusia Way NE, as the address suggests. The orientation of the primary building make both the façade and the south elevation highly visible from numerous vantage points within the subject district, most notably Andalusia Plaza, a significant landscape element located just southeast of the subject property, and 23rd Avenue Northeast, a broad boulevard which traverses the subject district and serves as an entry point from Coffee Pot Boulevard NE. Alterations to the landscape in the southeastern area of the parcel, could therefore create a considerable impact to the district's shared spaces. While somewhat visible from Andalusia Way NE, the proposed location of the improvements being discussed is among the least impactful options available for this unique parcel.

Project Description

As detailed in the application attached to this staff report as Appendix B, the owner of the subject property is requesting a Certificate of Appropriateness, with variance, for the alteration and repair of the residence and detached garage at 2300 Andalusia Way Northeast, a contributing property to the Granada Terrace Local Historic District (HPC 88-02). The City of St. Petersburg's Land Development Regulations (LDRs) require that any exterior alterations to the building(s) or site be reviewed under the COA process. The proposed project being reviewed as case 18-90200047 includes the following elements:

Balconette

A balconette was historically present at the façade's southern projection, as shown in the 1987 photograph in Figure 4. This application proposes the retention of its bracketed platform but the replacement of the deteriorated railing with a unit shown in Figure 5.

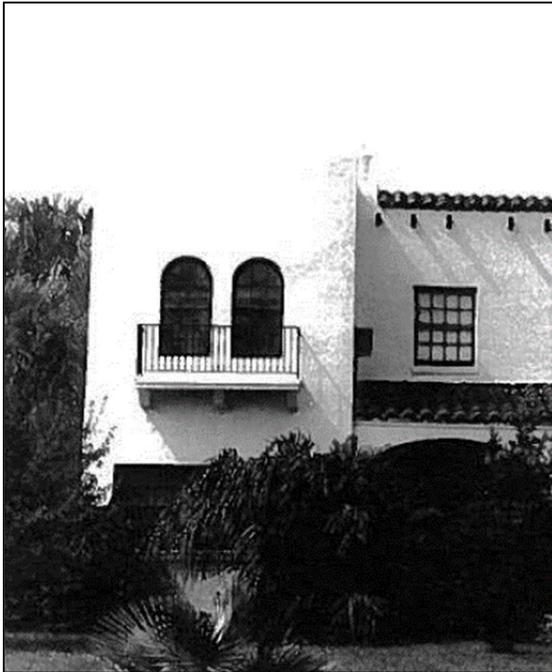


Figure 4: Image from 1987 FMSF Update

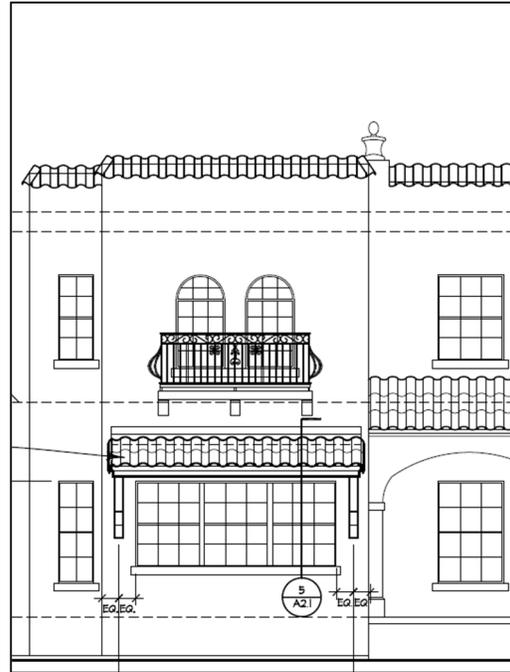


Figure 5: Proposed balconette and awning from plans

Tiled awnings

Tiled awnings are proposed both at the façade, as shown above in Figure 5, and at the south elevation, which abuts 23rd Ave. NE (Figure 6).

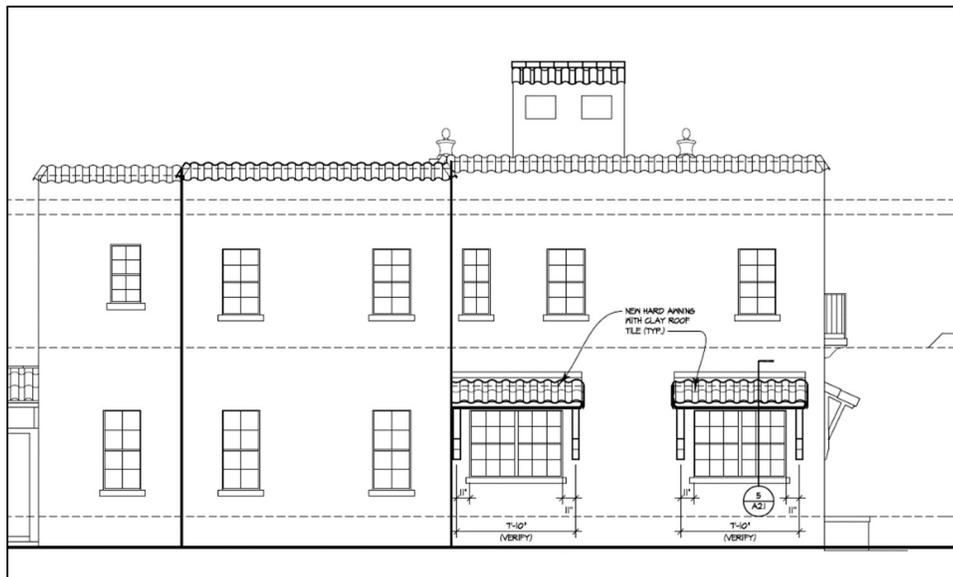


Figure 6: South elevation with proposed tiled awnings from plans

Garage entrance (south elevation)

The applicant proposes to replace two single existing, non-historic roll-up metal garage doors dating with two wood and metal roll-up doors constructed to give the appearance of a pair of dual-action wooden

carriage doors with metal hardware (Figure 8). The subject property occupies a corner lot, and this garage is accessed via a driveway to 23rd Avenue Northeast.



Figure 7: Existing garage doors



Figure 8: Product GDWOWM16: proposed garage doors. Image provided by applicant.

A wood trellis is also proposed to span approximately 18' 6" across the garage's south elevation and above both doors. The trellis will be supported by three wall-mounted brackets and project 2' 5" from the garage wall (Figure 9).

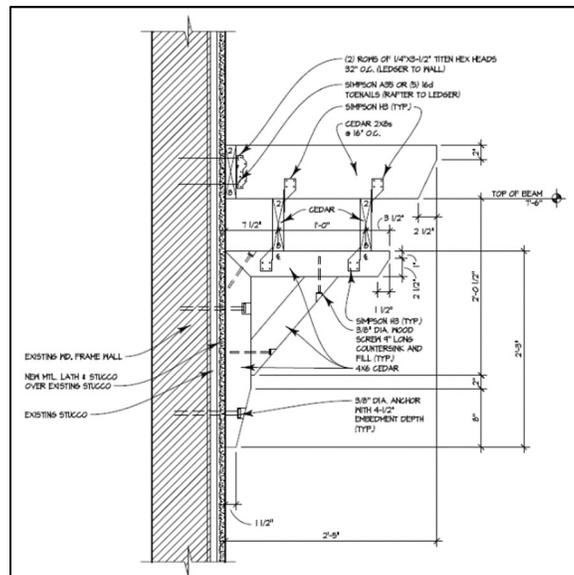


Figure 9: Proposed trellis above garage doors. Image provided by applicant and not to scale.

Breezeway connecting west (rear) elevation of existing residence and east (side) elevation of existing garage

The application proposes a 7' 8" wide breezeway sheltering and connecting existing doors to the primary residence and garage. The breezeway is to feature a pantile roof (Figure 10), exposed rafter tails, and a

Hardie plank fascia (Figure 11). This space is presently not sheltered, though the rear entrance door to the primary residence features a canvas dome awning, which will be removed.



