



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

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, September 8, 2020 at 2:00 p.m.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission 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.



REQUEST:

20-90200056 (Page 5)

Review of a Certificate of Appropriateness for the construction of a front circular driveway at the property of 315 22nd Ave NE, a contributing resource to the Granada Terrace Local Historic District

20-54000035 (Page 9)

Approval of three (3) Variances to the Land Development Regulations in the City Code for a circular driveway in the front yard at 315 22nd Avenue NE:

- 1. A variance to the Neighborhood Traditional (NT-3) zoning district Building Design Standards to allow a circular driveway and vehicular parking to be located in the front yard
- 1. A variance to increase the maximum 45% impervious surface allowance for front yards to 51%
- 2. A variance to eliminate the minimum lot width requirement of 60 feet for a circular driveway

OWNERS:

Craig & Elizabeth Provencher

AGENT:

Kelly Sedivy

PARCEL ID NO.:

07-31-17-32562-007-0160

PROPERTY ADDRESS:

315 22nd Avenue Northeast

LEGAL DESCRIPTION:

GRANADA TERRACE ADD BLK 7, (GRANADA TERRACE HISTORIC DISTRICT) LOT 16

ZONING:

NT-3

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Overview

The application considerations herein proposes both the alterations to the designated local historic landmark through a Certificate of Appropriateness (COA) review and a request for three Variances to the Land Development Regulations in the City Code that are required in order to allow a circular driveway within the front yard. Section 16.70.015 and 16.80.010 of the City Code requires the CPPC to act on historic and archaeological matters, including acting as the Land Development Regulation Commission (LDRC) for the purposes of and as required by the Community Planning Act to review and evaluate proposed modifications to the Land Development Regulations related to historic and archaeological preservation, to review and evaluate proposed historic designations, certificates of appropriateness and any other action to be performed pursuant to the Historic and Archaeological Preservation Overlay Section.

This report addresses first a review of the COA and then a review of the Variance applications.

Property History and Background

The Mediterranean Revival house at 315 22nd Ave NE (“the subject property”) is listed as a contributing resource to the Granada Terrace Local Historic District (88-02). It is additionally recorded as FMSF no. 8PI000409, a contributing resource to the North Shore National Register District.

The single-family residence and detached garage were built in 1935 by John H. Bull Co. The house and garage were constructed only on Lot 16. The two-car garage was accessed through the 15 feet alley in the rear. Today, the garage has been converted to an Accessory Living Space and 2-paved parking spaces are located to the rear of the lot accessed from the alley.



Figure 1: Depiction of the almost completed house at 315 22nd Ave NE, published in the *St. Petersburg Times* on September 26, 1935.

Prior to 2015, the subject lot was included in the parcel containing Lot 17, which served as a side yard with additional vehicular access. In 2015, the two lots (Lots 16 and 17) were the subject of a Lot Split that created two buildable lots, as recognized by a Buildable Lot Verification Letter 15-42000059. The lots meet the required lot size for the NT-3 district (7,620 s.f.). However, the subject lot (Lot 16) is 55-feet in width and does not meet the NT-3 minimum lot width requirement of 60-feet. At the time of the lot split, conditions were set forth regarding any future development on the subject lot based on the Code requirements. These conditions included:

- **All vehicular access to be accomplished through the alley to the north of Lot 17, for both Lots 16 and 17.**
- **All parking for the new and existing structures will need to be located behind the principal structures on each site.**
- Any new development shall meet the setbacks for NT-3 for development on Lot 17: *Section 16.20.010 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.

The above conditions are based on the zoning requirements of the Land Development Code at the time of the Buildable Lot Verification Letter. These conditions were communicated to the property owner and agents representing the property at the time of the lot split.

In 2016, Lot 17 (that was contained in the original two-lot parcel) submitted a Certificate of Appropriateness for a new single family-structure, and a Variance under a separate cover for a circular driveway. The Variance for the circular driveway included vehicular parking in the front yard and the elimination of a separate pedestrian sidewalk connection from the front entry to the street. Lot 17 is 60 feet in width; therefore, a variance to the lot width was not required. The request for a circular driveway and the elimination of the pedestrian walkway from the front entrance to the sidewalk was denied with a 7-0 vote by the CPPC.

Project Description

This application (Lot 16) proposes the installation of a circular front concrete driveway that will take up most of the front yard. A portion of the existing concrete pedestrian walkway, which was part of the original design as seen in in Figure 1, will be removed. Also, the proposed concrete driveway will almost touch the front of the house and will have a width of 12 feet.

