



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 October 8, 2019 beginning at 2:00 p.m. in the Auditorium,
The Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commissioner 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.:	19-90200038
Address:	TBD 22 nd Avenue Northeast (tentatively 325)
Legal Description:	GRANADA TERRACE ADD BLK 7, (GRANADA TERRACE HISTORIC DISTRICT) LOT 17
Parcel ID No.:	07-31-17-362562-007-0170
Date of Construction:	N/A
Local Landmark:	Granada Terrace Local Historic District (HPC 88-02)
Owner:	Martin Hoedhold and Sera Lavelle
Request:	COA for new construction of a single-family residence in a local historic district.

Historical Context and Significance

Designed and platted for up to 132 parcels in February 1924 by prominent local developer C. Perry Snell, the Granada Terrace subdivision is an example of residential suburban design following the tenets of the City Beautiful movement occurring from the late 1800s to the 1920s. Granada Terrace was intended as an exclusive, homogeneous residential enclave of custom Spanish and Italian designs. These designs were specified in the original deed restrictions, which at the time, were the most restrictive in the City. The deed restrictions also dictated the type of materials that could be used, such as stucco. The residences featured eclectic architecture that predominantly utilizes Mediterranean Revival details combined with references to Spanish Colonial and Italian Renaissance styles. Today, the remaining buildings representing the original development of Granada Terrace reveal a collective of asymmetrical massing, grouping of differently sized volumes, rounded and squared window and door openings inserted without order to reflect interior use and flows, Spanish tile cladding above gable and hipped roofs, flat roofs with parapets and additional forms, exposed eave brackets, actual and simulated towers, stucco exteriors over wood frame and concrete block, terracotta and wrought iron detailing, etc. The notion of preserving the intended character of the subdivision was perhaps framed best by Snell himself, who suggested that the restrictions would, “afford more protection to the purchasers of the property, and will assure the builders of homes, that others will go up which will increase the valuation of theirs.”¹ By 1926 and the imminent collapse of the Florida Land Boom, 38 Spanish and Italian influenced residences had been constructed, thus establishing the character of the neighborhood.

The subject property was never developed and remained a vacant parcel as part of Lot 16, a contributing property, until 2015 when the property was sold separately as a buildable lot. A 2016 survey delineated it as Lot 17 subject to Zoning Buildable Lot Letter 15-42000059. The following applicable conditions were set forth:

1. All vehicular access to be accomplished through the alley to the north of Lot 17, for both Lots 16 and 17.
2. All parking for the new and existing structures will need to be located behind the principal structures on each site.
3. Meet the setbacks for NT-3 development of Lot 17. No variances to setbacks can be supported by staff for development on Lot 17, as any hardship would have been self-created by the division of the lots, other than that required for tree preservation.

¹ Ibid., p. 1.

Project Description and Review

Project Description



The proposed dwelling is to be two stories with a total height of 32 feet, 4 inches from grade and contain a total of 3,162 square feet of living space with a 591 square foot attached garage for a total size of 3,753 square feet. Per the application (Appendix A), materials will be as follows:

- “Conventional CMU [concrete masonry unit] construction with wood floor and roof trusses;”
- Stucco exterior siding;
- Concrete tile roof;
- Sash windows with true divided lights built by PGT; and
- Wood front door.

The building’s width on the front is a total 41 feet wide, with the two-story portion spanning a width of 27 feet. The overall length of the building is 86 feet with the second-story portion extending the length of 68 feet. The building has a mixture of traditional roof forms, such as flat roofs with parapets, hip roofs, shed porch roof and a gable roof. The property backs onto an alley that is also accessed by 315 22nd Ave NE (see Figure 1).

Additional details about the exact size, material, and profile of elements such as windows were not provided as part of this application, but it is typical of the COA process for new construction for such fine details to be submitted during the construction process and subject to staff approval.



Figure 1: Alley access showing rear of 325 22nd Ave NE and 315 22nd Ave NE

Proposed Setbacks	
Front building setback:	30' 0"
East side porch setback:	6' 0"
East side building setback:	Unknown, more than required 7' 6"
West side building setback:	8' 0"
Rear building setback:	24' 3"

Proposed Square Footage	
First floor:	1,518 SF
Attached garage:	591 SF
Upstairs balcony:	91 SF
Second floor:	1,644 SF
Total Living Square Footage:	3,162 SF
Overall Square Footage	3,753 SF

General Criteria for Granting Certificates of Appropriateness and Staff Findings

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

The proposed new construction will insert a noncontributing building between two contributing properties in the Granada Terrace Local Historic District. The new residence will be located on a currently-vacant parcel that was created from the vacant side yard of the property at 315 22nd Avenue Northeast following the conditional approval of a Buildable Lot Verification Form by the City of St. Petersburg in April 2015 (see Appendix C). The 1924 plat for Granada Terrace (Figure 2) shows the parcel, suggesting that Snell's original intent for the district was for it to be developed, however it remained vacant through both the 1920s land boom and the subsequent post-War wave of development and eventually became part of the property to the west before being divided again in 2015 (Figure 3).

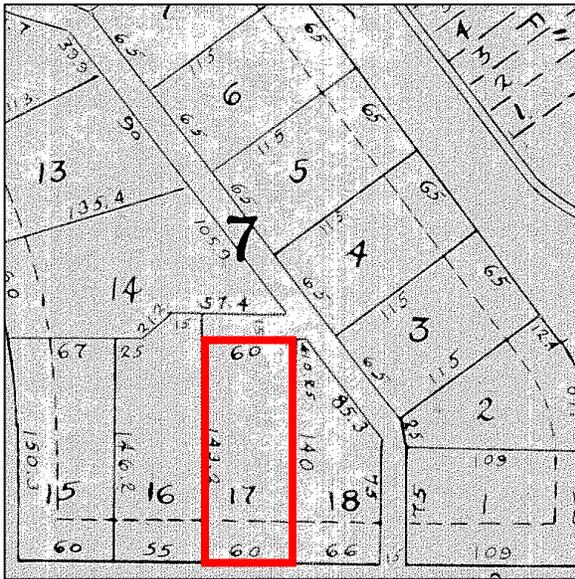


Figure 2: Section from 1924 Plat of C. Perry Snell's Granada Terrace Addition to St. Petersburg. Plat Book 6, Page 45

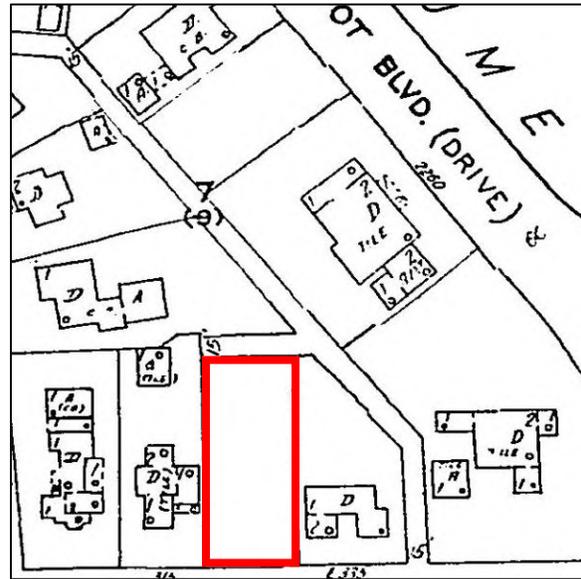


Figure 3: Section from 1952 Sanborn Map of St. Petersburg. Volume 1, Page 66

Because the original intent of this development appears to have been for the parcel in question to contain a residence similar to surrounding homes, staff finds that it would be appropriate to the district to allow the construction of a residence on the site, so long as it meets the standards for new construction in historic districts discussed below.

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

The proposed residence will front 22nd Avenue NE, which serves as the subject district's southern boundary in this location. Its setback from the right-of-way will be 30 feet, which is in keeping with adjacent properties, thereby creating visual consistency between the building facades and front yards. The proposed plans show that the building footprint will be outside of the required setbacks. The neighboring, contributing structures appear to have smaller side yard setbacks, but that does not appear to be a character defining feature of the district. Massing will be evaluated in further detail below.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

The proposed residence will change the status of an undeveloped property into a developed one.

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

The denial of a Certificate of Appropriateness would not deprive the property owner the ability to further develop this site.

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

The plans appear to be able to be reasonably carried out by the applicant.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Staff contends that the proposed new construction will negatively impact the historic integrity of the Granada Terrace Historic District. Granada Terrace was intended to be a homogenous enclave with cohesive architectural styles, asymmetrical massing, and groupings of differently sized volumes. When the second period of development began in 1941, the newer houses were constructed with similar or smaller mass and often used stucco and other compatible materials to fit in with the older homes, creating a harmonious appearance. The inclusion of new construction with a large bulk could negatively impact that integrity of a district that is known for its homogenous collection of architectural styles and buildings with a mixture of one and two-story masses.

Additional Guidelines for New Construction

In approving or denying applications for a COA for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines:

1. *The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.*

Due to the second-story portion of the house running most of the length of the buildable area, the second-story height will not be visually compatible with other contributing resources in the district. An analysis of second-story portions of contributing structures within the Granada Terrace Historic District shows that historic resources traditionally have a second-story massing that is approximately 34 feet wide by 34 feet long. The second-story portion of this proposed building will span a length of approximately 68 feet, almost double the average length of contributing resources. This means that the building will be significantly taller and out of scale with the contributing resources in the district.

The two neighboring properties that will be most impacted are 335 22nd Avenue NE (bottom left) and 315 22nd Avenue NE (bottom right), which are both contributing resources to the historic district. 335 22nd Avenue NE is a structure with traditional scale and height, as it is a combination of one and two-story assemblage of massings. The building's second story portion is approximately 34.5 feet by 23 feet. 315 22nd Avenue NE is one of the few contributing structures to Granada Terrace Historic District that is only one-story.



2. *The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.*

The proposed project appears to meet this criterion.

3. *The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.*

The project complies with this criterion, with the exception of the large stairway window on the west elevation, and the small windows on the east elevation. Due to the one-story front massing, the windows on the east elevation won't be highly publicly visible.



Figure 4: West (top) and east (bottom) elevations with windows highlighted that are not visually compatible with window sizes on contributing resources in the district. Due to the one-story front massing, the windows on the east elevation will not be highly publicly visible.

4. *The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.*

The proposed project appears to meet this criterion.

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 appears to meet this criterion.

6. *The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.*

The proposed project appears to meet this criterion.

7. *The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.*

The project is proposing to utilize a stucco exterior with Spanish barrel tiles for the roof, which are predominant materials used in the historic district.

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

The proposed structure contains mostly a flat roof with a parapet, hipped roofs with barrel shingles, and a lean-to front porch roof with barrel shingles. These roofs forms and shapes are visually compatible with the contributing resources in the district.

9. *Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.*

The proposed plans appear to meet this criterion.

10. *The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

The proposed project meets this criterion. Massing is further discussed below.

11. *The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.*



Figure 6: 2405 Brevard Road NE utilizes different roof forms and shapes to break up the massing. The building is approximately 36 feet wide and is on average 42 feet deep on the second-story.

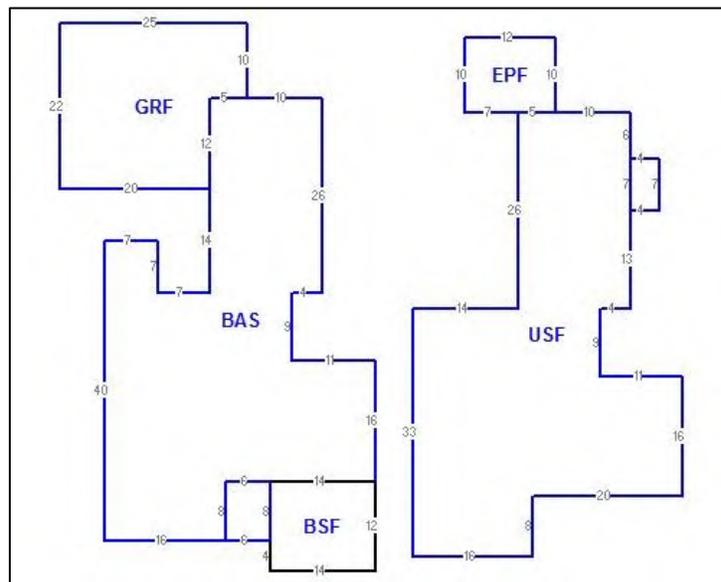


Figure 7: 2321 Brevard Road NE utilizes off-set massings and cut-outs to create a smaller appearance.

Instead the applicant has used a very linear and rectangular footprint (see below), which does not follow the traditional architectural flow for contributing resources in Granada Terrace. The proposed plans neither use the central two-story massing with one-story features, nor does it use the rambling, off-set type of footprint, or large cut-outs in the massing that some of the longer or wider houses utilize.

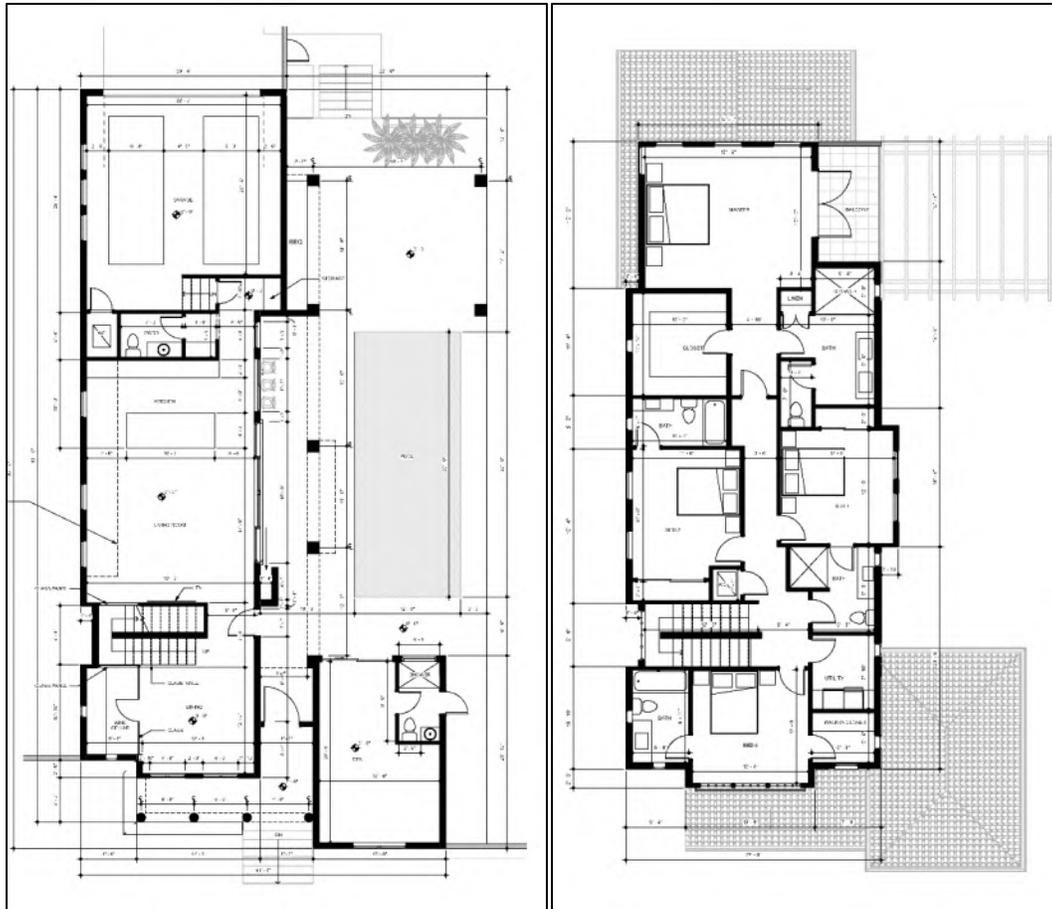


Figure 8: 22nd Ave NE analysis showing the different forms of second-story massing flow (in orange).