Figure 10: Proposed roof cladding – pantile featuring “Tayrona Blend” coloring

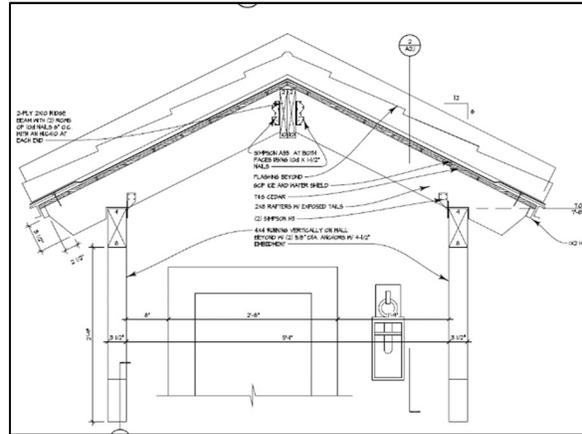


Figure 11: Proposed breezeway detail from plans

Gate connecting west (rear) elevation of existing residence and east (side) elevation of existing garage

A stucco frame presently connects the primary residence and detached garage buildings, though no gate is present. The application proposes an arched wood door with metal hardware (Figure 13).



Figure 12: Location of proposed gate



Figure 13: Product GCOW12 – Proposed gate to be installed between primary residence and detached garage. Image provided by applicant.

Covered porch at north elevation

The application proposes the construction of a covered porch/ “BBQ area” (Figure 14) to measure approximately 14’ 6” by 7’ 7” at the north elevation. The porch will feature a hipped roof clad in tiles which match those shown in Figure 10.

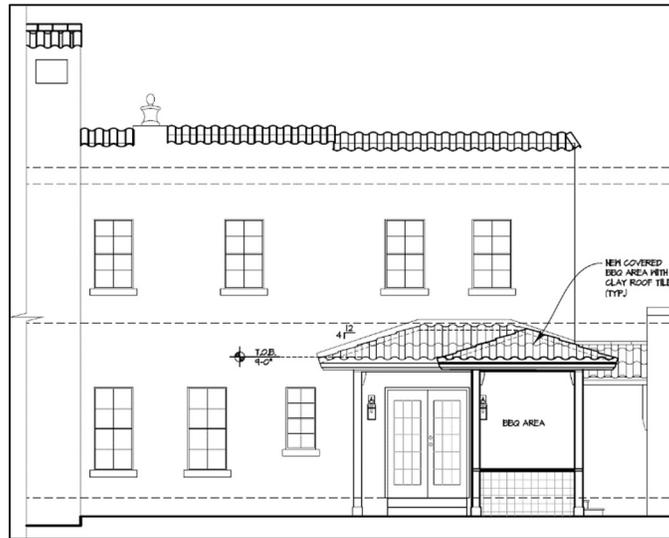


Figure 14: Proposed porch at north elevation from plans

Pool

The final element of the proposed rehabilitation project involves the construction of an in-ground pool and patio area adjacent to the north (side) elevation of the subject property, occupying space in what is classified as both side and front yard (Figure 15). The proposed pool will measure approximately 22' by 12' with an oblique southern edge running parallel to the dwelling. A 4' fence is proposed to follow the side and front property lines and then join the dwelling's northeastern corner (Figure 16). The proposed pool requires a front yard setback variance, described later in this report.

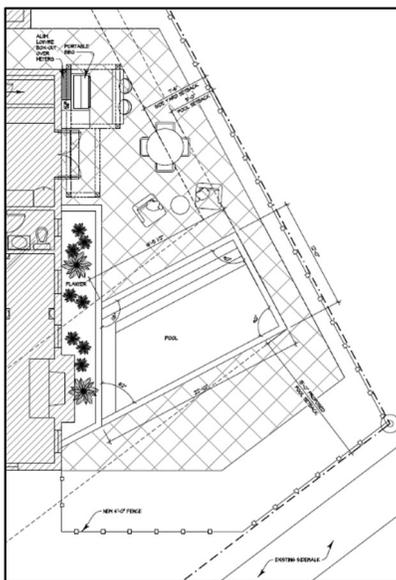


Figure 15: Proposed site plan of pool and north porch from plans

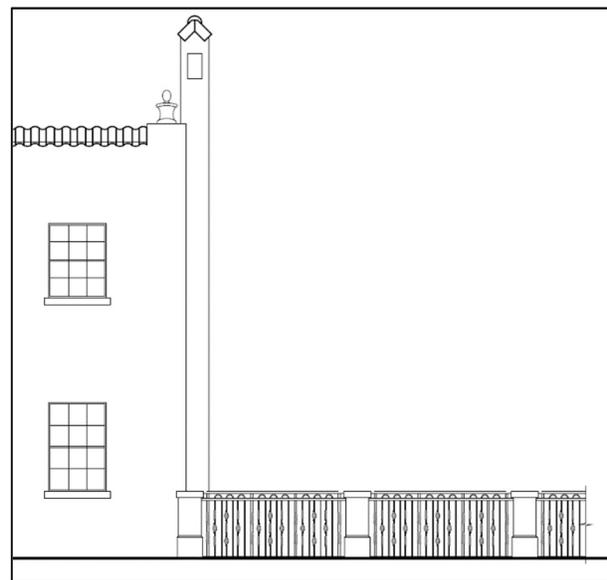


Figure 16: Proposed front side (east) fence from plans

Review Criteria and Staff Analysis

The evaluation of alterations and repairs as part of the COA process is important in the long-term retention of the historic integrity of a district by ensuring the compatibility of alterations with both

individual buildings and the district as a whole. In approving or denying COA applications for alterations and repairs, the CPPC shall consider the *General Criteria for Granting a COA* and *Additional Guidelines for Alterations* criteria below as part of their decision-making process. Also, the CPPC shall consider selected *Additional Guidelines for New Construction* criteria as applicable to the application proposal. All criteria are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as, recognized standards of urban design, cultural landscape, and historic preservation and rehabilitation review. Below are the criteria that staff believes are relevant to this project.

General Criteria for Granting Certificates of Appropriateness

1. The effect of the proposed work on the landmark or the property upon which such work is to be done.

The proposed project appears to be appropriate under this criterion. The overall impact of the proposed project is considered to be moderate.

This application can be seen as the second phase in the property owner's overall rehabilitation plan, which began with roof and stucco repairs approved at staff level through COA applications 17-9020007 and 17-9020012.

The proposed changes appear to be in keeping with the subject property's character, and with the exception of the pool's footprint, discussed further below, do not appear to produce any adverse effect to the overall character or historic integrity of the Granada Terrace Local Historic District.

2. The relationship between such work and other structures on the landmark site or other property in the historic district.

The proposed project does not appear to be appropriate under this criterion. The proposed footprint of the pool and front yard fence encroach visually into what has historically been a consistent vegetated setback among neighboring properties unbroken by built structures.



Figure 17: Google Earth photograph roughly showing setback lines of neighboring properties (red) and location of proposed fence and pool (blue)



Figure 18: Staff photo of proposed location of fence and pool, facing south-southwest from adjacent property



Figure 19: 23rd Ave NE elevation (left) and Andalusia Way NE façade (right) of subject property, facing east-northeast. Note continuity of visual greenspace between subject property and adjacent properties to east and northeast.



Figure 20: Proposed location of pool, fence, and deck.

Remaining proposed work will either be minimally visible from the Rights of Way surrounding the property (porch and breezeway addition) or stylistically in keeping with the district.

4. Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.

The recommended Conditions of Approval appear to be reasonable with relation to this criterion. As noted in *Historical Context and Significance*, the orientation of the subject property on its parcel does somewhat limit options for the placement of usable outdoor space. However, the existing northern side yard does provide space for the majority of the proposal, including a small pool, without extending past the red line depicted in Figure 17.