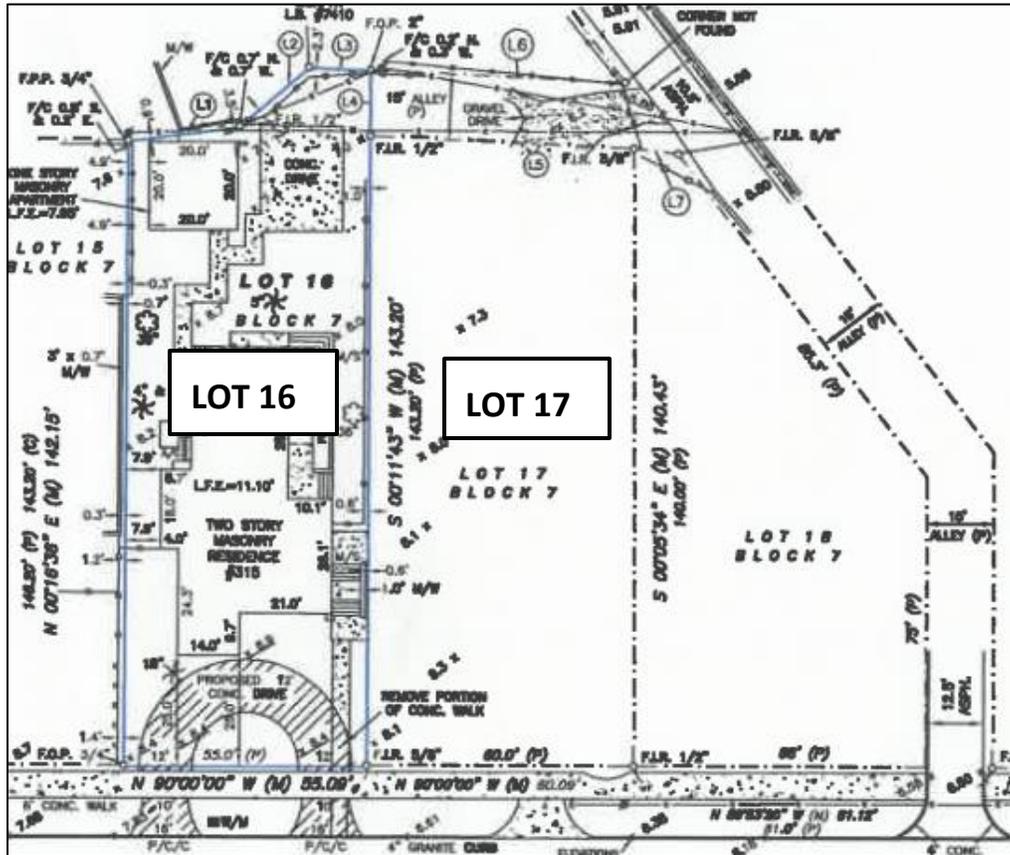


Figure 2: Proposed site plan with new circular front driveway

Review of Certificate of Appropriateness (20-90200056)

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.*

Inconsistent

The subject property is a contributing resource within the Granada Terrace Local Historic District. The proposed work will alter the function of the front yard from a pedestrian to a vehicular focused space. As evidenced from the 1935 depiction of the house, the front yard space was intended to function as a pedestrian connection to the public street.

In addition, the proposed driveway will be very close to the contributing house, leading to concerns that the historic resource could be damaged in the future.

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

Inconsistent The proposal will introduce of a non-conforming feature that is highly visible and will lead to a further degradation of the character of the historic district. Traditionally, parking and driveways in this neighborhood were located in the rear with alley access. For properties that did not have access to a rear alleyway, straight, ribbon concrete driveways were constructed with access to the front property line, but the driveways were located to the side of the houses and did not take up the front yard, as seen below in Figure 3.

As mentioned in the application, there are other properties in the Granada Terrace Historic District that have front circular driveways. It appears from aerial photographs that many of these driveways were installed the 1970s and early 1980s, prior to the designation of the local historic district in 1988. The applicant also included properties as examples that are not located in the Granada Terrace Local Historic District, and therefore would not have required a Certificate of Appropriateness Review.

Staff could not find an approved COA for a new front driveway in Granada Terrace since the district was formed.

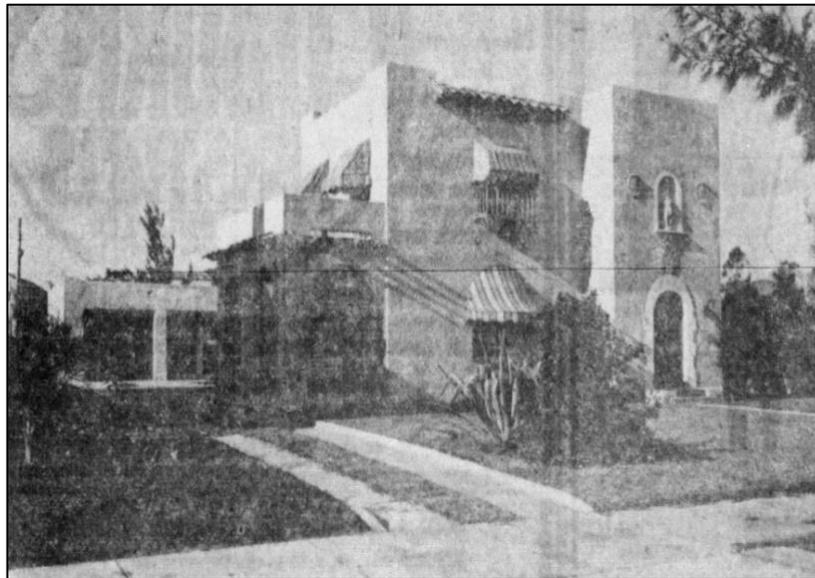


Figure 3: Photograph of 2402 Brevard Rd NE with ribbon driveway in the side yard published in the *St. Petersburg Times* on January 19, 1929.

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.*

Inconsistent The proposed project will result in the installation of a non-conforming driveway design that goes against the tradition of how the vehicle was featured in the Granada Terrace neighborhood. Similar to most other 1920s traditional neighborhoods in St. Petersburg, the automobile and garages were treated as utilitarian necessity that were relegated to rear alleyways. Due to Granada Terrace's unique layout, a few of the streets did not have rear alleyways, and

therefore a front driveway had to be included, but these driveways were installed in the side yards and were not prominent front yard features. To allow the introduction of more front circular driveways will alter the design intent for the role of the automobile and could lead to a loss of integrity for the district.

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

**Information
not provided**

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

Consistent There is no indication that the applicant cannot carry out the proposal.

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.*

**Not
applicable** The subject property is a contributing property.

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The subject property is, and will continue to be, a single-family residence.

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

Inconsistent As noted above, the proposal will introduce an element that is not traditional to the character of Granada Terrace and will have a negative impact on the integrity of the district.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Inconsistent Documentation shows that the original intent of this property, during the period of significance of the historic district, was to prioritize pedestrian walkway connections in the front over vehicular access, which was provided in the rear.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

**Not
applicable**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Inconsistent The proposal will introduce a new feature that will change the character and design intent of the contributing resource.

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

Inconsistent This request will change the layout of the front pedestrian walkway that was featured as part of the original design as evidenced in Figure 1. The proposed front, circular driveway will introduce a new feature that does not match the visual qualities of the traditional front yard for Granada Terrace, where the front yard primarily functioned as a pedestrian connection. Instead, the proposal will create a driveway and vehicular access that will serve as the primary function of the front yard.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not Applicable No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The subject property is not located within a known archaeological sensitivity area.

Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding that the following criteria are **NOT** met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 3 of 4 relevant criteria are **NOT** met and found to be inconsistent.
- Additional Guidelines for Alterations: 4 of 5 relevant criteria are **NOT** met and found to be inconsistent.

Variance to Land Development Regulations (20-54000035)

VARIANCE DATA

Structure/Standard	Required	Requested	Variance	Magnitude
Circular driveway and vehicular parking in the front yard	No circular driveway or vehicular parking is allowed in the front yard.	Circular driveway and vehicular parking in the front yard.	To allow a circular driveway and parking in the front yard.	100%
Increase to the maximum 45 % impervious surface allowance in the front yard	Maximum of 45% impervious surface in front yard (742 s.f.)	51% impervious surface in front yard (842 s.f.)	Increase of impervious surface (100 s.f.)	13.5%
Elimination of the minimum lot width for a circular driveway	60 feet minimum width for a circular driveway	A circular driveway	To allow a circular driveway on undersized lot	100%

REQUEST:

The applicant seeks variances to the following development criteria for a circular driveway in the front yard:

1. a variance to the Building Design Standards to allow a circular driveway and vehicular parking to be located in the front yard in the Neighborhood Traditional (NT-3) zoning district;
2. a variance to the maximum 45% impervious surface allowance in the front yard to 51%; and
3. the elimination of the minimum lot width requirement of 60 feet for a circular driveway.

Staff has reviewed the proposal and have the following concerns:

1. The conditions on the lot are the results of a previous lot split. Specific conditions of the lot split indicated that parking is to be accessed from the alley, parking is to be located behind the front façade of the home, and no variances would be approved for further development on Lot 16 or 17 because any hardships were self-imposed due to the lot split.
2. The Variance request 16-54000053 for a circular driveway on the adjacent Lot 17 for the new single-family home was denied with a unanimous vote on October 11, 2016.
3. The additional impervious surface in the front yard over the allowable 45% may cause additional stormwater runoff onto 22nd Ave NE during rain events.
4. The driveway is in close proximity to the 40-inch diameter-at-breast-height (DBH) Oak on Lot 17 to the east and may impact the health of the tree.
5. The proposed driveway provides pavement within a foot of the house which may cause damage to the home.

6. The driveway detracts from the historic nature of the home. With vehicles parking in the front yard, the structure becomes secondary to the vehicles.
7. The addition of driveways on a collector street when alleys are available creates safety hazards to pedestrians and bicyclists. The City's Complete Streets Program recommends limiting the use of private driveways to make roads safer for all modes of transportation including pedestrians, bicyclist and vehicles.
8. The City amended the Code in 2017 to address a minimum lot width for circular driveways based on turning radii, cars parked over sidewalks, and the addition of impervious surface. A circular driveway of substandard width and inadequate turning radius could result in vehicles backing into the sidewalk or the street to maneuver.

CONSISTENCY REVIEW COMMENTS:

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

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

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

The site contains an existing single-family residence with an Accessory Structure containing an Accessory Living Space in the rear of the lot accessed from the alley. The Accessory Structure was originally built and permitted as a 2-car garage. There are 2 paved parking spaces to the rear of the property. No other redevelopment is occurring on-site. The owners are requesting this circular driveway for additional access and parking.

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

The lot meets the minimum lot area of 7,620 s.f. for the NT-3 district. The minimum lot width for the NT-3 district is 60 feet and the lot width of the property is 55-feet in width which is 5 feet less than the required 60-foot minimum lot width. However, the property had contained both Lots 16 and 17 with a lot width of 115-feet. Through the previous owner's actions of a lot split in 2015, the lot became substandard in lot width and specific standards and conditions were placed on both Lots 16 and 17 to prohibit any vehicular access from 22nd Avenue Northeast.

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

The Preservation designation shall apply to all environmentally sensitive areas within the City that qualify under the criteria specified in the land development regulations. This criterion is not applicable.

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

The subject property is located within the North Shore National Register Historic District and the Grenada Terrace Local Historic District. A separate request for Certificate of Appropriateness is included with this variance request. The subject property is a contributing resource to the North Shore National Register Historic District and the Granada Terrace Local Historic District. The subject property has a single-family structure on the site.

e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

The subject lot does not contain any protected species of palms or trees in the front yard. However, the neighboring Lot 17 to the east has a large 40-inch DBH Oak tree within an approximate 4 feet of the property boundary. Any development or paved surface may impact the existing oak. The City Arborist recommends any driveway or paved area be located no closer than 10 feet, at a minimum, from the 40-inch DBH Laurel Oak to avoid root pruning from occurring within the tree's critical root zone, which would likely be fatal to the Laurel Oak.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

The proposed project does not promote the established historic or traditional development pattern of the block face, including the provision of a circular driveway, additional pavement in the front yard, and the parking of cars in front of the single-family structure.

It is reasonable that the single-family homes on the block be compliant to the development regulations of the district which would make a positive contribution to the neighborhood. However, the requested additional impervious surfaces, parking in front of the main single-family structure and additional driveway accesses on the roadway does not promote the character of the block face or neighborhood. The block face consists of 5 lots. The interior 3 lots have access to an alley that connects between 22nd Ave NE and Brevard Rd NE. The lot at the west end of the block face is a corner lot with no alley access and its driveway connects to Brevard Rd NE. The lot at the eastern end of the block face is a through-lot that abuts 22nd Ave NE, Locust St NE and Coffee Pot Blvd NE. It has a circular driveway accessing Locust St NE, a neighborhood street. All lots access a side street or alley except 335 22nd Avenue which has a circular driveway that appears to have been installed in the 1970s and early 1980s, prior to the 2007 Zoning Code changes that limit the driveways in the front yard. The 335 22nd Ave NE lot is 75 feet deep with a triangular-shaped rear yard leaving no area for rear parking.

All lots on the block face appear to meet the impervious surface requirement of a maximum of 45% impervious surface within the front yard with the exception of 335 22nd Ave NE that has a circular driveway in the front yard.

All lots on the block meet the NT-3 minimum lot width requirement of 60 feet with the exception of the subject property with a lot width of 55 feet.