12. New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.

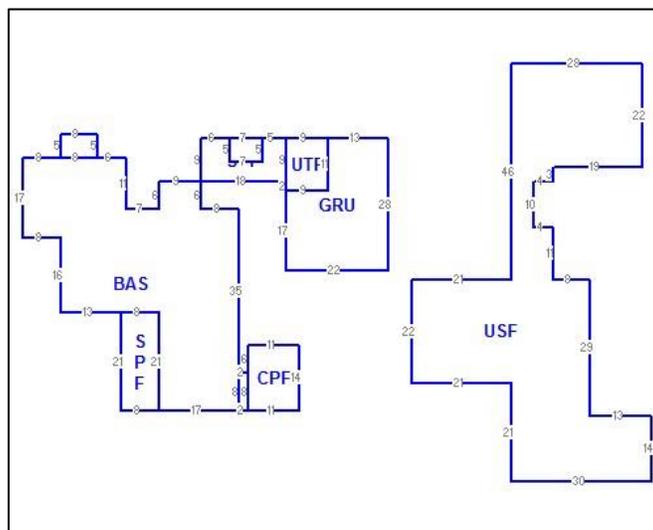
Staff has started to address massing under previous guidelines. The proposed structure will incorporate one general, rectangular two-story massing that practically extends from the front yard setback to the rear building setback. The second-story massing follows a similar wall plane, with only a few cut-outs and one central bump-out that are approximately 1.5-foot breaks from the main wall plane. The second-story portion of the building is approximately 27 feet wide and approximately 68 feet long, almost twice the length of average second-story massing of contributing resources in the district.



Staff has concerns that the long two-story section that is longer than every other contributing structure in the historic district with the exception of 136 23rd Avenue NE (89-foot-long second-story) and 2300 Brevard Road NE (72 feet wide). 136 23rd Avenue NE utilizes the type of off-set massing with large cut-outs and small connectors that was discussed above. This helps to reduce how the massing appears. The property is also on a very large lot, almost twice the size of 325 22nd Avenue NE (see Appendix C).



Figure 9: 136 23rd Avenue NE. The building footprint is provided below.



Therefore, staff finds that the proposed project is not compatible with the massing, size, and scale of contributing resources in the Granada Terrace Historic District as it has twice the length of the average second-story of contributing resources. The average second-story width and length of contributing buildings are approximately 34 feet wide and 35 feet deep. The average square footage of contributing resources is 3,562 SF, only 191 SF smaller than the proposed 3,753 SF of 325 22nd Avenue NE, and therefore, the proposed structure’s square footage is compatible with the district.

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

This proposed project appears to meet this criterion.

Staff Recommendation

Based on a determination of overall consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **deny** the Certificate of Appropriateness request for new construction of a single-family home at the property tentatively called 325 22nd Avenue Northeast, a non-contributing property to the Granada Terrace Historic District. The proposed new construction is not compatible in massing, height, scale, and flow with the contributing resources in the district, and therefore does not meet guidelines 11 and 12 for New Construction.

If **approved**, suggested conditions of approval are as follows:

- Details of finer materials not included herein, including roof material; window profile, configuration, and placement in the wall planes; balcony and porch railing design; exterior door and gate details; etc. will be provided to and subject to review by staff as they become available.
- Any other design changes not included as part of this COA review and approval shall require the approval of the CPPC, with the exception of minor changes as deemed appropriate by staff.
 - As this property is located in the flood zone AE-8, staff requested the base flood elevation (BFE) and the design flood elevation (DFE) to confirm the height of the building. The BFE and DFE were not provided by the applicant, and therefore, if any FEMA regulations require the building to be taller than the 32 feet, 4 inches from grade (not DFE or BFE) to the peak of the roof and taller than 27 feet from grade (not DFE or BFE) to the top of the parapet as is depicted in these plans, then the new design will need CPPC review.
- Extant historic landscape elements including granite curbs and mature shade trees shall be preserved where possible.

References

- City of St. Petersburg. C. Perry Snell's Granada Terrace Addition to St. Petersburg. Plat Book 6, Page 45. On file, City of St. Petersburg Department of Planning and Development Services.
- Sanborn Map Company. Sanborn Map of St. Petersburg, Florida. 1952. Accessed via ProQuest.
- City of St. Petersburg. *Granada Terrace Historic District Designation Report*. 1988. On file, City of St. Petersburg.

Appendix A:

Application No. 19-90200038



st. petersburg
www.stpete.org

JUN 28 2019

CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

325 22nd Ave NE

Property Address

07-31-17-32562-007-0170

Parcel Identification No.

Historic District / Landmark Name

Corresponding Permit Nos.

Martin Hoedholt & Sera Lavelle

Owner's Name

Property Owner's Daytime Phone No.

330 3rd St S, Suite 919, St. Pete FL 33701

coffeepotpoolhouse@gmail.com

Owner's Address, City, State, Zip Code

Owner's Email

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

Owner's Address, City, State, Zip Code

Representative's Email

APPLICATION TYPE (Check applicable)

- | | | | |
|-------------------------------------|------------------|--------------------------|-------------------------|
| <input type="checkbox"/> | Addition | <input type="checkbox"/> | Window Replacement |
| <input checked="" type="checkbox"/> | New Construction | <input type="checkbox"/> | Door Replacement |
| <input type="checkbox"/> | Demolition | <input type="checkbox"/> | Roof Replacement |
| <input type="checkbox"/> | Relocation | <input type="checkbox"/> | Mechanical (e.g. solar) |
| <input type="checkbox"/> | Other: | | |

TYPE OF WORK (Check applicable)

- | | |
|--------------------------|---------------------|
| <input type="checkbox"/> | Repair Only |
| <input type="checkbox"/> | In-Kind Replacement |
| <input type="checkbox"/> | New Installation |
| <input type="checkbox"/> | Other: |

AUTHORIZATION

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 Community Planning and Preservation 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:

Date:

6/27/19

Signature of Representative:

Date:

Dear Board Members of the CPPC:

September 30, 2019

We wanted to reach out to give you more information and context before our public hearing on Tuesday, October 8th at 2pm and also give you the opportunity to reach out to us with questions, comments or concerns before we meet. We purchased the vacant lot at 325 22nd Ave NE at the end of last year in what we believe to be the most beautiful area of the city. We moved to St. Petersburg just over a year ago after falling in love with it, and building this home would really be a dream come true for us.

We are extremely excited to live here, raise our twin toddlers here, and really hope to be among the beautiful homes that add character to the Granada Terrace neighborhood. We are happy to address any comments or concerns during the meeting, but we also want to give you any information that might be helpful before the meeting so that you have plenty of time to review. This includes our plans, information about our plot of land, several letters of support from our neighbors, and a document from REP Architects. We chose REP architects to design our home as we felt them to be the most fitting since their firm was responsible for creating the historic manual to which the city adheres. We hope to demonstrate to you both before and during the meeting that we have gone to extraordinary measures to adhere to the historic guidelines, blend in well with the neighborhood, and reach out to neighbors to make sure that we are a welcomed addition to the neighborhood.

We are always happy to give 100% transparency about our plans and process, so we welcome any questions or comments before the meeting. Please feel free to reach out to us at our joint email address coffeepotpoolhouse@gmail.com or by contacting me, Sera Lavelle, at 917-566-8031 or my husband, Martin Hoedholt, at 347-224-5001.

Thank you for taking the time to look through this information. We welcome any feedback and look forward to discussing with you in person on the 8th.

Best wishes,



Sera Lavelle & Martin Hoedholt

Included documents:

- #1 - Neighbor Support.pdf
- #2 - 325 22nd Ave NE - Surroundings.pdf
- #3 - Buildable Lot Letter 11-01-18.pdf
- #4 - Letter to Neighbors for Mailing.pdf
- #5 - Letter of Compatibility_9.24.19.pdf
- #6 - 325 22nd AVE NE FULL SET 9.23.19.pdf

Dear Future Neighbors,

This is Sera Lavelle & Martin Høedholt (Hoeedholt), the couple that many of you have met personally or may have seen strolling the neighborhood and alleys with our twin toddlers (Lykke & Mikkel) for inspiration for the design of our new home. We can't express enough how much we love the neighborhood and really hope to be part of the community.

In addition to giving you the mailing of the public hearing, we also wanted to reach out and let you know a little bit more about us personally and also give you the opportunity to reach out to us with questions, comments or concerns. We purchased the vacant lot at 325 22nd Ave NE at the end of last year in what we believe to be the most beautiful area of the city, and this home is really a dream for us.

I, Sera Lavelle, am originally from Cleveland, Ohio and my husband Martin Høedholt is from Horsens, Denmark. We met in New York city in 2011 while I was in graduate school and my husband had just moved to the United States for work. Coincidentally, when we first met, he was traveling to Tampa 4 days per week for work. As Martin was drawn to this city after being on a project for 9 months and I had always come to this area as a child with my family, we continued to travel here regularly to enjoy the area and the beautiful beaches and we fell in love with St. Pete. One cold night sitting in our small NYC apartment with our newborn twins, the decision was made - we simply had to be in St. Pete. After some careful planning with work, we were fortunate enough to call St. Pete our home starting May 2018.

We are extremely excited to live here, raise our children here, and really hope to be among the beautiful homes that add character to this neighborhood. We are always happy to give 100% transparency on our home, so we welcome anyone reaching out to us with questions at coffeepotpoolhouse@gmail.com. If anyone would be willing to support us at our CPPC meeting, we would be overwhelmingly grateful if you were able to attend the meeting on October 8th or email us with a letter letting them know that you support the building of our home.



Proposed design

Thank you so much for taking the time to read this and we hope to meet all of you that we haven't already met soon!

Sincerely,

Sera, Martin, Lykke & Mikkel
330 3rd St S, Unit 919
St. Petersburg, FL 33701



Photo taken by neighbor located at 346 22nd Ave NE (across the street)

REP

RENKER EICH PARKS ARCHITECTS

Re: 22nd Avenue NE lot 17, block 7

- 1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.**

The house is two stories in height with a variety of one-story elements. It has a combination of low pitch and "flat" roofs making it similar in scale and language with existing development- the flood code does require it to be higher than original, 1920s buildings-

- 2. The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.**

The proposed new construction will be taller than existing houses in the district due to the flood requirements- however, proportions of width/height are consistent with surrounding styles and well within all zoning regulations.

- 3. The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.**

Tall narrow windows are used and are in keeping with existing historic window proportions/patterns. 4 over 4 mutton pattern windows have been added per Staffs recommendations.

- 4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.**

An animated façade with several different planes is in keeping with the older houses and historic nature of the neighborhood.

- 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.**

Setbacks are similar to existing development pattern in the district.

- 6. The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.**

A large, broad and open front porch located at the entry is visually compatible with the contributing resources with arches and relationships with window and balcony projections above.

- 7. The relationship of the materials and texture of the facade of the new construction shall be**

REP

RENKER EICH PARKS ARCHITECTS

visually compatible with the predominant materials used in contributing resources in the district

Materials proposed, medium texture stucco, clay barrel tile, stucco band trim and exposed rafter ends (stained not painted), are all in keeping with predominant materials seen within the district.

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

Roof is a combination of flat with parapet and hip with clay barrel tile which is consistent with existing contributing resources within the district.

- 9. Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.**

Walls, pylons, iron gates, pots and tropical landscaping will be incorporated which is consistent with the contributing resources within the district.

- 10. New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.**

Project will relate to the architectural styles within the district yet be a product of its own time with consideration of HVAC, storm mitigation, flood mitigation, building technology and engineering systems as well as modern lifestyle amenities and features. The massing and scale exhibit the, vertically oriented, often asymmetrical massing characteristic of the style of Mediterranean Revival found within the district. The contributing resources within the district were relatively grand for a single-family home of their era. The new construction pays homage to these qualities through massing, size, scale and architectural features while balancing the responsibilities of a new building in the year 2020.

Sergio DeSanto, AIA, Principal



Renker Eich Parks Architects

**Zoning District
NT-2 and NT-3**

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

Neighborhood Traditional Analysis Calculator	
Site Address:	325 22ND Avenue NE
Parcel ID or Lot #:	07-31-17-32562-007-0170
Zoning District:	NT-3
Permit # if Known	NA
1st Submittal Date:	
Revision Date:	

Note: Lot Area and One of the two below lines must be filled in for results to show in grey fields below.

Lot Area in Sq Ft	8,555
Front Yard Area in Sq Ft (area between the front building setback line & the front property line)	1,925
OR	
Front and Street Side yard Area Combined in Sq Ft (Front = area between the front building setback line & the front property line, Side = area between the Street Side building setback line & the Street Side property line)	

Only fill in numerical values in this calculator in the white cells, grey cells have formulas embedded

16.20.010.5 Maximum Development Potential

BUILDING COVERAGE					
Includes all enclosed structures.					
	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	8,555	55%	4,705	2,497	29.19%
OR					
If primary is one story	8,555	60%	5,133		0.00%

IMPERVIOUS SURFACE RATIO (Site Ratio)					
Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 50 percent of the surface area of decks shall be included as impervious surface.					
Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to the existing grade.					
	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	8,555	65%	5,561	4,360	50.96%
Interior Lot - Front Yard	1,925	45%	866	32	1.67%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0		#DIV/0!

email devrev@stpete.org for a digital version or download at www.stpete.org/LDR

FLOOR AREA RATIO

Floor area ratio (FAR) is the measurement of intensity of building development of a site. A floor area ratio is the relationship between gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor area of all buildings on the site and dividing the sum by the net land area. For example, a floor area ratio of 1.0 means one square foot of building may be constructed for every one square foot of lot area.