5. Whether the plans may be reasonably carried out by the applicant.

The proposed project appears to be appropriate under this criterion. The proposed plans appear to be reasonably designed and likely to be carried out by the applicant.

Additional Guidelines for Alterations

2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.

The proposed project does not appear to meet this criterion. As noted above, the consistent setback of the dwellings along Andalusia Way NE's arched approach to 23th Ave. NE is significant to Granada Terrace Local Historic District and should be preserved as vegetated space. Staff proposes a fence placement that does not extend beyond the façade line of the primary dwelling.

The proposed project additionally involved installing tiled awnings, or hoods, above windows at the façade and south elevation, both along the offset "turret" portion of the primary dwelling. While not historically extant in this form, these replacements for non-historic canvas "clamshell" awnings which have most recently been present do reference the clay tile visor detailing at the subject property's parapet. They do not obscure any character-defining features to the subject property or district at large.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project appears to meet this criterion as much as can be reasonably expected given available evidence. The balconette at the southern windows of the façade was determined to be deteriorated and removed during the stucco repair approved under staff-reviewed COA 17-90200012, though staff did not review this removal. It is unknown if the feature that was removed was historic to the building, though this is a common feature to have been replaced over time due to condition issues. Evidence of the original design is not known to exist.

The proposed replacement follows the historic footprint by retaining the original platform and brackets. It additionally references the historic wrought iron material through its metallic composition. The proposed balustrade is more ornamental than the most recent known design and features a bowed form and decorative border at the top railing.

Additional Guidelines for New Construction

5. The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.

The proposed project does not appear to meet this criterion. As noted above, the proposed front yard fence encroaches into an otherwise consistent setback line. Staff recommends relocating the proposed fence.

8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.

The proposed project appears to meet this criterion. The proposed construction features a gabled roof (breezeway) and hipped roof (porch), both clad in Spanish tile. Both roof forms are found within the Granada Terrace Local Historic District.

13. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project appears to meet this criterion. Proposed connections to the dwelling and detached garage are minimally invasive.

Variance

The applicant is proposing construction of an in-ground pool and patio adjacent to the north (side) elevation of the subject property. Pursuant to City Code, Section 16.20.010.6, the minimum front yard setback required along Andalusia Way NE is 30-feet. The proposed pool will have a front yard setback of 15-feet, constituting a variance of 15-feet or 50 percent (%).

Pursuant to City Code, Section 16.70.040.1.6, the basis for granting a variance shall be guided by several 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 application does not involve redevelopment of the subject property. The property is currently developed with a two-story historic building, located on a corner lot with within a designated local historic district.

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

In this instance, the subject property complies with the lot width and area requirements of the zoning district; however, the diamond shape of the platted lot, created by the confluence of Andalusia Way South with 23rd Avenue North, must be considered. This unique shape is a physical hardship that impacts the property owner's ability to create a useful outdoor recreation space in the same way a substandard lot would.

c. Preservation district. If the site contains a designated preservation district; and d. Historic Resources. If the site contains historical significance.

The subject property is located within the Grenada Terrace Local Historic District. The improvements proposed by the applicant are subject to a Certificate of Appropriateness, which is the subject of this application, staff report and public hearing. Due to the unique diamond shape of the subject property, the applicant is proposing use of the interior side yard to minimize visual impacts on the surrounding district.

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 proposal to construct an inground swimming pool within the Grenada Terrace Local Historic District is consistent with the neighborhood, which includes at least 23 other inground swimming pools.



Relating to the required front yard setback, the existing building is set 15-feet from the front property line. As noted earlier, the established 15-foot setback is consistent with the building line of neighboring properties to the west and north. The request for an encroachment is therefore consistent with the existing development pattern.

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

The diamond shape of the platted lot was created by the confluence of Andalusia Way South with 23rd Avenue North on the original subdivision plat. The physical hardship created by this historic alignment was not the result of actions taken by the current owner or his predecessors.

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

Regardless of whether the property is located within a designated local historic district, the installation of an inground pool is not a guaranteed right. In this instance however, consideration must be given to the constrained lot configuration, which leaves little room for outdoor recreation.

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

City staff believes the variance requested is the minimum necessary to make possible the reasonable use of the land for outdoor recreation.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter; and 7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;*

The granting of the variance will not be injurious or otherwise detrimental to the occupants, neighboring properties, or public welfare. In addition to the inground pool’s proposed alignment with the established

front yard setback along Andalusia Way NE, the neighboring house at 2312 Andalusia Way NE turns its front façade away from the subject interior yard.

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

Staff finds the reasons set forth in the application justify the granting of the variance.

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.*

Not applicable.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the primary dwelling, detached garage, and site of 2300 Andalusia Way Northeast, a contributing property to the Granada Terrace Local Historic District.

Required Conditions of Approval:

1. The proposed fence, pool, and deck are to be shifted southwest, so that the fence is in line with, or slightly behind, the primary dwelling's east-facing façade and at least 15' from front property line.
2. Except as noted, historic design, materials and forms are to be retained in-kind.
3. Any design changes not included as part of this COA review and approval, shall require the approval of the CPPC, except for minor changes as deemed appropriate by the Historic Preservation staff.

References

Florida Master Site File (FMSF) 8PI00407: 2300 Andalusia Way NE. 1978-1993. On file, City of St. Petersburg, FL.

"Henry Taylor Biography." ND. On file, City of St. Petersburg.

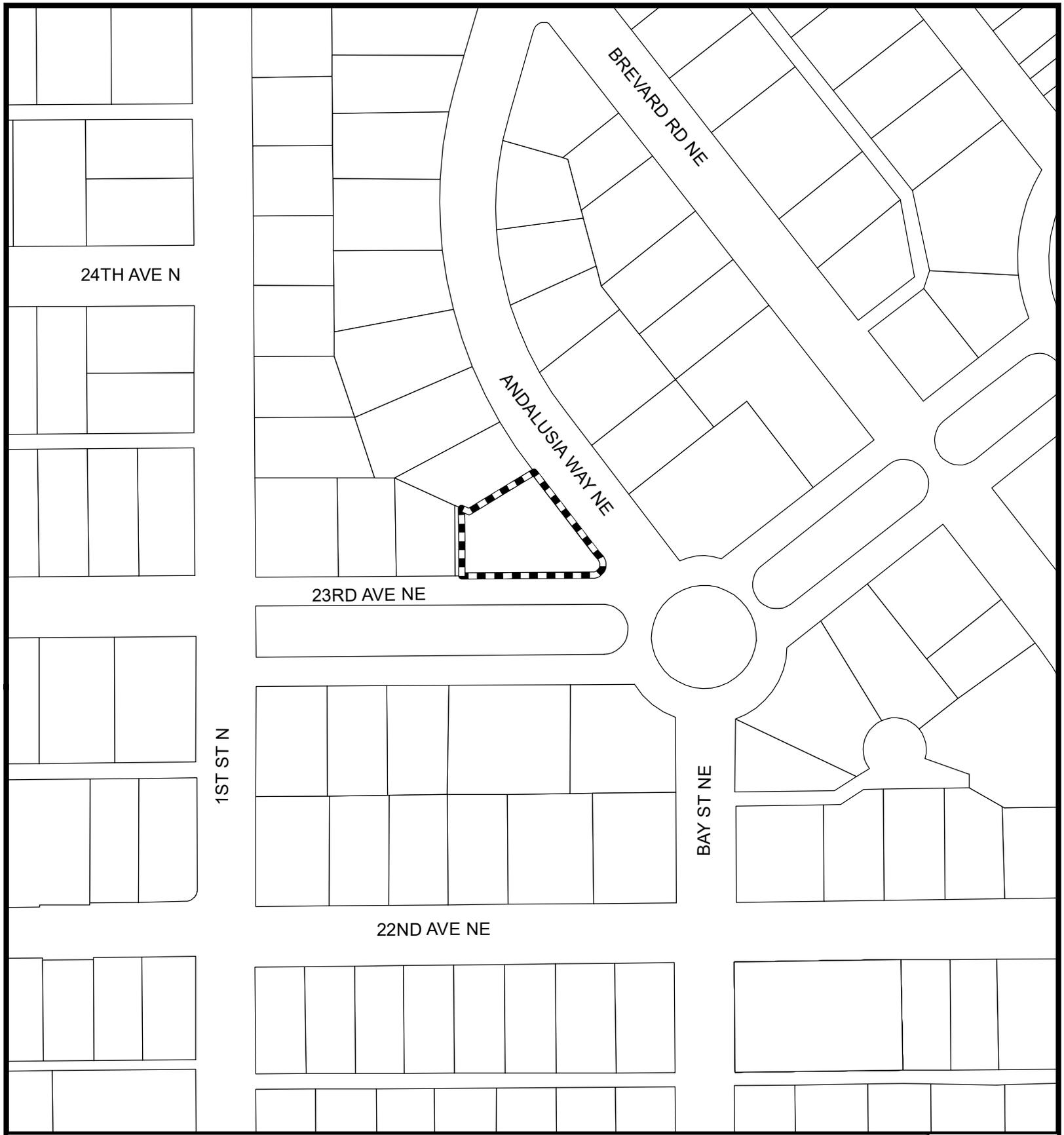
HPC 88-02: Granada Terrace Local Historic District Designation Package. 1988. On file, City of St. Petersburg, FL.