In summary, there is only one lot on the block face with a circular driveway in the front yard which also has an impervious surface over the maximum allowable 45% in the front yard.

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

This criterion is not applicable.

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

The special conditions of this property were self-imposed by the previous owner who divided the property. Certain conditions of approval were imposed upon the division of Lots 16 and 17, and are part of the lot record, available at the City of St. Petersburg. The conditions included:

- **All vehicular access to be accomplished through the alley to the north of Lot 17, for both Lots 16 and 17.**
- **All parking for the new and existing structures will need to be located behind the principal structures on each site.**
- **Any new development shall meet the setbacks for NT-3 for development on Lot 17: *Section 16.20.010 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.**

There was no formal appeal of these conditions by the property owner at the time the conditions were imposed.

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

A literal enforcement of this Chapter would not result in unnecessary hardship. Access is currently provided to the lot through an alley, 15-feet in width, which dead ends into the rear of the lot. There is adequate space on-site for parking to the rear of the lot. The lot is 55 feet in width which is less than the minimum lot size for the NT-3 district. However, it must be noted that the lot size was self-imposed by the previous owners related to the lot split.

The applicants have indicated that delivery vehicles and visitors have to slow down on 22nd Ave NE to locate their home. Most delivery vehicles use a GPS digital system to locate the home and a circular driveway will not assist in the location of the home. Staff recommends that a larger numerical street numbers be used to identify the home.

In addition, national chain delivery vehicles, such as Amazon or UPS, typically do not park in private driveways along collector streets because of their time schedule and because delivery vans and trucks require a larger turning radius than a passenger vehicle. Any delivery vehicle which pulls into the driveway would then have to back-out into traffic causing danger for both pedestrians and vehicles. While circular driveways allow for a vehicle to pull through, if another vehicle is in the driveway then any additional vehicle will be required to back out across a pedestrian sidewalk and into traffic. In addition, delivery vehicles must maneuver around irrigation heads and shrubs when the radius does not match the minimum for their vehicles.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

The owner currently has reasonable use of land. The owner currently uses access from the alley. The property meets and exceeds the minimum lot area of the NT-3 district. While the lot width is less than the minimum for the NT-3 district, access is still available from the alley.

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

A circular driveway within the front yard is not required. A 15 feet wide rear alley allows vehicular access to the property.

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

The request is not consistent with the Land Development Regulations or the St. Petersburg Complete Streets Implementation Plan. Driveway standards are imposed to support walkability by improving pedestrian and vehicular safety and reinforcing the traditional character of the neighborhood. The required permeable area of the front yard serves to limit surface water runoff into the public stormwater system. The parking regulations are designed to encourage parking configurations that do not disrupt the City's traditional streetscape.

The proposed project can be disruptive to the historical significance of the traditionally designed property, where the vehicle is secondary to the structure and the pedestrian. The property owner indicates that there was a circular driveway previously. However, it is noted that the original design did not include a circular drive but rather a 2-car garage that has been converted to a Living Space. The circular driveway was on Lot 17 located to the side of the single-family structure. With the division of Lots 16 and 17 in 2015, the circular driveway was demolished and is being replaced with a single-family residence. To place a circular in front of the home is not in keeping with the original design or the historic nature of the property.

The granting of the variance would not be in harmony with the general purpose and intent of Chapter 16. In fact, the Variance is in conflict with the following Sections of the Code and the St. Petersburg Complete Streets Implementation Plan:

SECTION 16.20.010. - NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS

Section 16.20.010. – Neighborhood Traditional Single-Family Districts (NT)

Common features of these districts include:

Narrow rectangular lots facing the avenue.

Houses built toward the front of the lot with reduced setbacks.

Front porches and primary entrances facing the avenue.

Sidewalk connections leading to the public sidewalk and the street.

Vehicular access from the rear alley instead of driveways in front yards.

Recognized architectural styles with consistent and appropriate materials

Response: The requested variance does not meet two of the above characteristics including the sidewalk leading to the street and the vehicular access from the rear alley instead of driveways in front yards.

Section 16.20.010.2. - Purpose and intent.

The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for each of the NT

districts are intended to reflect and reinforce their unique character. Street standards are intended to preserve the alley system as a mechanism to provide limited access for parking and utility functions in the rear of the site.

Response: These regulations have changed over time to promote walkability, improve pedestrian and vehicular safety, and reinforce the traditional character of the neighborhood.

Section 16.20.010.11. - Building and Site Design

Vehicular Connections and Parking

“1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:

a. Driveways and garage doors shall face the alley;

b. Where no alley exists, driveways and garage doors shall face the side street and shall be restricted to the rear one-third of the lot;

c. Where access via the rear third of the lot is not possible and/or the alley is unable to be traversed with a vehicle due to physical obstructions or barriers, driveways and garage doors shall be permitted within the front two-thirds of the lot facing the side street;

d. In the absence of an alley and a side street, a single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Required parking shall be allowed only behind the front façade line of the principal structure, including the porch, if any.”

Response: Based on Section 16.20.010.11 the first available alternative parking is the driveway from the alley. This site clearly has access to the alley which has been used as access for years. The regulations only allow a single lane curb-cut with parking behind the front façade when no other access is available.

Section 16.20.010.11 continues to state:

“2. When a driveway is allowed in the front yard, not more than one curb cut shall be allowed for each property except as follows:

a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and

b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and

c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.”

This Section allows more than one driveway in the front yard as an exception when all three criteria are met. The property meets the first criteria as it is located on a Collector Street as identified on the Future Major Streets Map. However, it does not meet the requirements of the second and third criteria. Access onto 22nd Avenue is not the only available access point from 22nd Avenue as the property has access to an alley and the circular driveway is being requested as

accessory parking and for delivery vehicles. Most delivery vans have a larger turning radius than a passenger vehicle and would not be able to use the driveway. Delivery companies have specific driving and parking guidelines concerning the delivery of packages on collector roads. If there is another vehicle in the driveway, a potentially hazardous situation can be created for pedestrians, bicyclists, and vehicles as a delivery vehicle backs-out of the driveway into traffic. The addition of driveways to collector streets is not improving traffic based on the City's Complete Street Program, which implements the City's goal of making streets safer for all users. One of the Complete Streets Program goals is to limit the number of driveways on the City streets.