In the NT zoning districts the FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 500 sf of the floor area of any detached accessory dwelling unit.

				Total Square Feet	
Total Allowed FAR Base	0.40			3,422	
FAR Potential with Bonuses Requested from Next Page - But cannot exceed max Immediately below this row	0.23			1,968	
Max FAR Allowed is .40 base plus potential of .20	0.60			5,133	

Proposed Gross Floor Area New Plus Existing

Actual First Floor (Exclude Percentage of Space Below Design Flood Elevation)	1,518	
Actual Second Floor	1,644	
Attic if Accesible via Stair		
Actual Garage	591	
Actual Other Enclosed		
500 Square Foot Exemption for Accessory Dwelling Unit (Enter as Negative 500)		
		Total FAR Requested
		3,753
		Max FAR Allowed
		5,133

FLOOR AREA RATIO

Residential Floor Area Ratio Bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.

FAR Bonus Points Requested	Max Allowed	Bonus Requested	Drawing Detail / Sheet #
a. One story covered front porch with a separate roof structure with a minimum width of 60% of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08		
b. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire facade, and .005 bonus for every 1 foot of additional front setback of at least one third of the facade but which is less than the entire facade, no bonus is allowed unless the setback is at least six feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.10		
c. Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	0.05/side		
d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf): 0.05 bonus.	0.05		
e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height: 0.02 bonus per foot, maximum 0.06.	0.06	0.06	
f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: 0.04 bonus.	0.04		
g. Side façade articulation: side facades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side facade: 0.02 bonus per side, maximum 0.04.	0.04		
h. Front facade articulation: front facades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10	0.10		
i. All windows have true or simulated divided light muntins on interior and exterior surfaces: 0.03 bonus.	0.03	0.03	
j. One story - principal structure: 0.15 bonus.	0.15		
k. One story - all structures: 0.20 bonus.	0.20		
l. Style, materials and detailing consistent with an Architectural Style in St. Petersburg's Design Guidelines for Historic Properties: .10 bonus	0.10	0.1	
m. Planting of larger shade trees between the front façade and the curb - 4" min caliper measured 6" above grade, Spread 8" -10", Height 4-ft to 16-ft, 100 gallon container grown: 0.01 bonus per tree, maximum 0.02 bonus.	0.02	0.02	
n. LEED or Florida Green Building Coalition Certification: 0.05 bonus.	0.05		
o. Solar Ready: .02 bonus.	0.02	0.02	
Total of Bonuses Requested		0.23	

Repetitive Design

Design of homes on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).

Yes	No
x	

16.20.010.11 Building and Site Design

Wall composition and transparency.

Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank facades, except that garages located at the rear one-third of the lot may have blank facades but not on the street side.

No portion of a facade shall contain a blank area greater than 16 feet in width.

Facade is the face or elevation of a building:

To determine the façade area:

The area of the regulated exterior facade corresponds to the height measurement from the finished floor to the ceiling of the interior space multiplied by the exterior length.

Less any intersecting wall(s) and exterior roof structure(s) within the above area.

For multiple story building; the exterior façade area corresponding to any floor joist(s) is/are not included.

Fenestration - windows, doors and other exterior openings in a building and includes trim, shutters and other architectural details and features.

Entry doors and garage doors count toward fenestration.

Transparency - glass or other transparent or translucent materials that are installed on the exterior façade.

On front, street side, or rear elevations on corner lots the area of the opening in a porch which has no wall in the background counts towards transparency.

On interior side elevations the area of the opening in a porch counts towards transparency.

Height in Feet - Floor to Ceiling			Total Sq. Ft of Façade	Fenestration Required	Square Ft Actual Fenestration	Transparency Required	Square Ft Actual Transparency
Front Elevation	Façade Length in Feet			30%		50.00%	
12.80	41.30	First Floor	528.64	158.592	251.25	79.296	127.5
9.40	28.80	Second Floor	270.72	81.216	118.26	40.608	79.3
		Total	799.36	239.81	369.51	119.90	206.80
Interior Side Elevation	Façade Length of front 2/3			20%		50.00%	
12.80	86.00	First Floor	1100.8	220.16	583.79	110.08	184.25
9.40	68.30	Second Floor	642.02	128.404	169.15	64.202	127.4
Right Elevation		Total	1742.82	348.56	752.94	174.28	311.65
Interior Side Elevation	Façade Length of front 2/3			20%		50.00%	
12.80	86.00	First Floor	1100.8	220.16	216.93	110.08	112.78
9.40	68.30	Second Floor	642.02	128.404	143.05	64.202	135.67
Left Elevation		Total	1742.82	348.56	359.98	174.28	248.45
Street Side	Façade Length in Feet			30%		50.00%	
0.00	0.00	First Floor	0	0		0	
0.00	0.00	Second Floor	0	0		0	
		Total	0.00	0.00	0.00	0.00	0.00
Rear Elevation	Façade Length in Feet			10%		50.00%	
12.80	23.40	First Floor	299.52	29.952	212.15	14.976	189.27
9.40	23.40	Second Floor	219.96	21.996	75.68	10.998	70.85
		Total	519.48	51.95	287.83	25.97	260.12



uo /tampa
5006 South Elberon Street Tampa 33611 813.832.5557

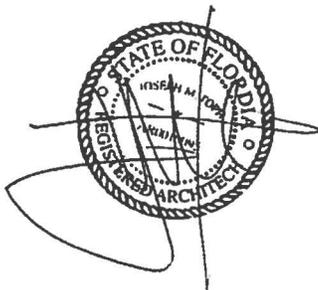
URBANoORDER/tampa.inc...

5006 South Elberon Street Tampa Florida 33611
813.832.5557
URBANoORDERtampa.com
aa26002460

May 14, 2019

Re: 22nd Avenue NE lot 17, block 7

- 1- The house is two stories in height and has a low pitch roof making it similar in scale with existing development- the flood code does require it to be higher than original, 1920s buildings-
- 2- The proposed new construction will be taller than existing houses in the district due to the floor requirements- however, proportions of width/height are consistent with olde style
- 3- Tall narrow widows are used and are in keeping with existing historic window proportions/patterns
- 4- An animate the façade with a number of different planes is in keeping with the older houses and historic nature of the neighborhood
- 5- Setbacks are similar to existing development pattern in the district-
- 6- A large, broad front porch socializes the house and is where the entry is located which is made obvious by the void it is set into and by the small arch window above
- 7- Materials proposed, medium texture stucco, clay barrel tile, precast concrete trim and exposed rafter ends (stained not painted), are all prevalent within the district
- 8- Roof is a combo of flat with parapet and hip with clay barrel tile which is consistent with existing development
- 9- Walls, pylons, iron gates, pots and tropical landscaping will be incorporated which is consistent with historic development
- 10- Project will be visually compatible with historic patterns

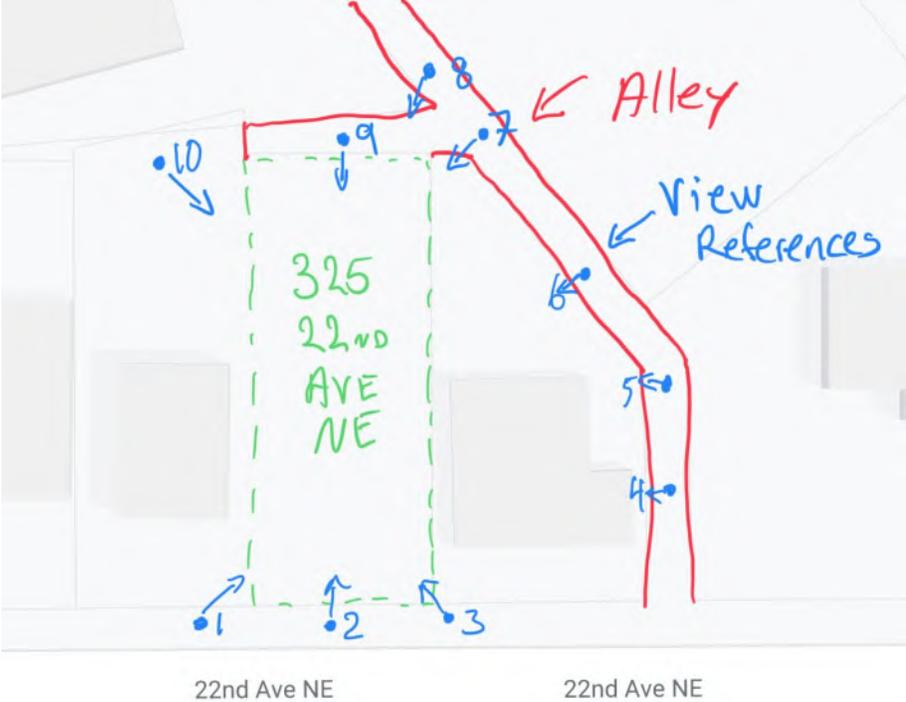


Joe Toph, RA
FI 10,095

REF2 - Views to 325 22nd Ave NE

Public will have a highly limited view of the house, the main exposure to the public will be from 22nd Ave NE. The alley is meant for residents and have very limited other public traffic.

Google maps with notes of the LOT (green), alley indication (red), and photos taken with reference and direction (blue).



Picture location
reference #1 - **North
East View** from 22nd
Ave NE



Picture location
reference #2 - **North
View** from 22nd Ave
NE



Picture location
reference #3 - **North
West View** from
22nd Ave NE



Picture location
reference #4 - **North
View of alley** from
22nd Ave NE



Picture location
reference #5 - **North
West View** from alley



Picture location
reference #6 - **West
View** from alley



Picture location
reference #7 - **South
West View** from alley



Picture location
reference #8 - **South
West View** from alley



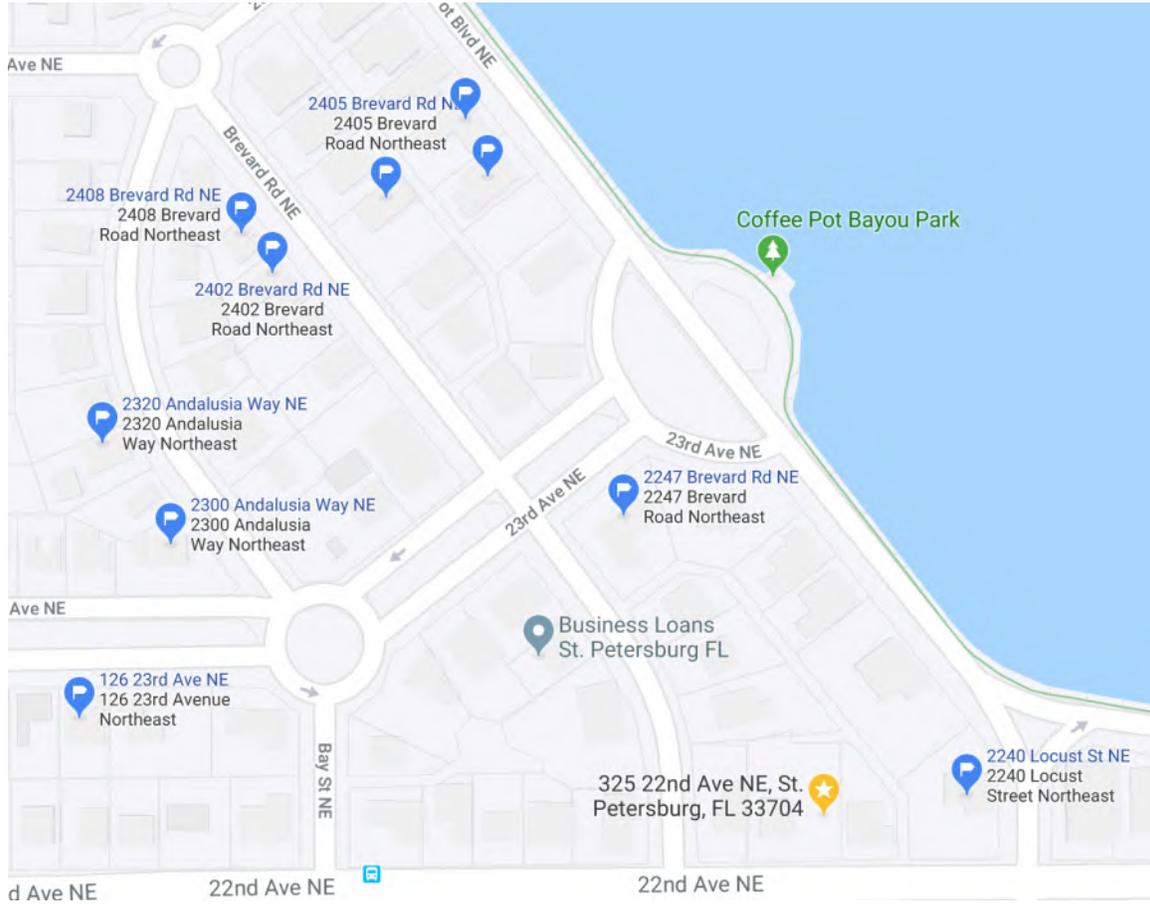
Picture location reference #9 - **South View** from alley