Property card for 2300 Andalusia Way NE. On file, City of St. Petersburg, FL.

Sanborn Map Company. St. Petersburg, Florida. 1923 with 1951 updates. ProQuest. Accessed online at <http://sanborn.umi.com/cgi-bin/auth.cgi?command=ShowLogin>.

Appendix A:

Maps of Subject Property



Community Planning and Preservation Commission

2300 Andalusia Way North

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

18-90200047



N

SCALE:
1" = 142'



Community Planning and Preservation Commission

2300 Andalusia Way North

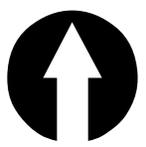
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

18-90200047



N

**SCALE:
1" = 142'**

Appendix B:

COA 18-90200047 Application Materials



CERTIFICATE OF APPROPRIATENESS

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Jason Ghormley

Street Address: 2300 Andalusia Way NE

City, State, Zip: St Petersburg, FL 33704

Telephone No: 727-421-3144

Email Address: jasong@hydrodc.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address: 2300 Andalusia Way NE

Parcel ID or Tract Number:

General Location: Granada Terrace

Designation Number:

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: _____

Date: _____

8/20/18



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 2300 Andalusia Way NE COA Case No: _____

Type of Request

- Alteration of building/structure
- New Construction
- Relocation
- Demolition
- Alteration of archaeological site
- Site Work

Proposed Use

- Single-family residence
- Multi-family residence
- Restaurant
- Hotel/Motel
- Office
- Commercial
- Other

Estimated Cost of Work: \$150,000.00

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

There will be a BBQ area added to the Northwest corner of the house. It will have a tile roof. Also adding a roof going from garage to house in breezeway.

2. Roof and Roofing System

Roof has already been replaced. Waiting on clay tiles to come in and be installed.



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows *No change*

4. Doors *already painted. Garage doors will be replaced with wood doors.*

5. Exterior siding *N/A*

6. Decorative elements *3 awnings all with clay tiles. One on East side at Southeast corner. 2 on South side near Southeast corner. Trellis over garage doors. Iron trellis on East side of house.*

7. Porches, Carriage Porch, Patio, Carport, and Steps

8. Painting and/or Finishes *Already painted*

9. Outbuildings

10. Landscaping, Parking, Sidewalk, Garden features *Fence on East side of house*

11. Other



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:	Case No.:
Detailed Description of Project and Request:	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
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?	



VARIANCE

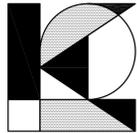
NARRATIVE (PAGE 2)

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?

revision	by

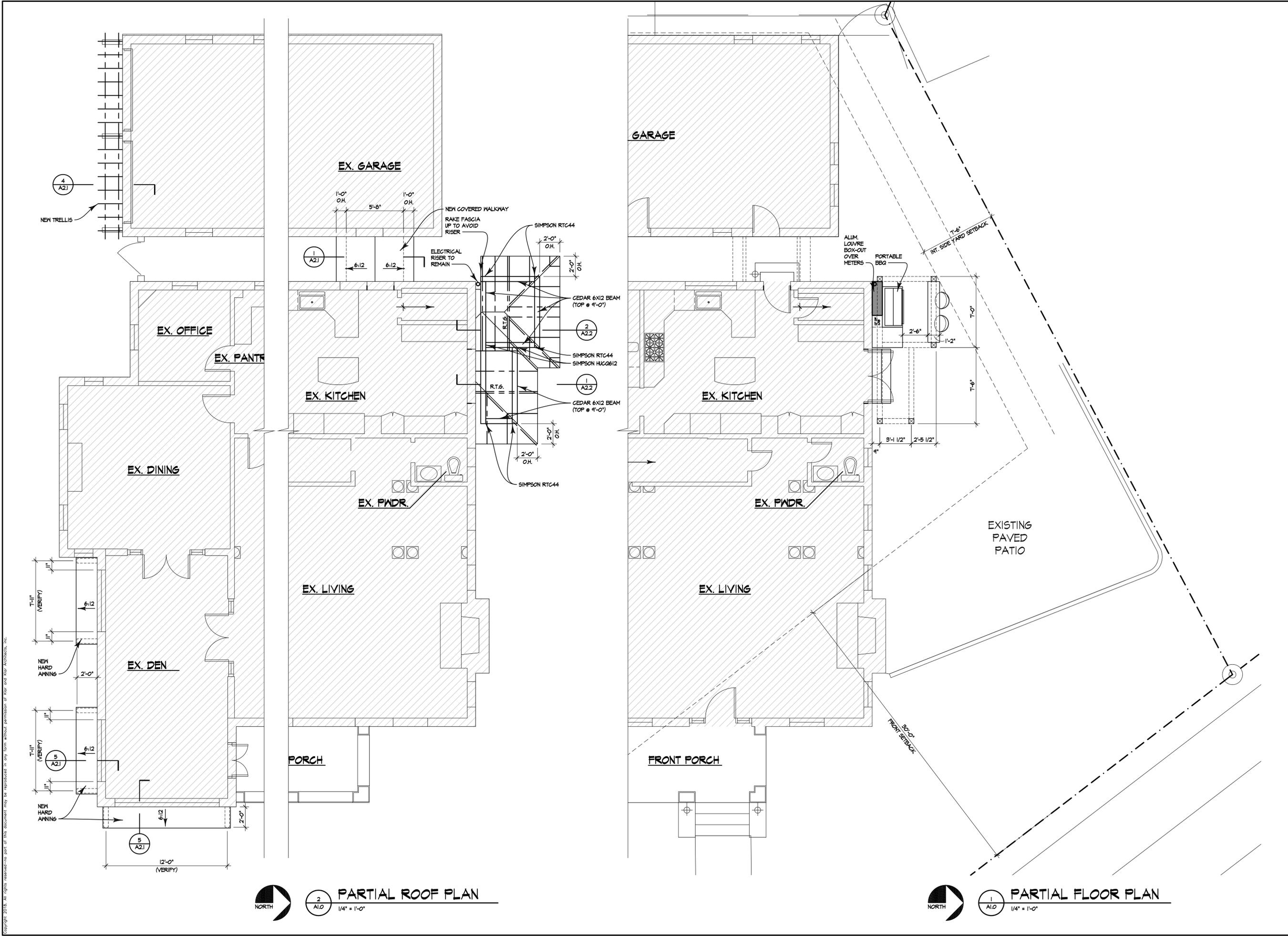
klar and klar

 architects inc.
 28473 u.s. 19 n.
 clearwater, fl 33761
 727-799-5420

GHORMLEY RESIDENCE
 2300 ANDALUSIA WAY
 N. ST. PETERSBURG, FL

American Institute of Architects
 member firm
 Roberta S. Klar
 Steven L. Klar

AA 0002321
 Preliminary
 Permitting Set
 Construction Set
 Date: 08.09.18
 Drawn: KN
 Sheet:

A1.0
 Of:



 **PARTIAL ROOF PLAN**
 2
 A1.0
 1/4" = 1'-0"

 **PARTIAL FLOOR PLAN**
 1
 A1.0
 1/4" = 1'-0"

Copyright 2018. All rights reserved. No part of this document may be reproduced in any form without permission of Klar and Klar Architects, Inc.

revision	by

klar and klar

architects inc.
 28473 u.s. 19 n.
 clearwater, fl 33761
727-799-5420

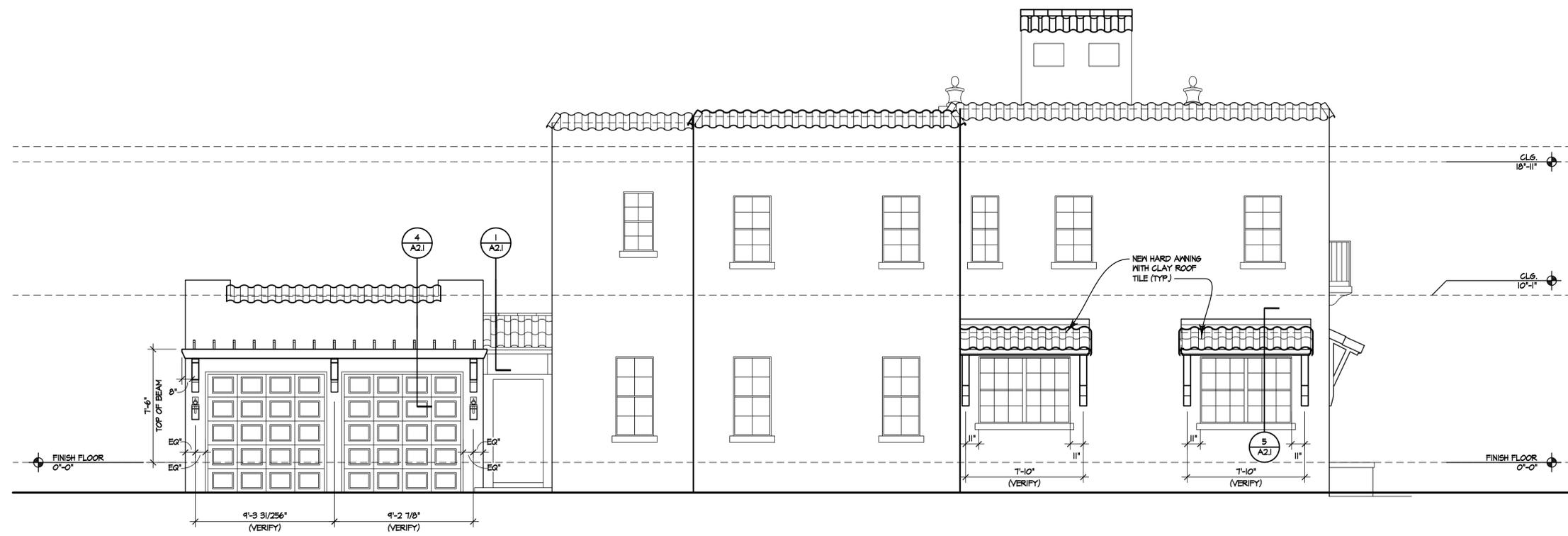
GHORMLEY RESIDENCE
 2300 ANDALUSIA WAY
 N. ST. PETERSBURG, FL

American Institute of Architects
 member firm
 Roberta S. Klar
 Steven L. Klar

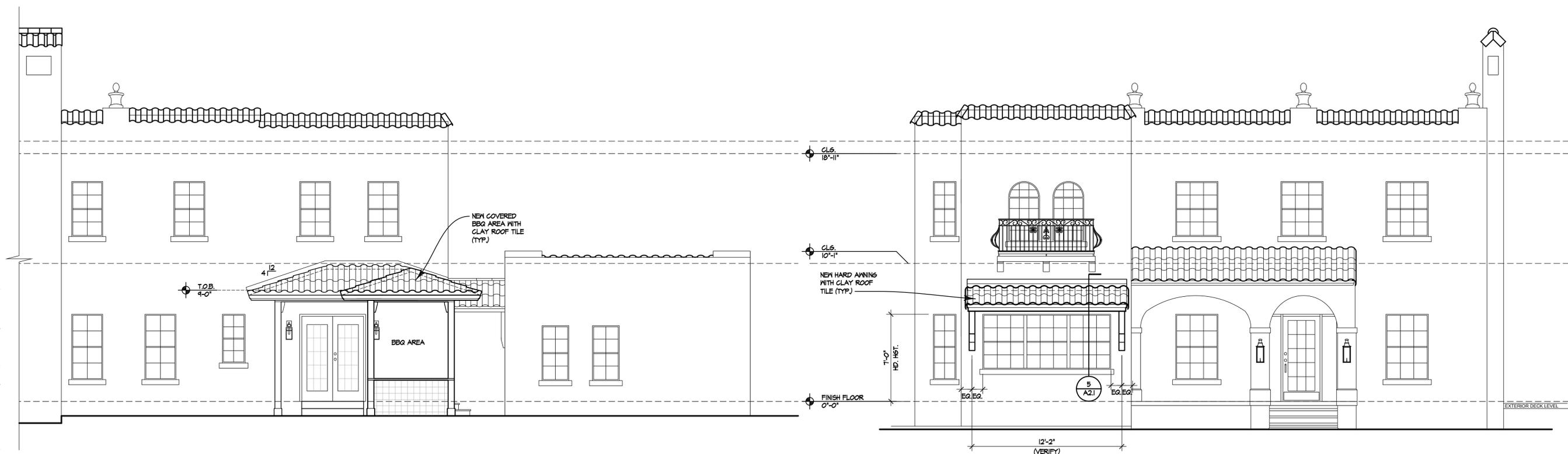
AA 0002321
 Preliminary
 Permitting Set
 Construction Set
 Date: **08.09.18**
 Drawn: **KN**

Sheet:
A2.0

Of:



3 SOUTH ELEVATION
 A2.0
 1/4" = 1'-0"



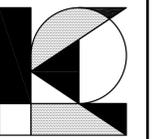
2 NORTH ELEVATION
 A2.0
 1/4" = 1'-0"

1 EAST ELEVATION
 A2.0
 1/4" = 1'-0"

Copyright 2018. All rights reserved-no part of this document may be reproduced in any form without permission of Klar and Klar Architects, Inc.