SECTION 16.40.060. - LANDSCAPING AND IRRIGATION; TREE PROTECTION

16.40.060.2.1.2. - Additional requirements for new and existing one- and two-unit residential properties.

A. Required permeable green space for yards abutting streets. Required front yards and required side yards abutting streets shall be maintained as permeable landscaped vegetative green space with the exception of driveways, walks, patios and similar paved areas and non-organic mulch areas, which areas combined shall not exceed 25 percent of the required yard area for corner lots and 45 percent of the required yard area for inside lots.

Response: Impervious surface areas are not allowed to exceed 45% in the front yard. The approximate impervious surface is approximately 51% exceeding the requirement by 6%.

SECTION 16.40.090. - PARKING AND LOADING, DESIGN STANDARDS

Section 16.40.090.3.3. Development standards for private one- and two-family properties

6.b. Circular driveway. The circular portion of a driveway shall measure no less than ten feet in width and no more than 14 feet in width, no more than 14 feet as the driveway crosses the property line and no more than 20 feet at the curb, which includes a three-foot by seven-foot triangular flare. Circular driveways are not allowed on lots less than 60 feet wide.

Response: The lot width requirement of 60 feet was added to the Code in the amendments approved in July 2017 to specifically limit lots under 60 feet in width from having circular driveways.

Section 16.40.090.3.3. Development standards for private one- and two-family properties

6. e. Zoning specific criteria.

1. When a property is located within a traditional zoning district, any new, reconstructed or reconfigured driveway shall be no wider than 20 feet within the property boundaries, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two feet by seven feet triangular flare. Circular driveways within the front or street side yards are prohibited, except as otherwise allowed by the building design standards of the zoning district.

Response: Paragraph 6.e. prohibits circular driveways from the front and side streets except as provided in the building design standards for NT-3 *Section 16.20.010.11. - Building and Site Design* which is addressed above and limits driveways to alleys. As discussed above, the site does not meet the 3 criteria for front yard parking.

Section 16.40.090.3.3. Development standards for private one- and two-family properties

8. Impervious surface coverage. The maximum impervious surface ratio is limited to those areas within the boundary of the private property and does not include the public right-of-way. For interior lots, no more than 45 percent of the land area between the front property line and front building setback line may be paved or covered with impervious surface materials.

Response: Paragraph 8 also limits the maximum amount of impervious surface allowed within the front yard to 45%. The proposed plan has approximately 51% impervious surface which is a variance of 6%. Similar to Section 16.40.060.2.1.2.

CITY OF ST. PETERSBURG COMPLETE STREETS IMPLEMENTATION PLAN

“The City of St. Petersburg Complete Streets Program rethinks how we design our roads and encourage lower overall speeds. It aims to provide safer choices for all modes of transportation. A fundamental principle guiding the approaches and designs is increased safety and comfortable mobility options. The Complete Streets Program is a recognition of the need to address the issue of traffic safety at a system level. Highlights of the City’s plan is to protect the pedestrian realm and traditional pattern of development in neighborhoods by limiting the abandonment of public rights of way or alleys and controlling the design and placement of private driveways.”

Response: In May 2019, the City Council voted to approve the City’s Complete Streets Plan. The proposed variance request is not consistent with the objective of the Complete Streets Plan that limits the use of private driveway to make roads safer for all modes of transportation including pedestrians, bicyclists and vehicles.

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

The approval could be injurious to the neighborhood by allowance of additional driveways in locations where alleys exist. This addition of driveways on a collector roadway creates additional hazards to other vehicles, pedestrians and bicycles, when there is a vehicle in the driveway preventing the ability for a second vehicle or delivery van to drive through. In addition, with small turning radius, the car may tend to park over the sidewalk blocking pedestrian traffic and creating a hazard for pedestrians.

The variance to the front yard impervious surface area creates additional stormwater runoff onto 22nd Avenue.

While there are circular driveways along 22nd Avenue between 1st Street and Cherry Street, Staff has noted that 6 of the lots within this area do not have alley access, and 5 lots are through lots, requiring access to 22nd Avenue per code. It is important to note that no circular driveways have been permitted along this section of 22nd Avenue since 2014. In 2017, the Code was amended requiring a minimum lot width of 60-feet for a circular driveway.

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

The reasons provided in the application do not justify the granting of the variance. The applicant’s justifications are as follows:

- Delivery vehicles and friends have difficulty finding their home and circle around the block creating more traffic.

Response: Most delivery services use GPS tracking applications when locating addresses. However, it is recommended that larger house numbers may assist guests and delivery drivers to identify the home.

- Delivery vehicles stop on the street with hazard lights creating unsafe conditions. The circular driveway would be safer.

Response: Delivery vehicles such as delivery vans have larger turning radius from passenger vehicles. They would not be able to maneuver the turn on a lot 55 feet in width, thereby having to stop on the street or side street to deliver a package. If another vehicle is in the driveway, the delivery vehicle would have to back-out onto a collector street creating a safety hazard to other vehicles, pedestrians and bicyclists.

- Delivery services are different now than from when Lot 16 & 17 were split in 2015 with more service and with COVID.

Response: Allowing the circular driveway on this property would allow a precedent for other undersized properties, with access to alleys, located on along collector streets to have driveways in the front yard. This would multiply the number of driveways on the City's streets creating safety hazards to vehicles, bicyclists, and pedestrians.

- The provision of a circular driveway would provide a unified look on 22nd Avenue.

Response: While the look may be similar to other property's with circular driveways, that is not the standard for the NT-3 zoning category, Historic Old Northeast Neighborhood, and the Granada Terrace Local Historic District.