Picture location reference #10 - **South East View** from alley



Overview 1



2400 Coffee Pot Blvd NE, HEIC



2320 Coffee Pot Blvd NE, HEIC



2240 Locust St NE.HEIC



2420 Andalusia Way NE.HEIC



2408 Brevard Rd NE.HEIC



2402 Brevard Rd NE.HEIC



2405 Brevard Rd NE.HEIC



2300 Andalusia Way NE pic1.HEIC



2300 Andalusia Way NE pic2.HEIC



2300 Andalusia Way NE pic3.HEIC



2300 Andalusia Way NE pic4.HEIC



2300 Andalusia Way NE pic5.HEIC



2320 Andalusia Way NE pic1.HEIC



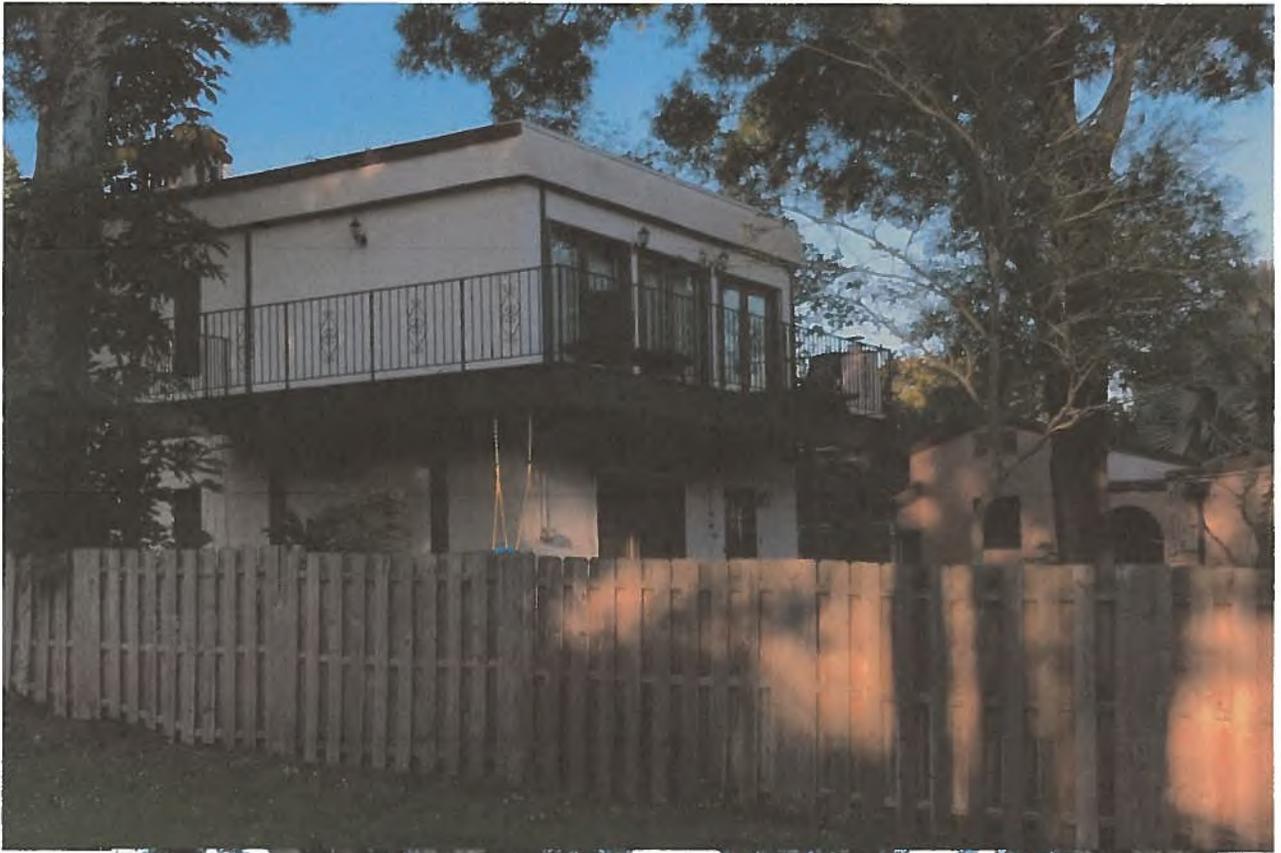
2320 Andalusia Way NE pic2.HEIC

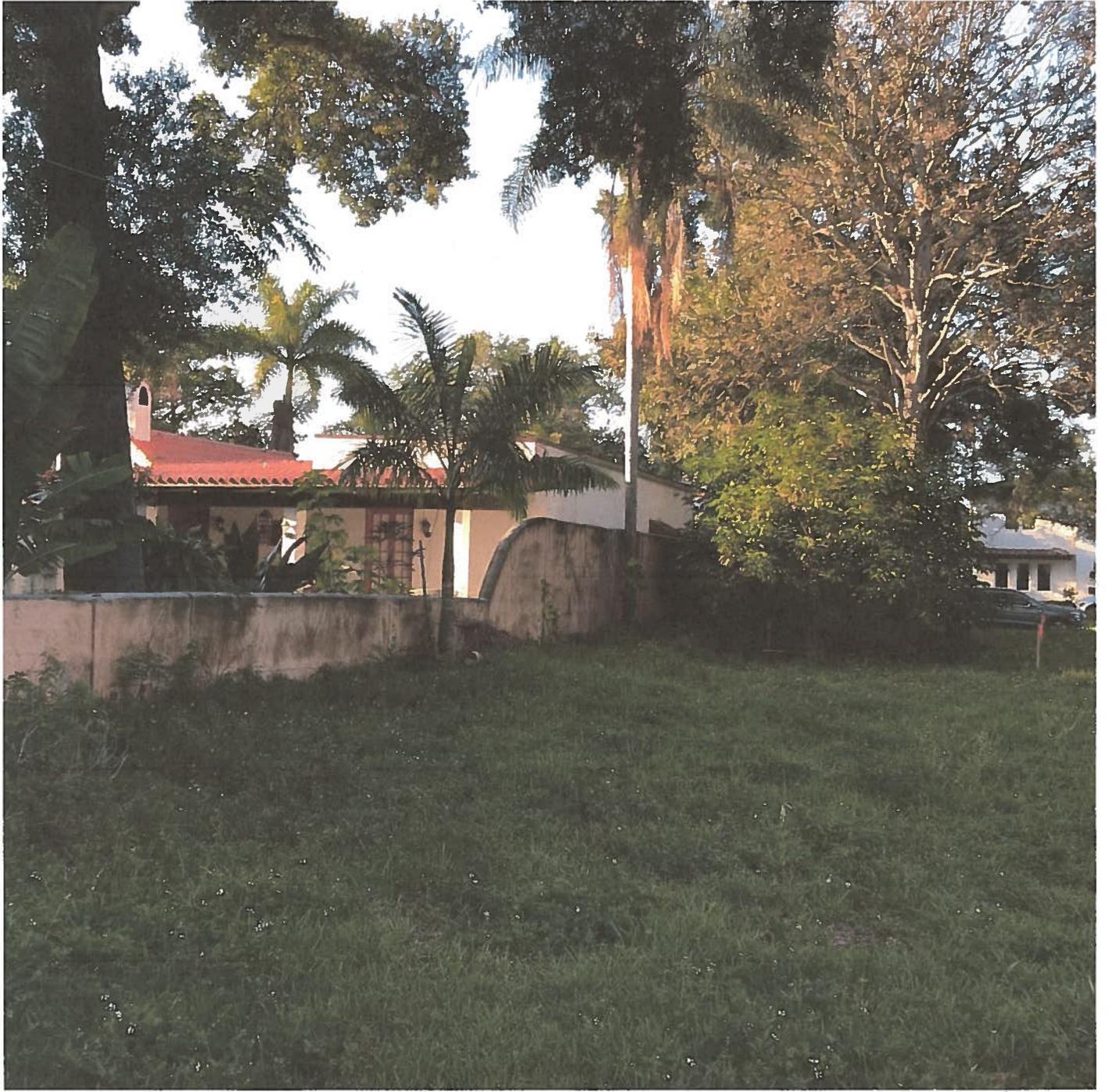


Images 5/20/2019

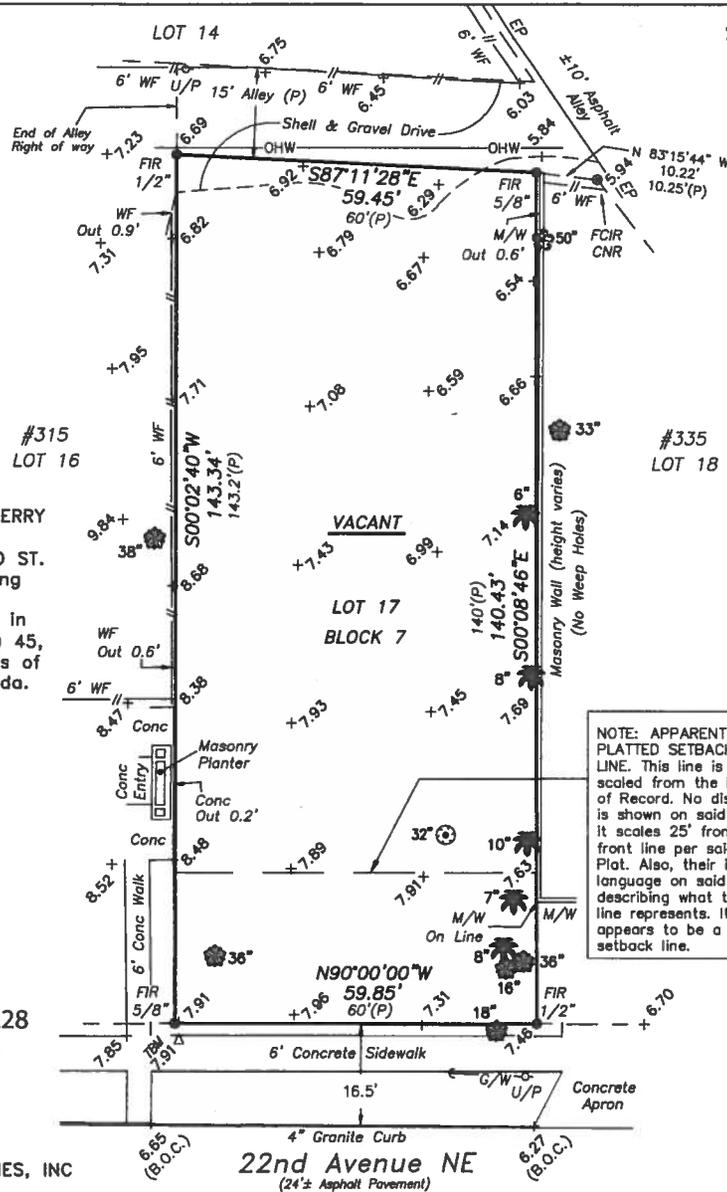








SECTION 7, TOWNSHIP 31 SOUTH, RANGE 17 EAST
PINELLAS COUNTY, FLORIDA



DESCRIPTION:

Lot 7, Block 7, C. PERRY SNELL'S GRANADA TERRACE ADDITION TO ST. PETERSBURG, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 45, of the Public Records of Pinellas County, Florida.

Patrick Collins
2019.03.28
09:37:38
-04'00'

CERTIFIED TO:

MODERN TAMPA BAY HOMES, INC

22nd Avenue NE
(24'± Asphalt Pavement)

LEGEND:

1.80+	EXISTING SPOT ELEVATION
CONC	CONCRETE
U/P	UTILITY POLE
G/W	GUY WIRE
WF	WOOD FENCE
M/W	MASONRY WALL
(P)	FIELD DATA
(P)	PLAT DATA
OHW	OVERHEAD WIRE(S)
EP	EDGE OF PAVEMENT
TBM	TEMPORARY BENCHMARK, NAIL & DISK FOUND IN SIDEWALK
FIR	FOUND IRON ROD
FCIR	FOUND CAPPED IRON ROD
CNR	CAP NOT READABLE
(B.O.C.)	BACK OF CURB ELEVATION

TREE LEGEND:

	OAK	NOTE: SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT
	UNKNOWN	NOTE: TREE LOCATIONS ARE APPROXIMATE ONLY
	PALM	NOTE: TREES LESS THAN 4" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN
	MAGNOLIA	NOTE: WHERE MULTIPLE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED

SURVEYOR'S NOTES:

- 1.) This is to certify that a survey has been made under my supervision of the property described hereon and that this drawing is a true and accurate representation thereof and that this survey meets or exceeds the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.
- 2.) Bearings are based on the South Boundary of subject property bearing N80°00'00"W, an assumed bearing.
- 3.) This survey was conducted for the purposes as stated hereon only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- 4.) This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
- 5.) No underground utilities, underground encroachments, building foundations were observed as a part of this Survey, unless otherwise shown. Shrubs, if any, were not located.
- 6.) This survey not valid without the signature and the original raised seal (or digital seal) of a Florida licensed Surveyor and Mapper.
- 7.) The property shown hereon falls within Flood Zone "AE", per Federal Emergency Management Agency Flood Map No. 12103C 0217 G, dated 9-03-03 (Base Flood Elevation B).
- 8.) Elevations shown hereon are based on City of St Petersburg Benchmark #19, Elevation 5.58, North American Vertical Datum of 1988.
- 9.) Bearings and distances are from the field unless noted otherwise.