revision	by

klar and klar

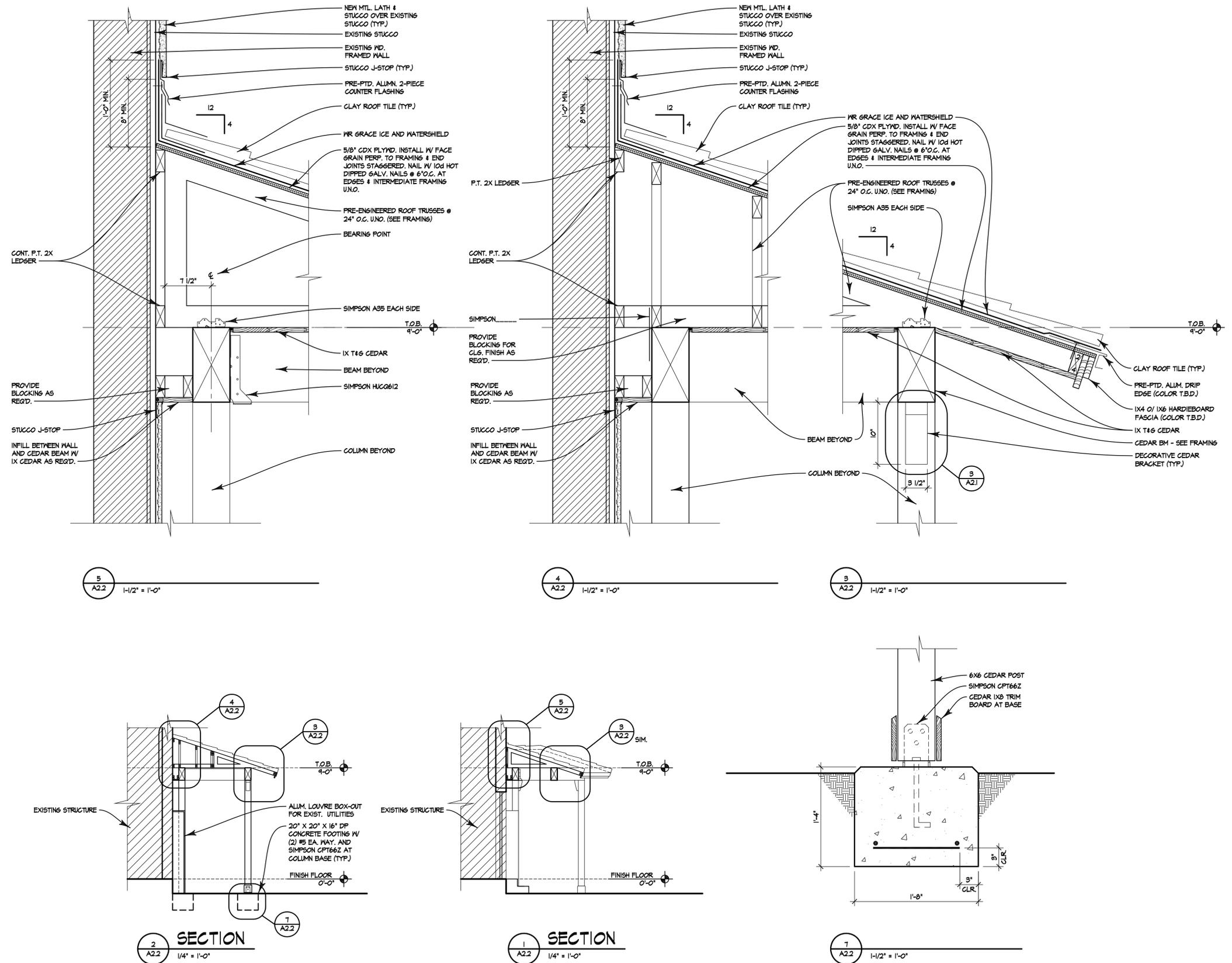


architects inc.

28473 u.s. 19 n.
clearwater, fl 33761

727-799-5420

GHORMLEY RESIDENCE
2800 ANDALUSIA WAY
N. ST. PETERSBURG, FL



Copyright 2018. All rights reserved-no part of this document may be reproduced in any form without permission of Klar and Klar Architects, Inc.

American Institute of Architects
member firm

Roberta S. Klar
 Steven L. Klar

AA 0002321

Preliminary
 Permitting Set
 Construction Set

Date: 08.09.18

Drawn: KN

Sheet:

A2.2

Of:

revision	by

klar and klar

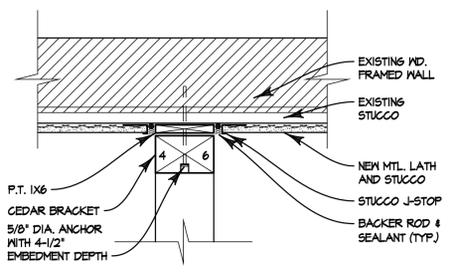
 architects inc.
 28473 u.s. 19 n.
 clearwater, fl 33761
 727-799-5420

GHORMLEY RESIDENCE
 2300 ANDALUSIA WAY
 N. ST. PETERSBURG, FL

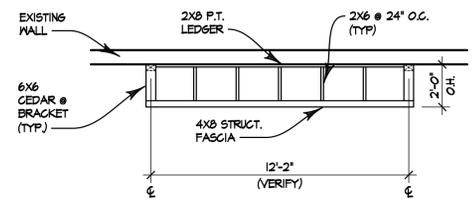
American Institute of Architects
 member firm
 Roberta S. Klar
 Steven L. Klar

AA 0002321
 Preliminary
 Permitting Set
 Construction Set
 Date: 08.09.18
 Drawn: KN
 Sheet:

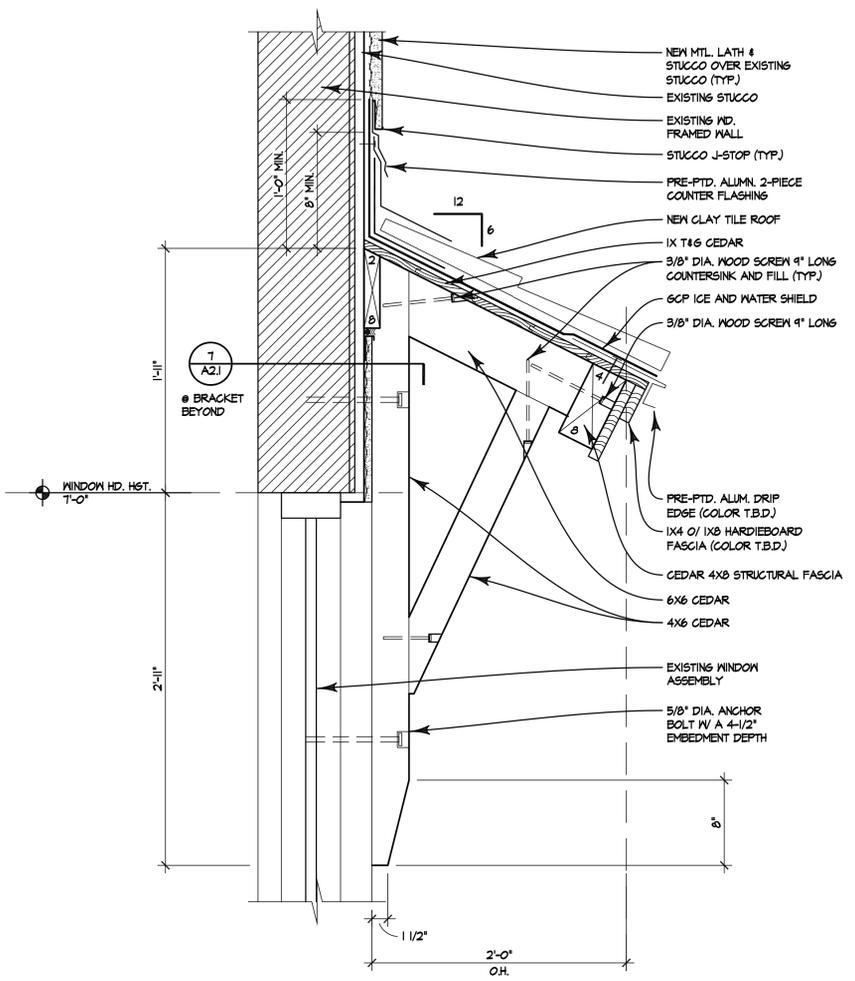
A2.1
 Of:



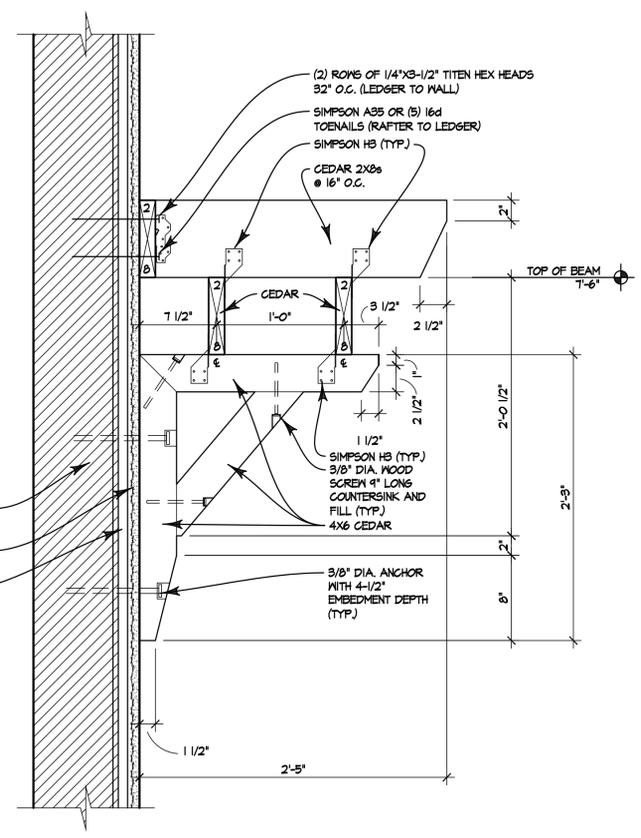
7
A2.1
1-1/2" = 1'-0"



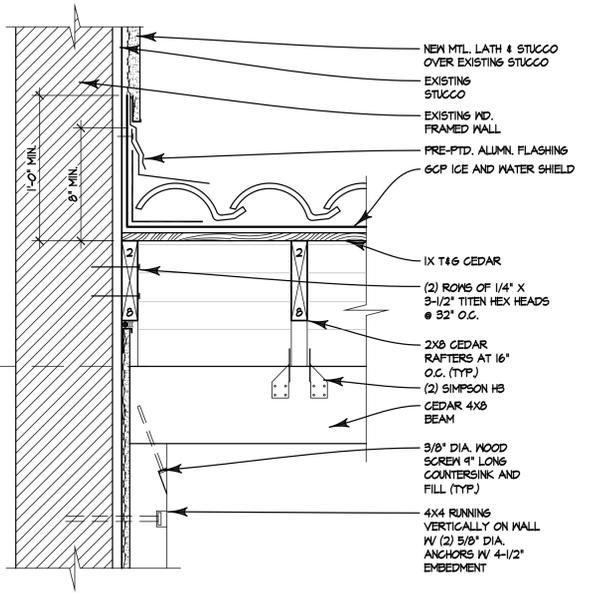
6
A2.1
1/4" = 1'-0"