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

Based on *Section 16.60.030.1* the term "nonconforming" means that a use, structure, lot or site was lawful when the use commenced, the structure was constructed, or the lot or site was established but became unlawful by the adoption or amendment of this chapter. A structure lot or site becomes nonconforming if the size, building setbacks, **parking**, or other characteristic does not comply with a requirement of this chapter. The regulations permit nonconformities to continue until they are removed. **These regulations do not encourage the survival of nonconformities and do not allow nonconformities to be enlarged upon, expanded, or extended. Existing nonconformities shall not be used to justify the addition of new uses or structures prohibited in the district.**

While the applicant has provided a list of other circular driveways in the neighborhood, each of these properties have an alley and are considered nonconforming based on the current Code regulation that requires properties to access from the alley in NT districts, unless a variance was granted. Some of these properties have additional nonconformities which would not allow them to be considered as grounds for this circular driveway to be approved, including:

- Nonconforming lot width (Section 16.40.090.3.3)
- Nonconforming front yard pervious surface (Sections 16.40.060.2.1.2. and 16.40.090.3.3)
- Does not meet driveway specifications (Section 16.40.090.3.3)

Public Comments

The applicant has submitted the Neighborhood Worksheet with 13 signatures of neighbors in support of the application. Included in the application are letters from 11 of the 13 neighbors who signed the Neighborhood Worksheet.

Robin Reed, Chair, Planning & Preservation Committee, Historic Old Northeast Neighborhood Association (HONNA), contacted the City Staff with strong concerns about the Variance request and submitted a letter in opposition to the Variance and the Certificate of Appropriateness from HONNA (see attached letter in Appendix E).

Staff Recommendations and Conditions of Approval

Certificate of Appropriateness Request (20-90200056)

Based on the 2015 conditions of approval for lot split and a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **DENY** the Certificate of Appropriateness request for the alteration of the property 315 22nd Ave NE.

Variance Request (20-54000035)

Based on the 2015 conditions of approval for a lot split and a review of the application according to the stringent evaluation criteria contained within the City Code, the staff recommends the Community Planning and Preservation Commission **DENY** the requested variances.

CONDITIONS OF APPROVAL: If the variances are approved consistent with the site development plan submitted with this application, the Planning & Development Services Department Staff recommends the approval shall be subject to the following:

1. All effort shall be made to protect the health and continued existence of the 40-inch DBH Oak in the neighboring front yard to the east (Lot 17). The driveway shall be located no closer than 10 feet from the 40-inch Oak located on the abutting east property. This is to avoid root pruning from occurring within the tree's critical root zone, which would likely be fatal to the Oak. Any necessary root pruning shall be properly performed under the supervision of an ISA Certified Arborist.
2. There shall be a minimum green space of 3-feet from the front protruding corner of the single-family structure to the closest driveway edge. This area shall remain as vegetated green space with shrubs or groundcover.
3. The front yard impervious surface cannot exceed 51% of impervious area in the front yard and no further impervious surfaces shall be added, including but not limited to pavers, walkways, patios or parking pads.
4. The owners shall keep all vegetation maintained to less than 36-inches in height within the pedestrian visibility triangle of the driveways. More specifically, the area shall encompass the area starting at the intersections of the vehicular driveways with sidewalks: beginning at the point where the edge of the sidewalk farthest from the street meets the driveway; thence five feet along the sidewalk; thence diagonally to a point along the driveway five feet from the point of beginning; and thence to the point of beginning. Any wall or fence within the pedestrian visibility triangle will be a height of 36 inches or less.

5. This variance shall be valid until September 8, 2022, at which time substantial construction of the driveway must be completed. A request for an extension must be received in writing prior to the expiration date.
6. Approval of these variances does not grant or imply other variances from the City Code or other applicable regulations.

Appendix A:

Application for COA No. 20-90200056 and Submittals



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

315 22nd Ave NE St. Petersburg, FL 33704

07-31-17-32562-007-0160

Property Address

Parcel Identification No.

Granada Terrace Add | Blk 7 | Lot 16

n/a

Historic District / Landmark Name

Corresponding Permit Nos.

Craig & Elizabeth Provencher

813-382-2277

Owner's Name

Property Owner's Daytime Phone No.

315 22nd Ave NE St. Petersburg, FL 33704

imbethsavage@gmail.com

Owner's Address, City, State, Zip Code

Owner's Email

Kelly Sedivy

727-776-7906

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

540 Trinity Lane N., 2106 St. Pete, FL 33716

sedivykelly@gmail.com

Owner's Address, City, State, Zip Code

Representative's Email

rep

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/>	Addition
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Relocation
<input checked="" type="checkbox"/>	Other: driveway
<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Mechanical (e.g. solar)

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input checked="" 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:

Elizabeth Provencher

Date:

5/29/20

Signature of Representative:

Kelly Sedivy

Date:

5/29/20

*signatures for both as owners will represent as long as we are local so including agent/rep as emergency back-up

6/16/2020

COA Application
Craig & Beth Provencher
315 22nd Ave NE
St. Petersburg, FL 33704
imbethsavage@gmail.com
813.382.2277

Dear Ms. Duvekot,

It was nice chatting with you yesterday! Thank you in advance for reviewing our COA application – as mentioned, this application is being submitted on the same day as our Variance application with Jennifer Bryla; details go hand in hand.

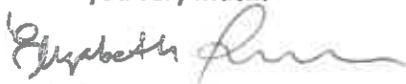
As the homeowners of our property for the last 3-years, we're looking to pursue a circular driveway in the front of our lot. We've noted that a) the majority of the houses in our block have this type of driveway so it'll provide a more unified look to maintain & enhance the character of the neighborhood and b) it's often difficult for people/deliveries to find our home hence slowing down along 22nd Ave NE, circling the block and/or stopping all together in front of the house causing a potential traffic incident.

We've met with a driveway company and they've confirmed that the circular shape will fit within the space and take 4-5 days to complete. We still plan on parking in the back for the most part and will utilize the front for ease of deliveries and/or guests. NOTE: We received a revised survey with a sketch & dimensions of the proposed driveway, please see enclosed.

We've been in communication with and have received positive support from ALL of our neighbors; letters & the Neighborhood Worksheet can be found within our Variance application.

Please let us know if anything is missing or interpreted incorrectly.