Date Signed: _____

Patrick J. Collins
Registered Land Surveyor and Mapper
State of Florida No. 5523

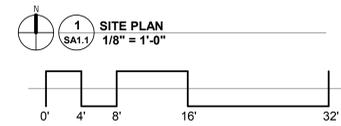
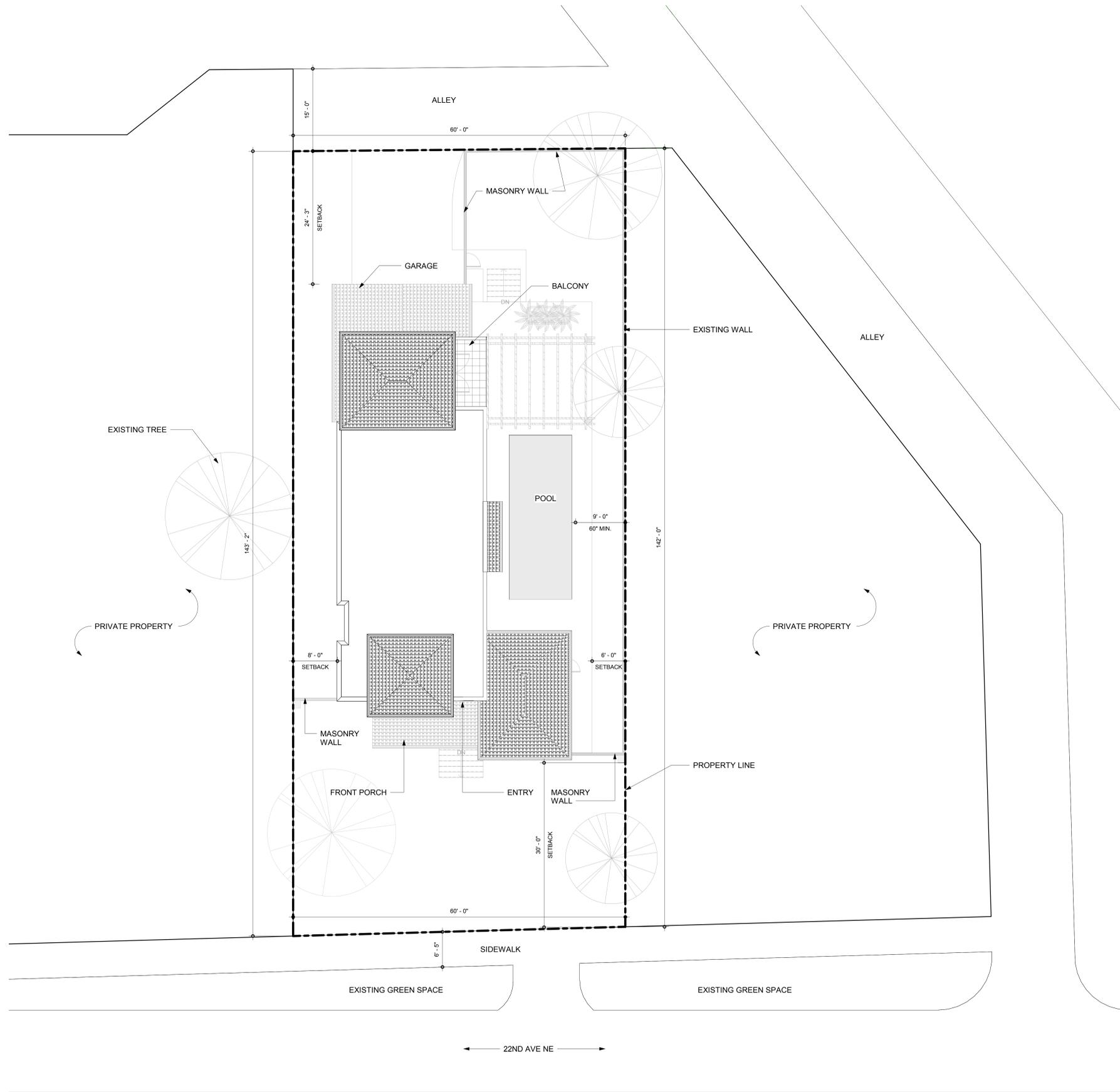
Last Date of Field Survey: 3-26-2019

Select Surveying, Inc.
Licensed Business Number 7318
912 W CANDLEWOOD AVE
Tampa, Florida 33603
PH. (813) 453-4408

BOUNDARY & TOPOGRAPHIC SURVEY (w/TREES)
PARCEL NO. 07-31-17-32562-007-0170
St Petersburg, Florida 33704

REVISIONS:

DRAWN BY: SLB
SCALE: 1"=20'
DATE: 3-27-2019
PARTY CHIEF: SB
FIELD BOOK: 1
PAGE: 4
DWG #: 325 22nd Av NE
JOB #: 19-0315

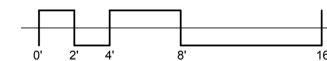


AREA SCHEDULE

NAME	AREA
FIRST FLOOR	1518 SF
GARAGE	591 SF
MASTER BED BALCONY	91 SF
SECOND FLOOR	1644 SF
TOTAL	4744 SF



1 SECOND FLOOR PLAN
A1.2 1/4" = 1'-0"

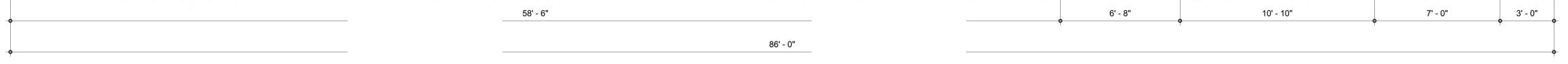
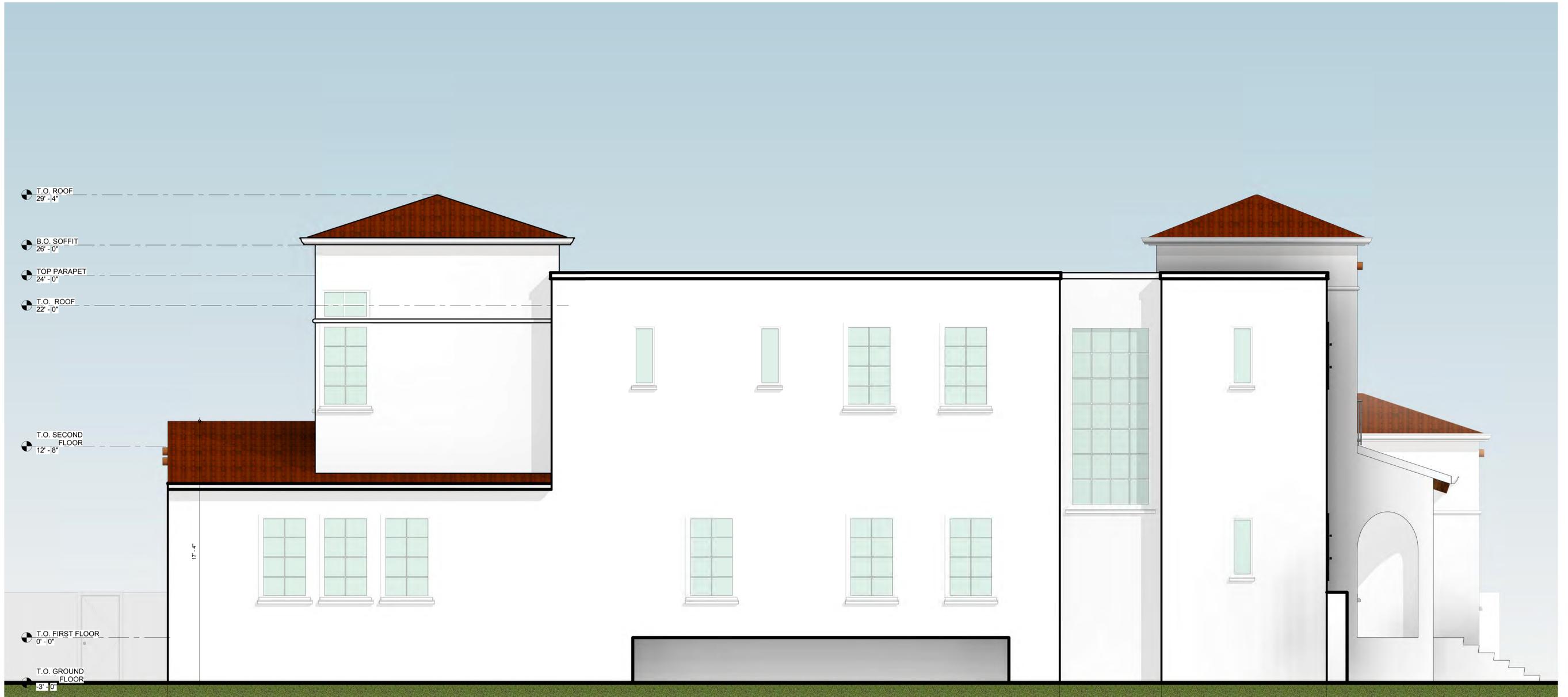




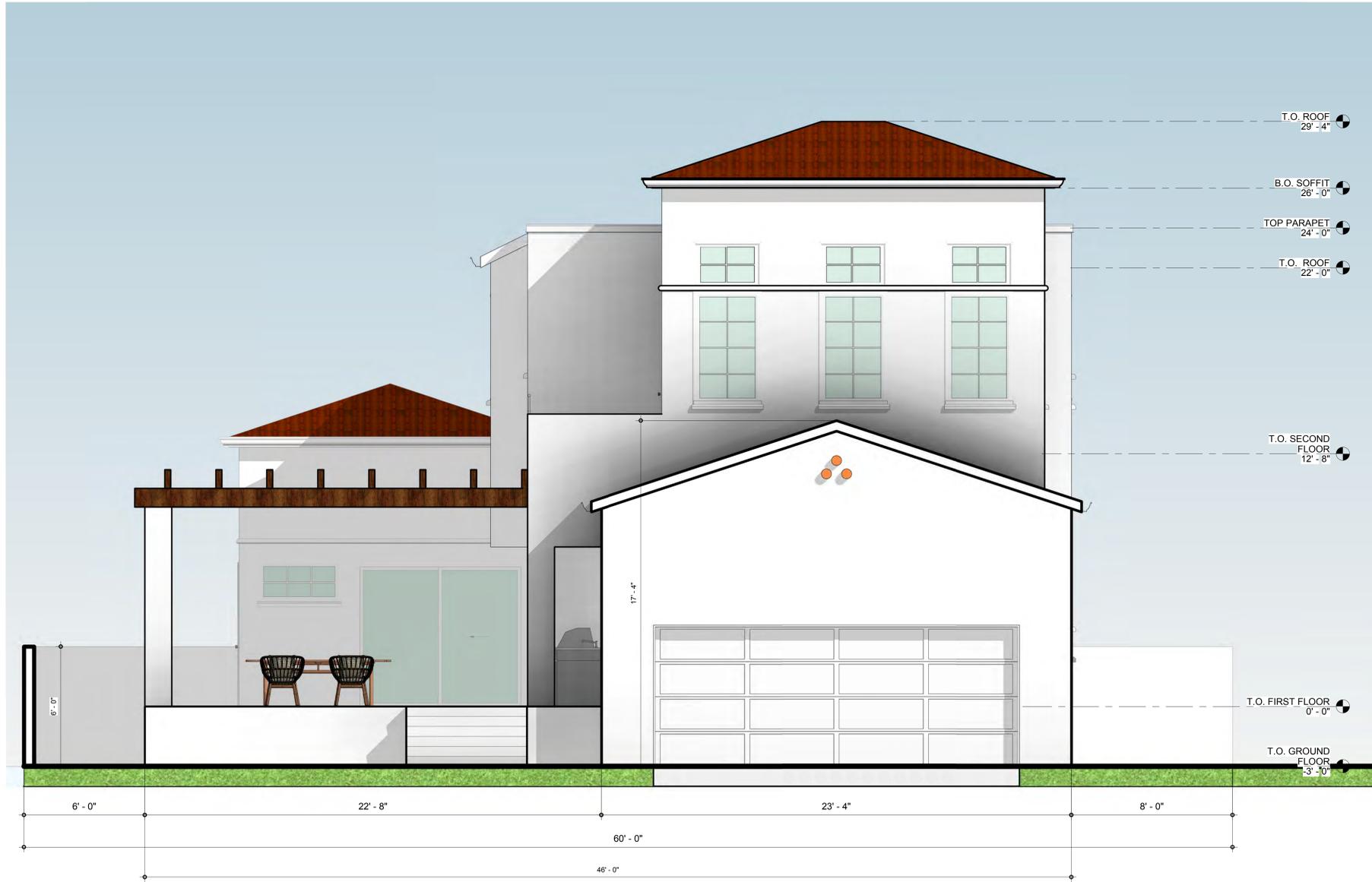
1 NORTH ELEVATION
 A5.1 3/8" = 1'-0"



1 EAST ELEVATION
A3.1 3/8" = 1'-0"



1 WEST ELEVATION
A4.1 3/8" = 1'-0"



1 SOUTH ELEVATION
A6.1 3/8" = 1'-0"



3D View 1



3D View 2

Appendix B:

Maps of Subject Property



Community Planning and Preservation Commission

325 22nd Ave NE

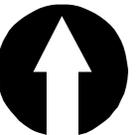
AREA TO BE APPROVED,

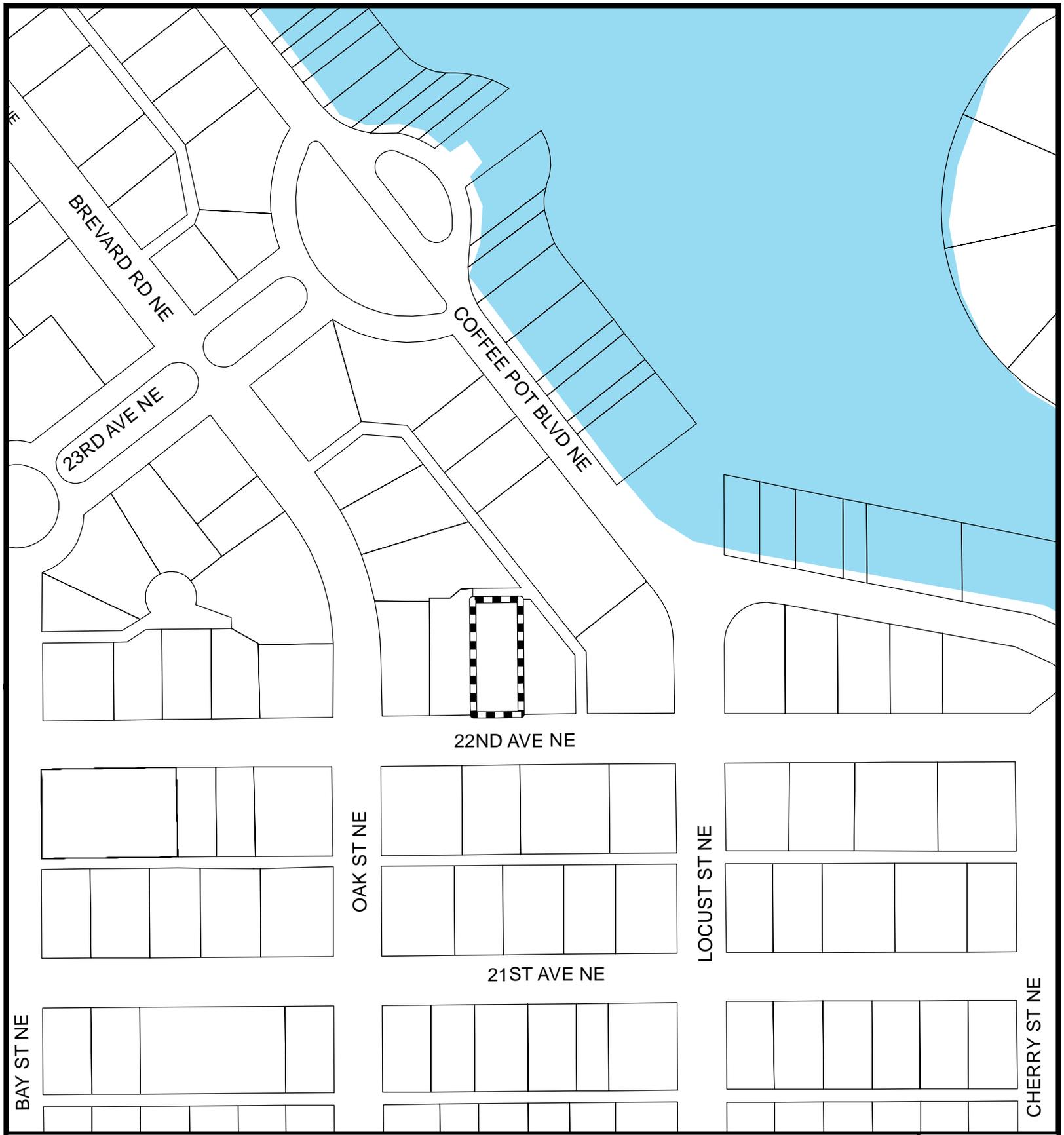
SHOWN IN



CASE NUMBER

19-90200038





Community Planning and Preservation Commission

325 22nd Ave NE

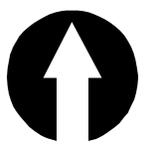
AREA TO BE APPROVED,

CASE NUMBER

SHOWN IN



19-90200038



Appendix C:

Buildable Lot Letter and Conditions

Conditions of Buildable Lot Letter 15-42000059 315 22nd Ave NE Lot 16 Parcel ID 07-31-17-32562-007-0160 and 0 22nd Ave NE Lot 17 Parcel ID 07-31-17-32562-007-0160 emails to owner, architect and realtor June and July 2015

1. The circular driveway on 22nd Avenue North is to be removed and all vehicular access to be accomplished through the alley to the north of Lot 17, for both Lots 16 and 17.
2. A sidewalk a minimum of three feet wide is required from the curb to the existing house.
3. All parking for the new and existing structures will need to be located behind the principal structures on each site.
4. Meet the setbacks for NT-3 for development Lot 17: 16.20.010 - NT: NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY - NT-3. No variances to setbacks can be supported by staff for development on Lot 17, or for work on Lot 16, as any hardship would have been self-created by the division of the lots, other than that required for tree preservation.
5. Tree removal permits will be required for any protected species.
6. These sites are located within the Granada Terrace Historic District. Certificate of Appropriateness required.