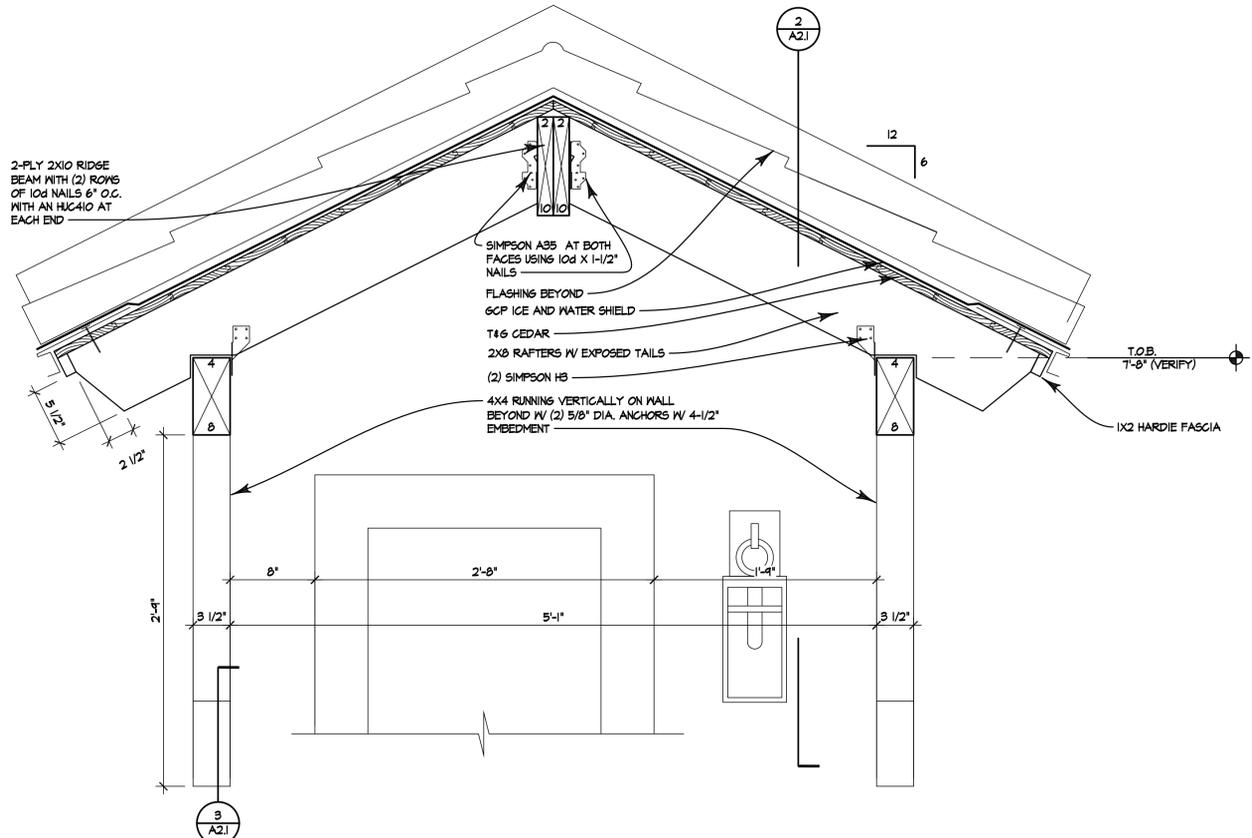
5
A2.1
1-1/2" = 1'-0"
@ WINDOW



4
A2.1
1-1/2" = 1'-0"
@ GARAGE



2
A2.1
1-1/2" = 1'-0"



1
A2.1
1-1/2" = 1'-0"

3
A2.1
1-1/2" = 1'-0"

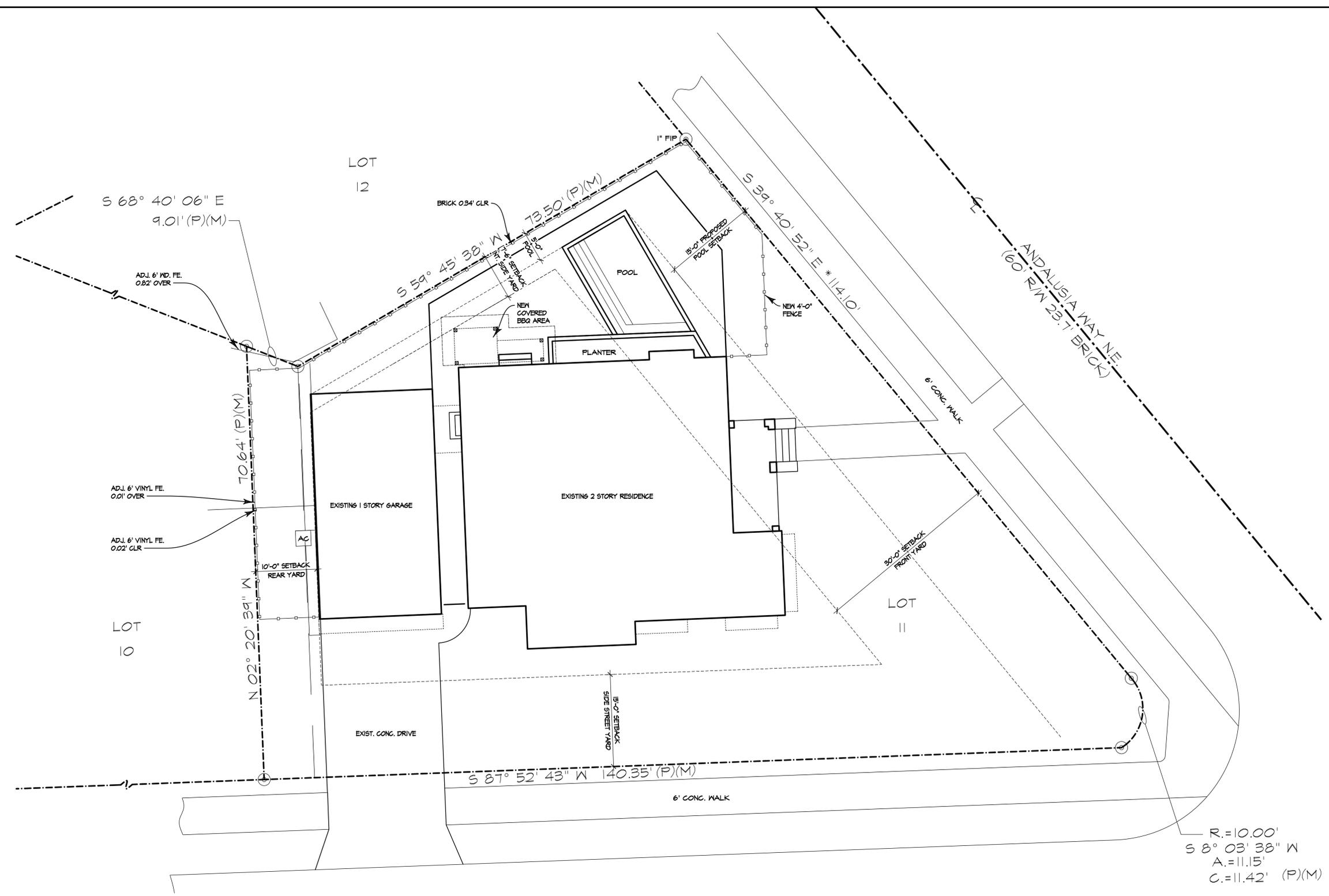
Copyright 2018. All rights reserved-no part of this document may be reproduced in any form without permission of Klar and Klar Architects, Inc.

revision	by

klar and klar

 architects inc.
 28473 u.s. 19 n.
 clearwater, fl 33761
 727-799-5420

GHORMLEY RESIDENCE
 2800 ANDALUSIA WAY
 N. ST. PETERSBURG, FL



R.=10.00'
 S 8° 03' 38" W
 A.=11.15'
 C.=11.42' (P)(M)



ARCHITECTURAL SITE PLAN
 1/4" = 1'-0"

LEGAL DESCRIPTION:
 Lot 11 and the East 8.25' feet of Lot 10, Block 4, C. PERRY SNELL'S GRANADA TERRACE ADDITION TO ST. PETERSBURG, as recorded in Plat Book 6, Page 45 of the Public Records of Pinellas County, Florida.

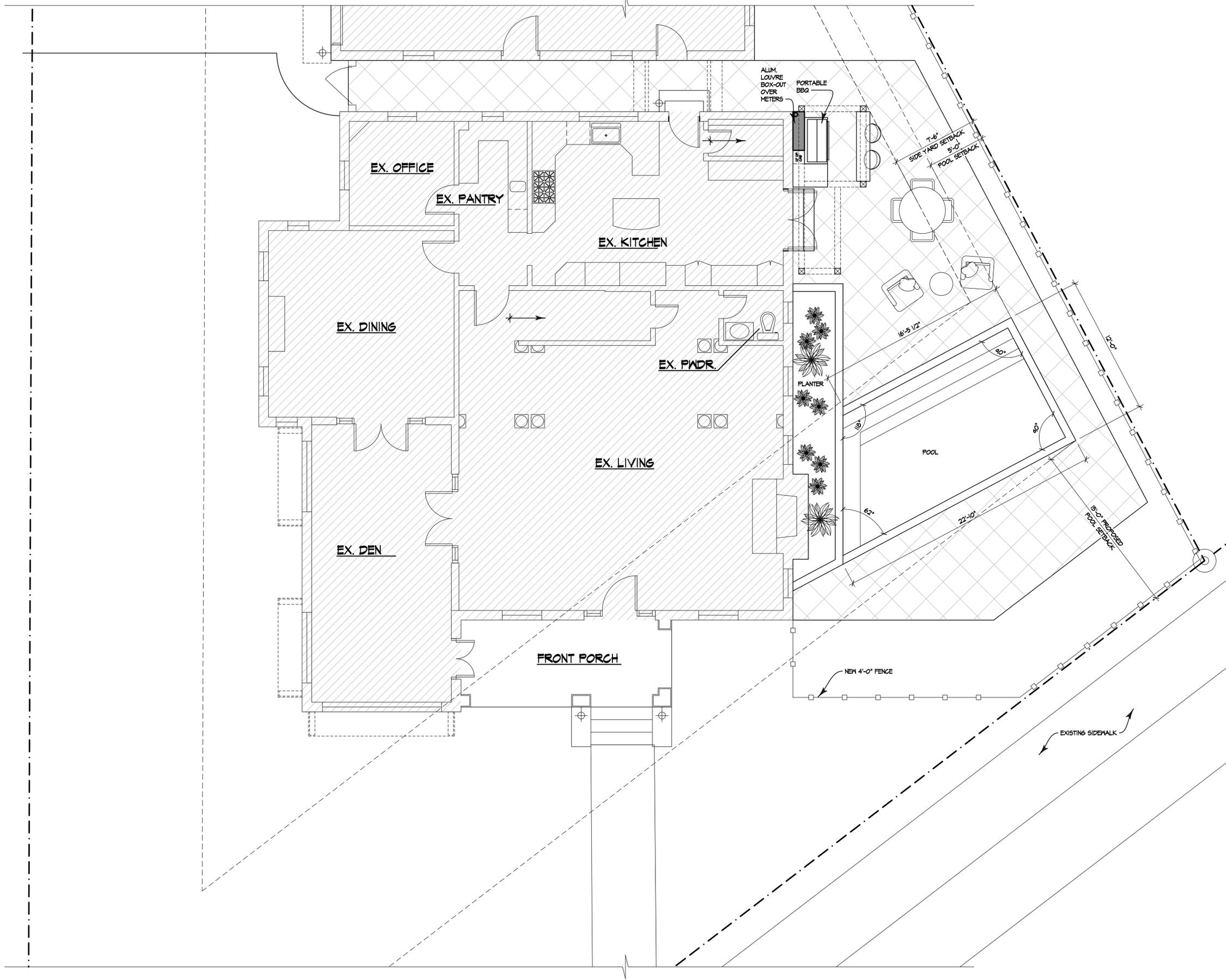
BASE FLOOD ELEVATION:
 THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE 'C' ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 125148001B, EFFECTIVE DATE SEPTEMBER 30, 1983.

NOTE:
 SITE PLAN BASED ON OWNER PROVIDED SURVEY DATED 2-10-01 BY MURPHY'S LAND SURVEYING, INC. REG. P.L.S. #5933.

American Institute of Architects
 member firm
 Roberta S. Klar
 Steven L. Klar

AA 0002321
 Preliminary
 Permitting Set
 Construction Set
 Date: 08.27.18
 Drawn: KN
 Sheet: SPI
 Of:

Copyright 2018. All rights reserved-no part of this document may be reproduced in any form without permission of Klar and Klar Architects, Inc.



revision	by

klar and klar

 architects inc.
 28473 u.s. 19 n.
 clearwater, fl 33761
 727-799-5420

GHORMLEY RESIDENCE
 2800 ANDALUSIA WAY
 N. ST. PETERSBURG, FL

American Institute of Architects
 member firm
 Roberta S. Klar
 Steven L. Klar

AA 0002321
 Preliminary
 Permitting Set
 Construction Set
 Date: 08.27.18
 Drawn: KN

Sheet:
SP2
 Of:

Copyright 2018. All rights reserved-no part of this document may be reproduced in any form without permission of Klar and Klar Architects, Inc.

  **PROPOSED POOL PLAN**