Thank you very much!


Elizabeth
Craig & Beth Provencher


Craig M. Provencher

Document Name: City of St. Petersburg Affidavit to Authorize Agent

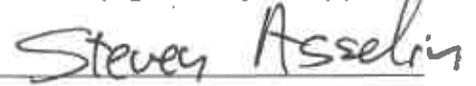
State of Florida Jurat Notary Certificate

STATE OF FLORIDA
COUNTY OF Pinellas

Sworn to (or affirmed) and subscribed by personally appearing before me by physical presence this 29 day of
May, 2020, by, ELIZABETH PROVENCHER .



(Signature of notary public)



(Name of notary public)



My commission expires:

10/8/21

Official Seal

Personally known OR

Produced identification X Type of identification produced:

FL DL



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, ALTERATIONS

Completed COA application

Application fee (Confirm w/City Staff, based on type of review)

Site plan or survey of the subject property:

- To scale, no larger than 11" x 17" paper or digital submission
- North arrow
- Setbacks of structures to the property lines
- Dimensions, locations of all property lines, structures, parking spaces

Floor Plans and Elevations:

- To scale, no larger than 11" x 17" paper
- Depicts all sides of existing & proposed structure(s)

Photographs of the subject property

Written description explaining how the proposed work complies with the following evaluation criteria:

1. A local landmark should be used for its historic purpose or be adaptively fit into a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.

(continued next page)

COA Application
Craig & Beth Provencher
315 22nd Ave NE
St. Petersburg, FL 33704
imbethsavage@gmail.com
813.382.2277

□ *Written description explaining how the proposed work complies with the following evaluation criteria:*

1. A local landmark should be used for its historic purpose or be adaptively fit into a new use that requires minimal change to the defining characteristics of the building and its site and environment.
→ *We're looking to put a circular driveway into the front of our property. The 3 houses across the street from us and the neighbor on our side of the street all have circular driveways (as do all of the homes on Coffee Pot Blvd behind our alley) so it'll add a more consistent & unified look to the neighborhood block, adding to its historic charm.*
2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.
→ *There will be no adjustments to the building outside of the added driveway. We will also be sure to add a beautiful planting space within the circle for plants/flowers that will increase the charm of the street.*
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.
→ *agree*
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.
→ *agree*
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
→ *agree*
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
→ *agree*
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
→ *agree*
8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.
→ *agree*



CERTIFICATE OF APPROPRIATENESS

GENERAL INFORMATION

Purpose

The Historic and Archaeological Preservation Overlay, City Code Section 16.30.070, requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. Exterior alterations include, but are not limited to, the following work: changes to walls, roof, or windows; painting unpainted masonry; additions; relocation, and demolition. Building new structures and demolition requests within a historic district, as well as any digging or replacement of plantings on a designated archaeological site also require a COA. The intent of the COA is to ensure that the integrity and character of the individual landmark or historic district is maintained.

Pre-Application Meeting ✓ met w/ Jennifer Bayle 5/21

Applicants are encouraged to schedule a pre-application meeting with Staff prior to an application being accepted. Staff requests that all pre-application meetings be scheduled at least one (1) week prior to the application deadline. Minor maintenance projects can often be approved at this meeting. Pre-application meetings can be scheduled by calling (727) 892-5470 or (727) 892-5451.

At the meeting, staff will determine if the application is appropriate for administrative approval based upon the COA Approval Matrix as per the regulations in the Historic and Archaeological Preservation Overlay. Administrative approvals do not require a public hearing, unless an appeal is filed with the Urban Planning and Historic Preservation Division. Permits must be obtained within 18 months of approval. Staff shall have the discretion to refer any case to the Community Planning and Preservation Commission ("CPPC").

Application Submittal

Only complete applications will be accepted. Complete applications must be filed by 2:00 PM on the application deadline date. Per the CPPC's Rules of Procedure, a maximum of twelve (12) applications may be scheduled for any given public hearing. This limit does not apply to applications which are determined by the Urban Planning and Historic Preservation Division to be appropriate for administrative approval. Applications requiring a public hearing are scheduled in the order received.

Fee Schedule

Commission Review		Staff Review	
Additions	\$ 300.00	General Application	\$ 50.00
Appeal	\$ 250.00	Appeal	\$ 250.00
Alterations and Repair	\$ 300.00		
Demolition (primary building)	\$ 1,000.00		
Demolition (accessory structure)	\$ 500.00		
New Construction	\$ 300.00		
Relocation	\$ 500.00		

After-the-Fact -- Twice the initial fee; Revision of previously approved COA - 1/2 of the original fee

Site Plans, Floor Plans, and Elevation Drawings

All applications for the CPPC require a detailed, accurate site plan or survey and elevation drawings. Some applications for the CPPC require floor plans as well. Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, or elevations that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.



Certificate of Appropriateness Approval Matrix

(City Code Section 16.30.0070.2.6, updated February 10, 2015)