Above revised notes added to both parcels in Naviline 06-10-16 by Kathryn

Kathryn Younkin

From: Kathryn Younkin
Sent: Thursday, January 28, 2016 9:29 AM
To: Aram Guluzian
Cc: Elizabeth Abernethy; jagerarchitect@aol.com; Larry Frey
Subject: RE: 315 22nd Ave NE

Hi Aram,

In looking at our system, I see one demolition permit which discusses the stair, I do not see that the permit has been finalized. Were the carport and shed removed on the same permit?

As far as I recall, there has not been a site plan for the property containing the house, showing the driveway removed, three foot sidewalk to the house as shown below, location of on-site parking for vehicles. 2 spaces are required for up to 3 bedrooms in the primary house and an additional ½ space for each additional bedroom, as well as an additional ½ space for an accessory living area. This site plan would also need to show the pervious/impervious ratio on the site.

Once we get this site plan, we can come and inspect the property and then you would be able to permit work on Lot 17.

Thank you,

Kathryn A. Younkin, AICP, LEED AP BD+C
Deputy Zoning Official
City of St. Petersburg, Planning and Economic Development
1 Fourth Street North, St. Petersburg, FL 33701
727-892-5958 / Fax: 727-892-5557
Kathryn.Younkin@stpete.org

Please note all emails are subject to public records law.

From: Aram Guluzian [mailto:aram.guluzian@gmail.com]
Sent: Wednesday, January 27, 2016 12:10 PM
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Cc: jagerarchitect@aol.com; vlsdt2@gmail.com; Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Kimberly D. Hinder <Kimberly.Hinder@stpete.org>
Subject: Re: 315 22nd Ave NE

Hello Kathryn

We have satisfied all of the items below, the lot is cleared and ready for construction. Please let me know if anything else is required?

Regards

Aram Guluzian
813 310-9007 Mobile

On Jul 8, 2015, at 1:08 PM, Kathryn Younkin <Kathryn.Younkin@stpete.org> wrote:

In follow up to our meeting this morning, where we discussed items 1-5 of my email dated June 30, 2015:

If the conditions in 1-5 as outlined in the previous email can be met, then Lot 17 would be buildable. I want to emphasize that a Certificate of Appropriateness would need to be obtained and the following conditions met, prior to any construction on Lot 17.

To summarize our conversation:

1. The stair will be cut back and a planter box installed within the area of the stair footprint which is encroaching into the required 4' stair setback.

2. The circular driveway on 22nd Avenue NE is to be removed and all vehicular access to be accomplished through the alley to the north of Lot 17, for both Lots 16 and 17. A sidewalk a minimum of three feet wide is required from the curb to the existing house. All parking for the new and existing structures will need to be located behind the principal structures on each site. The existing carport and shed which cross Lot Lines to be removed.

3. A zoning inspection is required to determine that the "accessory dwelling unit" has been removed. If there is remaining 220 service, and/or a range, and/or a separate meter these will need to be removed, and a building permit is required for this work. If the inspection shows that none of these exist, an affidavit by the property owner that these have been removed will be required. If the principal structure has three bedrooms, two parking spaces will be required on Lot 16, the location of these spaces needs to be shown on any future building plans for the site.

4. Meet the setbacks for NT-3 for development Lot 17 : 16.20.010 - NT: NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY (NT-1, NT-2, NT-3 & NT-4) No variances to setbacks can be supported by staff for development on Lot 17, or for work on Lot 16, as any hardship would have been self-created by the division of the lots, other than that required for tree preservation. Tree removal permits will be required for any protected species.

5. Information would need to be provided that the Impervious Surface Ratio including the parking can be met on Lot 16 as a stand-alone lot. Maximum Impervious Surface allowed in NT-3 is 65%.

Thank you,
Kathryn

From: Kathryn Younkin
Sent: Tuesday, June 30, 2015 4:17 PM
To: 'vlsdt2@gmail.com'
Cc: jagerarchitect@aol.com; 'aram.guluzian@gmail.com'; Elizabeth Abernethy; Kimberly D. Hinder
Subject: FW: 315 22nd Ave NE

Hi Vicky,

In follow up to our meeting this morning, I want to clarify that lot 17 IS buildable under the following conditions:

1. That the stairs to the east side of Lot 16 could comply with setbacks by cutting the stairs back and providing a planter within the existing stair wall. These stairs are not shown on the survey, so I am going with information provided by Richard Jager that the stair portion could then meet setbacks required

which are no closer to property line than 4 ft. A corrected survey would be required in order to clarify this point.

2. A condition that the circular driveway be removed and the shed crossing the lot lines be removed. A permit for this removal work would be required prior to approval for a building permit on Lot 17. In conformance with the Land Development Regulations 16.20.010.11. - Building design., Vehicle connections, no circular drives can be reconstructed on either lot and all parking for the new and existing structures will need to be located behind the structure and accessed from the alley, as required by the NT-3 district regulations. A variance to this standard cannot be supported by staff, other than that required for tree preservation.

3. Remove the "accessory dwelling unit" located on Lot 16. This structure can be remodeled to remove the kitchen facilities, and used as "accessory living space" and will no longer be a legal dwelling unit which can be rented. In order to retain the "accessory living space" parking would be required on Lot 16 for both the single family dwelling and the accessory living space as called out in the Matrix: 16.10.020.1 - MATRIX: USE PERMISSIONS, PARKING & ZONING. If the space remains "accessory living space" it would require a parking space. Based on the information provided that the structure on lot three contains three bedrooms, there are two options. Convert the "accessory living space" to a garage and two spaces will be required on site, which may be in the garage. Or if keeping the space as "accessory living space", then three parking spaces would be required on site. We would need to see the parking locations called out on Lot 16. A permit for this remodeling work would be required prior to approval for a building permit on Lot 17. 16.50.010 - ACCESSORY DWELLING AND ACCESSORY LIVING SPACE

4. Meet the setbacks for NT-3 for development Lot 17 : 16.20.010 - NT: NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY (NT-1, NT-2, NT-3 & NT-4) No variances to setbacks can be supported by staff for development on Lot 17, or for work on Lot 16, as any hardship would have been self-created by the division of the lots, other than that required for tree preservation.

5. Information would need to be provided that the Impervious Surface Ratio including the parking can be met on Lot 16 as a stand alone lot. Maximum Impervious Surface allowed in NT-3 is 65%.

Thank you for your inquiry,

Kathryn A. Younkin, AICP, LEED AP BD+C

From: Kathryn Younkin
Sent: Monday, June 29, 2015 3:58 PM
To: jagerarchitect@aol.com
Cc: 'aram.guluzian@gmail.com'; 'vlsdt2@gmail.com'; Elizabeth Abernethy; Kimberly D. Hinder
Subject: FW: 315 22nd Ave NE

Hi Richard,

In follow up to our conversation last week regarding the potential division of Lots 16 and 17, you provided the following additional information:

There is an existing alley not shown on the survey to the north of Lot 17.

That you could comply with setbacks for the stairs to the east side of Lot 16 by cutting the stairs back and providing a planter within the existing stair wall. You indicated that Kim Hinder indicated she would approve that change. Once again these stairs are not shown on the survey, so I am going with your information that the stairs could then meet setbacks required of no more than 4 ft. from setback line (7.5 feet) but no closer to property line than 4 ft.

In light of the above information, the lots could potentially be split under the following conditions:

1. A condition that the circular driveway be removed. No circular drives can be reconstructed on either lot and all parking for the new and existing home will need to be located behind the structure and accessed from the alley. A permit for this work would be required prior to approval for a building permit on Lot 17. We would need to see the parking locations.

2. Remove the accessory dwelling unit located on Lot 16. This structure can be remodeled to remove the kitchen facilities, and used as accessory living space. It will no longer be a legal dwelling unit which can be rented. In order to retain the accessory living space parking would be required on Lot 16 for both the single family dwelling and the accessory living space as called out in the Matrix: [16.10.020.1 - MATRIX: USE PERMISSIONS, PARKING & ZONING](#) A permit for this work would be required prior to approval for a building permit on Lot 17.

3. Meet the setbacks for NT-3 for development Lot 17 : [16.20.010 - NT: NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY \(NT-1, NT-2, NT-3 & NT-4\)](#) Richard, I verified on the original plat, this is a 15' alley so the larger alley setback applies.

4. No variances to setbacks for development on Lot 17, or for work on Lot 16, as any hardship would have been self-created by the division of the lots., other than that required for tree preservation.

Liz Abernethy will take a courtesy look at the trees on site and let you know if any meet the designation of grand tree and would require that they be designed around. We believe that the tree in the front near the circular driveway may be a grand tree. Please provide a site plan with the tree in question for removal marked on it.

Thank you,

Kathryn A. Younkin, AICP, LEED AP BD+C
Deputy Zoning Official
City of St. Petersburg, Planning and Economic Development
1 Fourth Street North, St. Petersburg, FL 33701
727-892-5958 / Fax: 727-892-5557
Kathryn.Younkin@stpete.org

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

From: Elizabeth Abernethy
Sent: Thursday, June 18, 2015 4:46 PM
To: Aram Guluzian; Kathryn Younkin
Cc: Kimberly D. Hinder; jagerarchitect@aol.com; rch@rch3.com
Subject: 315 22nd Ave NE

Mr. Guluzian,

In light of the additional information provided to our office for this parcel (the boundary survey) in order to develop Lot 17, you have the following two options.

In addition to rectifying the setback issues, you will need to provide parking for the existing residence, as code does not allow you to remove your required on-site parking.

1. apply for a variance to side yard setback requirement for the existing stairs to remain and a variance to design requirements to allow parking in the front yard of Lot 16.

staff will not support this option, as we do not feel that parking in front of the existing home is consistent with the pattern of the neighborhood and the Granada Terrace Historic district

2. apply for a lot line adjustment, to add 5-feet from Lot 17 to Lot 16, and provide a driveway along the east side of the existing home so that parking can be behind the front façade in compliance with the design requirements.

staff will support this option

please note, either option will include a condition that the circular driveway be removed and one single-wide drive will be allowed on each lot. No circular drives can be reconstructed on either lot and all parking for the new home will need to be located behind the structure.

In addition, you will need to remove the accessory dwelling unit located on Lot 16. This structure can be remodeled to remove the kitchen facilities, and used as accessory living space. It will no longer be a legal dwelling unit which can be rented.

Please let us know if you have any questions.

I am attaching the lot line adjustment application and variance application for your use, and the DRC schedule.

Once you decide on how you would like to proceed, please schedule a preapplication meeting with us.

Sincerely,

Elizabeth Abernethy, AICP
Zoning Official, Development Review Services Manager
Planning & Economic Development Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731
727-892-5344 / Fax: 727-892-5557
Elizabeth.Abernethy@stpete.org

Please note all emails are subject to public records law.

From: Aram Guluzian [<mailto:aram.guluzian@gmail.com>]
Sent: Wednesday, June 17, 2015 10:47 PM
To: Kathryn Younkin
Cc: Elizabeth Abernethy
Subject: Re: survey

Kathryn

Thanks for the update. See attached.

[Your Sunshine City](#)



st.petersburg
www.stpete.org

APPROVED
DEVELOPMENT REVIEW
NOV 01 2018
Borr

BUILDABLE LOT LETTER

Application No. 18-40000080

Buildable lot letters identify the buildable status of any platted lot or parcel. When a parcel is under common ownership and consists of more than one lot of record, a survey of all lots is required, if there are structures to remain on any of the lots. All applications are to be filled out completely and correctly. Applications are submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North, St. Petersburg, Florida.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Martin Hoedholt	
Street Address: 140 31st Ave N	
City, State, Zip: St Petersburg, FL, 33704	
Telephone No: 3472245001	Email Address: coffeepotpoolhouse@gmail.com
NAME of AGENT or REPRESENTATIVE: Edward Montgomery	
Street Address: 111 2nd Ave NE ste 400	
City, State, Zip: St Petersburg, FL 33701	
Telephone No: 7272074566	Email Address: edwardm837@gmail.com
PROPERTY INFORMATION: GRANADA TERRACE ADD BLK 7, (GRANADA TERRACE HISTORIC DISTRICT) LOT 17	
Street Address or General Location: 325 22nd Ave NE, St Petersburg, FL 33704	
Parcel ID#(s): 07-31-17-32562-007-0170	
Indicate if there are any structures to remain: None	

FEE SCHEDULE

The fee for a buildable lot letter: \$40.00; Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

Signature of Owner / Agent*: _____ Date: _____
*Affidavit to Authorize Agent required, if signed by Agent.

FOR OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Based upon the property card, property deed, parcel ID number (PIN), and the survey provided by the applicant, the subject property (S) / IS NOT buildable for a single-family home. Lot meets code requirements to be a buildable lot. No property card on file for this lot

This determination is effective as of the date of this letter, and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety codes.

Conditions of Approval: _____

Signature of Designated City Staff: Jaime Jones
Printed Name: Jaime T. Jones Date: 11/1/2018

Appendix D:

Staff Analysis of Second-Story Massing of Contributing
Resources in the Granada Terrace Local Historic District

Second-Story Analysis of Contributing Structures in Granada Terrace Historic District

Contributing Resources in Granada Terrace	Second Floor Width (Approx)	Second Floor Depth (Approx)	Approx Lot Size	Gross Square Footage	Lot Square Footage
115 25th Avenue NE	37	45.7	97x120	4691	11674
2410 Andalusia Way NE	30	40	70x107	3300	7679
2326 Andalusia Way NE	36	31.5	70x125	3240	9419
2320 Andalusia Way NE	25	43.5	64x131	3205	8836
2312 Andalusia Way NE	18	24	60x95	2250	6157
2300 Andalusia Way NE	40	44	107x131	4976	9957
115 23rd Avenue NE	28	20	60x100	2128	5696
106 23rd Avenue NE	43	26	62x110	2763	6570
136 23rd Avenue NE	39.5	89	123x110	4860	1332
215 23rd Avenue NE	N/A	N/A	N/A	4500	15767
216 23rd Avenue NE	N/A	N/A	N/A	3763	10887
226 23rd Avenue NE	47	32	55x151	4766	9388
236 23rd Avenue NE	52	30.5	95x95	3947	9121
315 23rd Avenue NE	43	27	65x90	3756	5706
2221 Bay Street NE	35	17	53x120	2204	5134
2209 Brevard Road NE	15	27	60x144	2995	8635
2222 Brevard Road NE	38	30	105x135	4308	18081
2227 Brevard Road NE	34	26.5	69x125	3240	9361
2300 Brevard Road NE	72	46	170x93	4253	15655
2311 Brevard Road NE	0	0	62x88	2538	6058
2320 Brevard Road NE	32	41.5	60x120	3383	6966
2321 Brevard Road NE	26.7	55	60x105	3541	6300
2328 Brevard Road NE	28	28	60x120	2788	7355
2402 Brevard Road NE	31.5	38.5	70x105	3161	7436
2405 Brevard Road NE	36	42	110x115	3656	11649
2411 Brevard Road NE	45	24.5	70x105	2832	7271
2240 Coffee Pot Boulevard NE	35	42	61x112 & 75x109	2240	14686
2260 Coffee Pot Boulevard NE	70	38.33	195x115	7023	32053
2296 Coffee Pot Boulevard NE	33	39	155x117	4357	17113
2300 Coffee Pot Boulevard NE	27.5	35.7	125x95 & 40x120	3585	17961
2410 Coffee Pot Boulevard NE	26.7	57	65x115	3994	7475
335 22nd Ave NE	0	0	46x150	2236	7605
315 22nd Ave NE	22.7	40	55x150	3055	8036
Average:	33.8	34.9		3561.6	10091.5
325 22nd Ave NE	27	67.75	60x143	3753	8367

Appendix E:

Public Comment

Kelly K. Perkins

From: Forrest Eleazer <forrest@parkeleazer.com>
Sent: Saturday, September 28, 2019 6:25 AM
To: Kelly K. Perkins
Cc: coffeepotpoolhouse@gmail.com
Subject: COA 19-90200038

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.

Dear. Ms. Perkins,

As an owner of a property within 200 feet of the property located at 325 22nd Ave NE, I would like to write you to express my support and recommendation for the approval for the Certificate of Appropriateness for this property. The Mikkel's recently visited us to tell us about their new home and provide the Notice of Public hearing. Unfortunately, I am unable to attend the scheduled hearing. However, after meeting with the Mikkel's and seeing the plans and renderings for their new home, I feel strongly that their home would be a beautiful addition to the neighborhood. The redevelopment of this vacant lot is overdue, and their home has been thoughtfully designed to contribute to the aesthetics of our wonderful neighborhood. We would welcome this addition.

Please accept this email as my letter of support for their project.

Sincerely,

Forrest Eleazer
Resident
325 21st Ave NE
St. Petersburg, FL 33704

Kelly K. Perkins

From: Annette Baesel <ajbaesel@aol.com>
Sent: Wednesday, October 2, 2019 3:23 AM
To: coffeepotpoolhouse@gmail.com
Cc: Kelly K. Perkins; Katherine J. Connell
Subject: Case HPC 19-90200038

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.

My husband and I live at 2300 Brevard Rd NE. We are in full support of the proposal for 325 22nd Ave NE. I believe it is consistent with guidelines for the area and recent homes and home additions approved in our community. Further, In our opinion existing trees in the area and intended landscaping by the owner will provide acceptable enhancement and balancing to issues raised by staff.

**Annette and Jerome Baesel
2300 Brevard Rd NE**

If you are in support of our home design and feel comfortable letting the Board know, please reply to this email with your name and address or send an email to the City at Kelly.Perkins@stpete.org and Katherine.Connell@stpete.org (Case #HPC 19-90200038 or address [325 22nd Ave NE](#)). The Board meeting to approve our plans is [on October 8](#), so any assistance and/or feedback that you can provide by [October 4](#) or prior to the meeting would be greatly appreciated.

Sent from my iPad

Kelly K. Perkins

From: Donna Jamieson <dmjamieson@comcast.net>
Sent: Monday, September 30, 2019 5:51 PM
To: Katherine J. Connell
Cc: Kelly K. Perkins
Subject: Letter in Support of COA 22 Ave N

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.

My name is Donna Jamieson.

Please approve the COA for Sara and Martin's home on 22nd Ave N.

Having gone through this long, arduous process nearly 4 years, including a frivolous lawsuit against the city, I have experienced unfortunately what toll this historic group places on unsuspecting nice families trying to build a home in ONE.

They have followed city guidelines.

I hope you realize the word is being spread how difficult it is with this historic group to try to build a home.

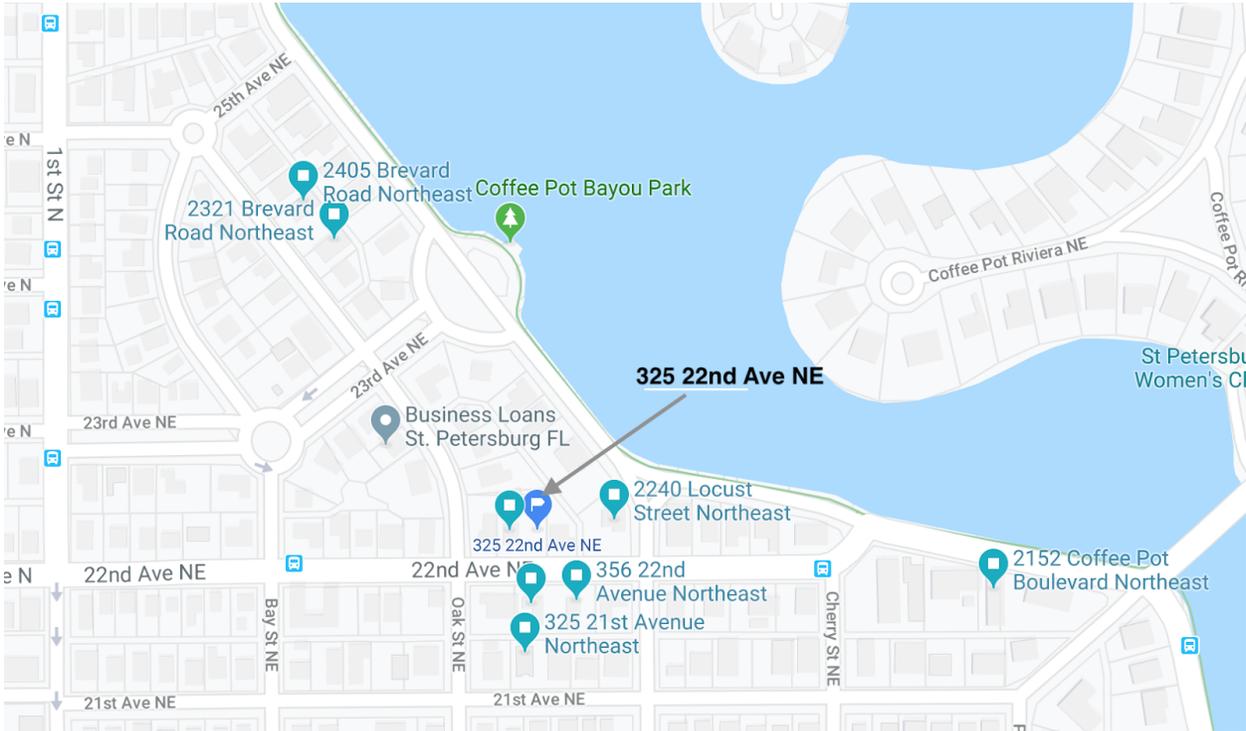
You are pushing people away from residing there, because of one group, and you will see I hope how unfortunate this is to all.

This is 2019. No one should have their property rights taken away as ours were by neighbors with hidden agendas.

Donna Jamieson
736 18th Ave NE

REF1 - Neighborhood Support

Overview of neighborhood support and broader St. Petersburg received support as of 10/2/19 (documentation below).



Additional support received outside the immediate neighborhood, have been documented below as well.

1) 315 22nd Ave NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
315 22ND AVE NE	07-31-17-32562-007-0160	PROVENCHER, CRAIG M / PROVENCHER, ELIZABETH L	Single Family - more than one house per parcel	X	GRANADA TERRACE ADD	6/45	19620/2020	SP	X	<input type="checkbox"/>

----- Forwarded message -----

From: **Craig Provencher** <[REDACTED]>
 Date: Mon, Apr 15, 2019 at 9:29 AM
 Subject: RE: Favor for your future neighbors
 To: Sera and Martin <[REDACTED]>
 Cc: Beth Provencher <[REDACTED]>

Hi Sera and Martin,

Thank you for the note and hope you and the family had a great weekend.

Thank you for sharing the plans for the house you're going to build. As you mention below, we (Craig and Beth Provencher) are immediate neighbors of yours. We own the house at 315 22nd Ave. NE Saint Petersburg, FL 33704. Please accept this email and statement as our endorsement of the plans you have shared with us, and we hope that it helps make any process/approvals with the city go smoothly.

Thank you for the mention of the construction as well. When we purchased our home next to an empty lot we knew the likelihood of living through a house being built and what that would mean to normal life for a temporary time period. We'll be sure to let you know if anything comes up, and I'm sure as work ramps up we'll be able to connect and talk through any considerations.

See you around the neighborhood!

Sincerely,

Craig & Beth

2) 346 22nd Ave NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
346 22ND AVE NE	18-31-17-83223-012-0050	FARGO, CHARLES H III / FARGO, JEAN KIRWAN	Single Family Home	X	SNELL'S, C. PERRY NORTH SHORE ADD REPLAT	5/32	18743/1637	SP	X	<input type="checkbox"/>

Jean Fargo (via Google Docs) <jeanfargo@gmail.com>

2:50 PM (5 hours ago)



to me ▾

jeanfargo@gmail.com has attached the following document:

 Letter of Support for House at 325 22nd Ave NE



Hi Sera and Martin,

We got your letter asking for support for your building project and are happy to send you the attached letter to present to the CPPC at your meeting next week. I met you shortly after you closed on the property (and took photos of you and your little ones by your Sold sign!). We wondered what had transpired since, and see that you are still awaiting approval from the City. Wow - what a long wait!

We hope this letter helps get you on your way to building your pretty house, and we look forward to welcoming you as neighbors.

Please let us know if you need anything else.

Best,
Jean & Charlie Fargo

Jean and Charles Fargo
346 22nd Ave NE
Saint Petersburg, FL 33704
jeanfargo@gmail.com

September 30, 2019

Community Planning & Preservation Commission
Saint Petersburg, Florida

RE: Proposed house at 325 22nd Ave NE

To the Members of the Community Planning & Preservation Commission:

This letter is in support of Sera Lavelle and Martin Høedholt's request to build a house on the vacant lot at 325 22nd Ave NE, Saint Petersburg. We live directly across the street from this property and would be happy to welcome this couple and their young children as neighbors. The proposed design of the house fits well within the context of the surrounding neighborhood and would blend seamlessly into the area.

We ask you to approve the building request for this family.

Sincerely,

Jean and Charles Fargo
346 22nd Ave NE

3) 2300 Brevard Rd NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
2300 BREVARD RD NE	07-31-17-32562-005-0010	BAESEL, JEROME B / BAESEL, ANNETTE S	Single Family Home	X	GRANADA TERRACE ADD	6/45	15778/0599	SP	X	<input type="checkbox"/>

Annette Baesel <>
to me, kelly.perkins, katherine.connell ▾

3:26 AM (3 hours ago) ☆ ↶ ⋮

My husband and I live at 2300 Brevard Rd NE. We are in full support of the proposal for 325 22nd Ave NE. I believe it is consistent with guidelines for the area and recent homes and home additions approved in our community. Further, in our opinion existing trees in the area and intended landscaping by the owner will provide acceptable enhancement and balancing to issues raised by staff.

**Annette and Jerome Baesel
2300 Brevard Rd NE**

If you are in support of our home design and feel comfortable letting the Board know, please reply to this email with your name and address or send an email to the City at Kelly.Perkins@stpete.org and Katherine.Connell@stpete.org (Case #HPC 19-90200038 or address 325 22nd Ave NE). The Board meeting to approve our plans is on October 8, so any assistance and/or feedback that you can provide by October 4 or prior to the meeting would be greatly appreciated.

Sent from my iPad

4) 2321 Brevard Rd NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
2321 BREVARD RD NE	07-31-17-32562-006-0140	THOMAS, DAVID S	Single Family Home	X	GRANADA TERRACE ADD	6/45	07823/1742 	SP	X	<input type="checkbox"/>

5) 2405 Brevard Rd NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
2405 BREVARD RD NE	07-31-17-32562-006-0130	THOMAS, DAVID S	Single Family Home	X	GRANADA TERRACE ADD	6/45	12085/0746 	SP	X	<input type="checkbox"/>

City of Saint Petersburg
 Design Review
 Granada Terrace
 Sera and Martin

To Whom it May Concern

Please support the design of this beautiful home to be built in our wonderful neighbourhood of Granada Terrace.

Sera and Martin have been the most upstanding, friendly, educated and transparent individuals who have eagerly want to build a beautiful and most appropriate home in Granada Terrace.

Their painstaking attention to detail and compliance with historical aspects of their design of this home is commendable.

I have never encountered a family who desired to build a most appropriate home while working with the city in my 30 plus years of being a Granada Terrace resident.

Their addition to our community, and their home design will benefit the neighbourhood, and and city a hundredfold.

Please take our support of this project in consideration

David and Amy Thomas
 2321 and 2405 Brevard Rd NE
 Saint Petersburg FL 33704

6) 325 21st Ave NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
325 21ST AVE NE	18-31-17-83223-012-0110	ELEAZER, FORREST / ELEAZER, TURNER	Single Family Home	X	SNELL'S, C. PERRY NORTH SHORE ADD REPLAT	5/32	18517/0048	SP	X	<input type="checkbox"/>

----- Forwarded message -----

From: **Forrest Eleazer** <[REDACTED]>
 Date: Sat, Sep 28, 2019 at 6:25 AM
 Subject: COA 19-90200038
 To: kelly.perkins@stpete.org <kelly.perkins@stpete.org>
 Cc: [REDACTED] >

Dear. Ms. Perkins,

As an owner of a property within 200 feet of the property located at 325 22nd Ave NE, I would like to write you to express my support and recommendation for the approval for the Certificate of Appropriateness for this property. The Mikkel's recently visited us to tell us about their new home and provide the Notice of Public hearing. Unfortunately, I am unable to attend the scheduled hearing. However, after meeting with the Mikkel's and seeing the plans and renderings for their new home, I feel strongly that their home would be a beautiful addition to the neighborhood. The redevelopment of this vacant lot is overdue, and their home has been thoughtfully designed to contribute to the aesthetics of our wonderful neighborhood. We would welcome this addition.

Please accept this email as my letter of support for their project.

Sincerely,

Forrest Eleazer
 Resident
 325 21st Ave NE
 St. Petersburg, FL 33704

7) 356 22nd Ave NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
356 22ND AVE NE	18-31-17-83223-012-0030	LANDERS, SHAFEKAH / LANDERS, JAMES F	Single Family - more than one house per parcel	X	SNELL'S, C. PERRY NORTH SHORE ADD REPLAT	5/32	18259/0894	SP	X	<input type="checkbox"/>

----- Forwarded message -----

From: **James Landers** <[REDACTED]>

Date: Mon, Apr 22, 2019 at 8:03 AM

Subject: 325 22nd Lot

To: <[REDACTED]>

Hello,

We live in the home across from you at 356 22nd Ave NE.

We are excited that you have acquired the lot and plan on building. As the owner of the lot, we believe you have the right to build the home that works for you and your family.

Look luck in your efforts.

8) 2240 Coffee Pot Blvd. NE (2240 Locust St NE)

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
2240 COFFEE POT BLVD NE	07-31-17-32562-007-0010	GAIRING, PETER L / GAIRING, ASHLEY L	Single Family Home	X	GRANADA TERRACE ADD	6/45	10494/2323	SP	X	<input type="checkbox"/>

----- Forwarded message -----

From: **Ashley Gairing** <[\[REDACTED\]](#)>
 Date: Sun, Apr 14, 2019 at 2:37 PM
 Subject: New House at 325 22nd Ave. NE
 To: <[\[REDACTED\]](#)>

Dear Sera and Martin,

Welcome to the neighborhood! We are thrilled that a house will be built on the lot and think your design is lovely. We wish you luck with the city. Several of our neighbors have too much time on their hands and can make life difficult for others. You have our complete support. Please feel free to let us know if we can be of further help. Enjoy every moment of twin parenthood! Such a fun adventure!

All the Best,
 Ashley

Ashley L. Gairing, Ed.D.
 2240 Coffee Pot Blvd. NE
 St. Petersburg, FL. 33704



9) 2152 Coffee Pot Blvd NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
2152 COFFEE POT BLVD NE	17-31-17-83224-037-0050	STOVER, WILLIAM H / STOVER, KATHLEEN D	Single Family Home	X	SNELL'S, C. PERRY NORTH SHORE ADD REV REPLAT	4/69	13040/0759	SP	X	<input type="checkbox"/>

From: Kathy Stover [mailto:]

Sent: Wednesday, October 02, 2019 11:27 AM

To: Santamaria, Julie < >

Subject: RE: Hello Neighbors! Request for Support of New Home on Vacant Lot at [325 22nd Ave NE](#)

William and Kathleen Stover, [2152 Coffee Pot Blvd NE, St Petersburg FL 33704](#) approve.

10) 345 8TH AVE NE

Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal	Change Address
345 8TH AVE NE	17-31-17-16920-000-0030	WITT, WILLIAM E / WITT, WILDER D	Single Family - more than one house per parcel	X	CODY'S REPLAT	26/2	19225/0605	SP	X	<input type="checkbox"/>
345 8TH AVE NE	17-31-17-16920-000-0030	WITT, WILLIAM E / WITT, WILDER D	Single Family - more than one house per parcel	X	CODY'S REPLAT	26/2	19225/0605	SP	X	<input type="checkbox"/>

----- Forwarded message -----

From: William Witt <[REDACTED]>

Date: Wed, Oct 2, 2019 at 1:26 PM

Subject: 325 22nd Ave NE Granada Terrace Letter City File No. 19-90200038

To: Katherine.Connell@stpete.org <Katherine.Connell@stpete.org>, Kelly.Perkins@stpete.org <Kelly.Perkins@stpete.org>, coffeepotpoolhouse@gmail.com <coffeepotpoolhouse@gmail.com>

RE: 325 22nd Ave NE Granada Terrace Letter City File No. 19-90200038

I am a retired architect & resident of Old Northeast. I have spoken to the City and the applicants. I have reviewed the submitted plans as well as the development of the neighborhood. I am not connected with any of the parties involved.

I am recommending approving the plans as submitted.

Granada Terrace is a neighborhood where 51% of the homes are what has been called Mediterranean revival, a romantic style reminiscent of a vacation on the Mediterranean. Not copies of actual Mediterranean homes but a style popular with builders & their customers here as well as in California and other places. The developers / builders involved would have been interested in creating this feeling with certain materials & elements on the exterior while the interior would meet the needs of the buyer of the time.

A reasonable person buying a vacant lot here knowing it is in an LHD would expect that they would have to design in accordance with fairly strict guidelines about maintaining the Mediterranean character of parts of the neighborhood. Setbacks, height, lot coverage, FAR, if more restrictive than the zoning code would be spelled out. It turns out, nothing is specified, but everything is open for review & analysis.

I have been given a copy of the plans for review. It is clear that the Mediterranean Revival style is being taken seriously. The site layout was pretty much what I or many others would have done - have the house create a courtyard for the pool orientated to the Mediterranean (coffee pot) The massing is broken up with different height tiled roof sections defining different areas of the house. Materials, window shapes and extra little details are appropriate. The street elevation, what people actually see and is appropriate for

review, is nicely proportioned, modulated & in keeping with the best aspects of the style. What's not to like?

The city had an issue with the shape of the house & its massing, saying most houses were more square. The COA application form calls for review of compatibility with every aspect of design, fundamental to the character of the neighborhood or not.

I took a look at the assessor's map google maps, etc. What I found was that rather than a pattern of squarish houses, or anything to do with Mediterranean lifestyles, the houses here merely fit the shape of the lots, which varies widely. See attachment. Where there are triangle shaped lots such as 216 23RD AVE NE, 2300 Coffee pot & 315 23rd Ave NE, the house footprints are triangular as well. See attachment.

The applicant's lot is relatively long & narrow, so is the house, in keeping with the pattern of the of the homes here.

Is the issue a relatively long 2 story wall? Not uncommon, 2420, 2410, and 2320 Andalusia Way NE all have long 2 story less modulated walls all on shorter lots. There are many more examples in the neighborhood.

As to overall size & massing, see 316 23rd Ave NE. It is a 2.25 times larger home on 1.45 times larger lot recently built under the LHD. See attachment

There is nothing out of character with the style, materials, details, size, shape or massing of the applicant's project.

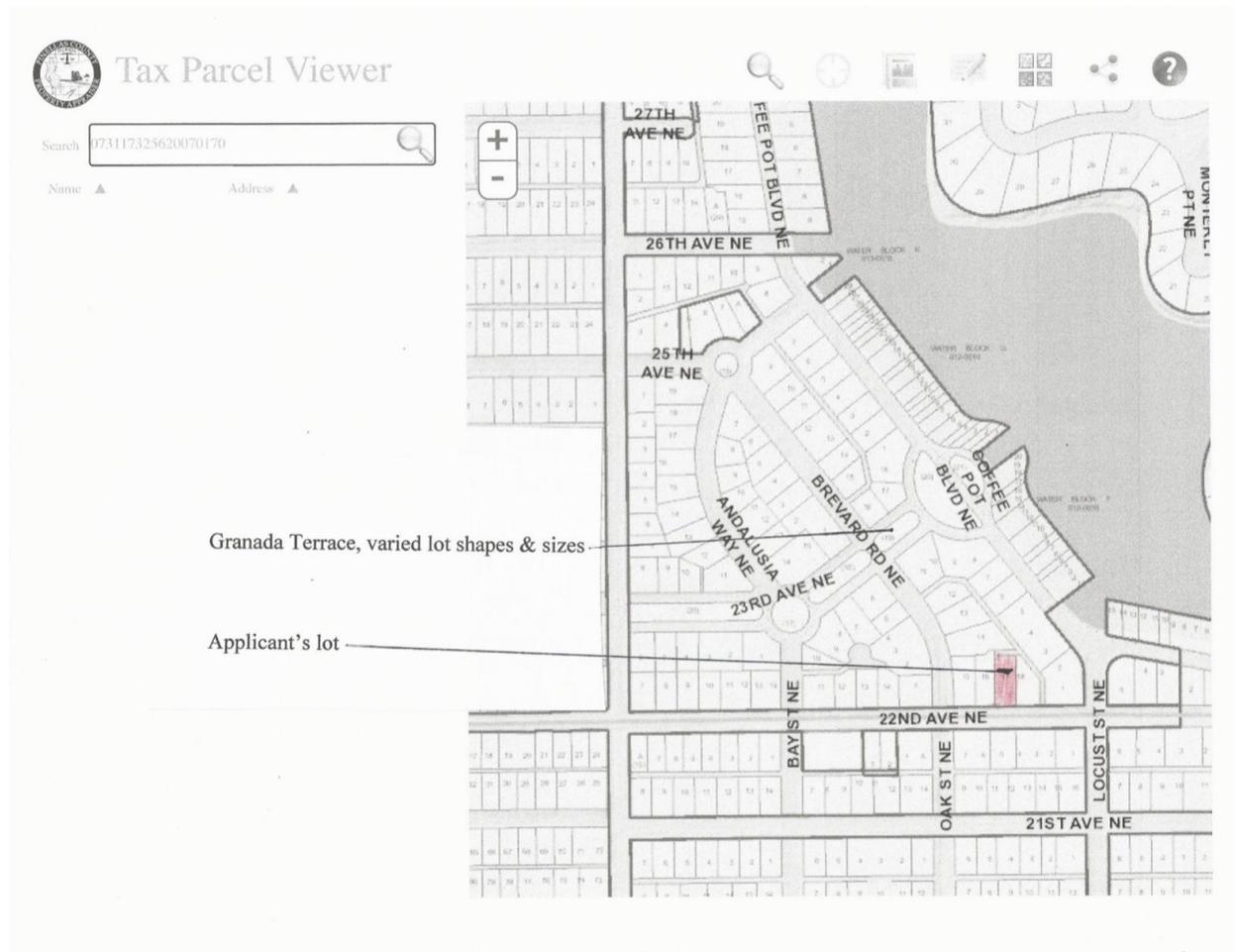
Unless there is some violation of zoning that I am not aware of, there is nothing that would lead me, or these owners, or any citizen to say that this anything other than exactly what was intended by the LHD.

The vagueness of the rules however, means virtually anything can be approved or disapproved. I would approve the project as submitted & thank the applicant's team for trying to preserve the character of the neighborhood.

William Witt

345 8th Ave

Attachments:



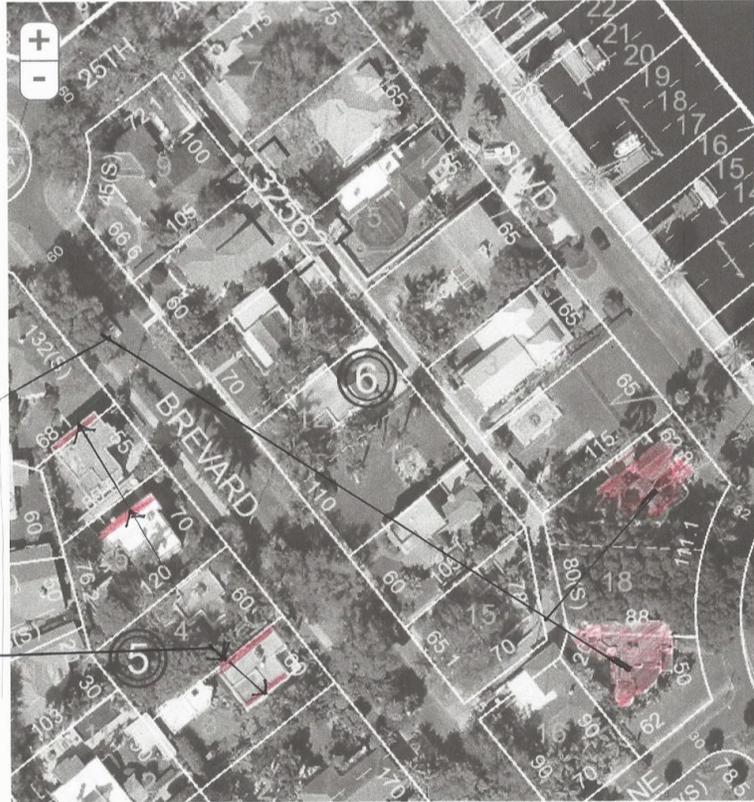


Tax Parcel Viewer



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Triangle shaped lots,
Triangle shaped footprints

A few examples of long 2 story walls,
on shorter lots than applicant's



Tax Parcel Viewer



Search

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Home built under LHD,
Lot is 1.45 x the size of applicant's lot
Building is 2.25 x the size of applicant's

Triangle shaped lot,
Triangle shaped footprint