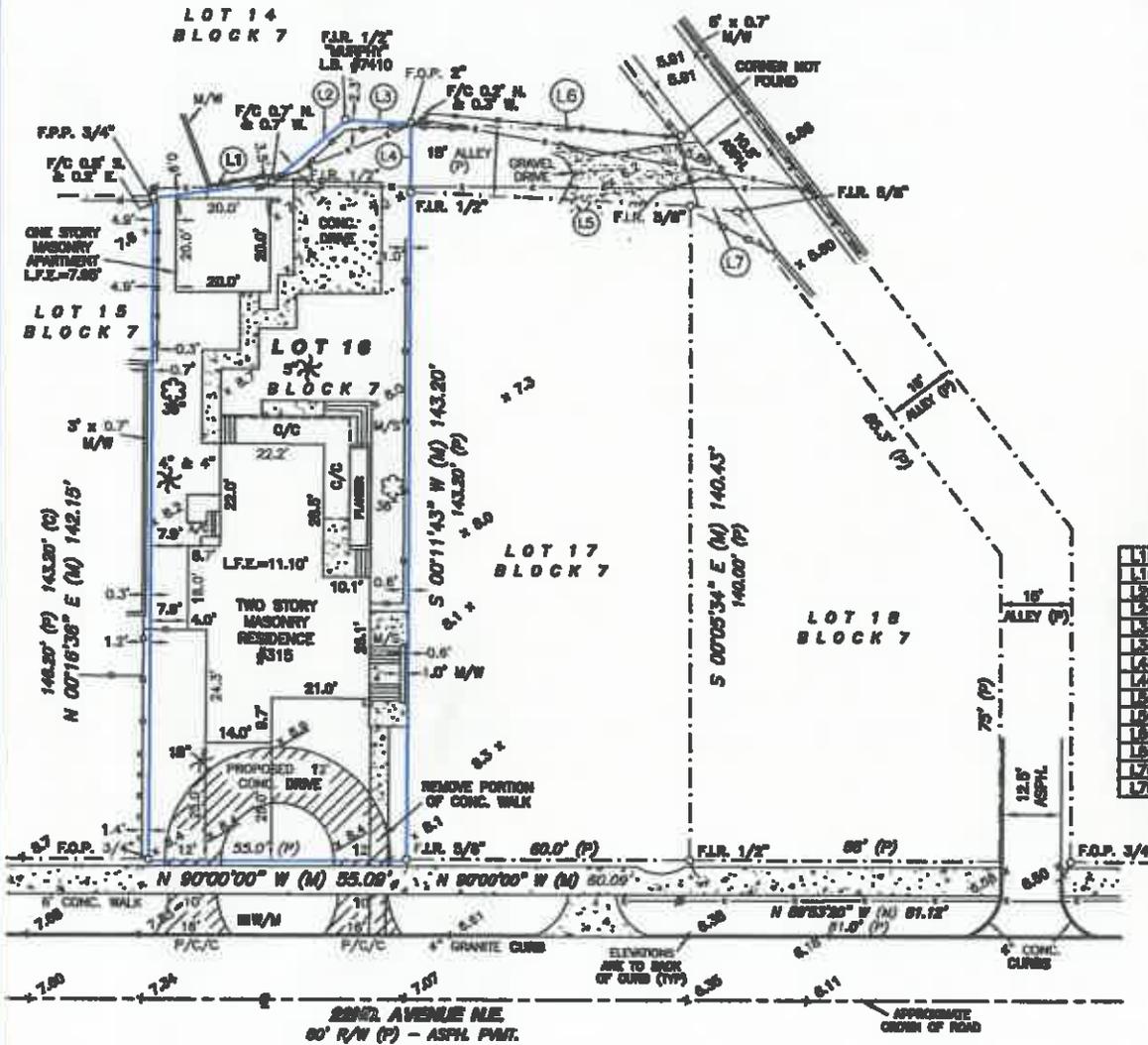
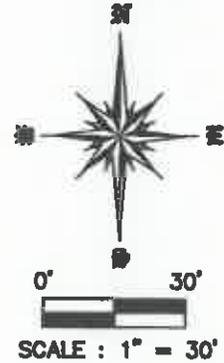
	CONTRIBUTING & INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
ADDITIONS						
All		X			X	
ARCHAEOLOGY						
Ground disturbing activities		Certificate to Dig Required			Certificate to Dig Required	
CANVAS AWNINGS						
Installation, removal, or alterations	X			X		
CLEANING						
1. Pressure washing, less than 100 psi			X			X
2. Other methods and applications	X			X		
CARPORTS and PORTE COCHERES						
All alterations		X		X		
DECKS, PATIOS						
1. With a roof		X		X		
2. Without a roof	X			X		
DEMOLITIONS						
1. Primary structures		X			X	
2. Accessory structures, historic		X		X		
3. Accessory structures, non-historic	X			X		
4. Historic additions		X			X	
5. Non-historic additions	X			X		
DOORS, ENTRIES, AND GARAGE DOORS						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		
4. Entry features	X			X		
5. ADA requirements	X			X		
6. Other alterations	X			X		
DRIVEWAYS						
1. Change in materials	X			X		
2. Change in size or configuration	X			X		
3. New or relocated driveway	X			X		
EXTERIOR WALL FINISH						
1. Removal of non-historic material (originally unpainted surface)	X			X		
3. Waterproofing	X			X		
FOUNDATIONS						
1. Same material, style, and size	X			X		
2. Change in material, style, or size		X		X		
3. Sidewalk vault lights	X			X		
INTERIOR ALTERATIONS						
Ad Valorem Tax Exemption Apps ONLY	X					X
LANDSCAPE FEATURES						
1. Arbors, pergolas, and gazebos	X			X		
2. Permanent water features	X			X		
3. Lighting	X			X		
4. Sidewalks	X			X		
5. Walkways	X			X		
6. Planting or removal, non-historic vegetation			X			X
7. Alteration, planting, removal, historic vegetation	X			X		
8. Other	v			v		



DON ARMSTRONG LAND SURVEYING, LLC

FAST AND ACCURATE SERVICE SINCE 1994
 2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FL 34883
 OFFICE: (727) 772-8134 - EMAIL: SKYDOGG55@GMAIL.COM
 FLORIDA CERTIFICATE OF AUTHORIZATION #7809

SEC. 7, TWP. 31 S., RGE. 17 E.
 Pinellas County, Florida
 DRAWING #15104A
 JOB #20047A
 FILE #15104



LINE TABLE:

L1(O)	N 82°44'08" E	25.28'
L1(P)		28.0'
L2(P)	N 48°58'56" E	20.87'
L3(P)		21.2'
L3(M)	S 67°16'16" E	13.95'
L3(P)		18.0'
L4(M)	S 00°11'43" W	14.81'
L4(P)		18.0'
L5(M)	S 67°19'30" E	58.44'
L5(P)		60.0'
L6(C)	S 67°19'30" E	57.40'
L6(P)		57.40'
L7(M)	S 82°39'45" E	10.08'
L7(P)		10.25'

LEGEND:

- WOOD UTILITY POLE
- OAK TREE
- PALM TREE
- MAPLE TREE
- CHERRY LAUREL TREE
- BANYON TREE
- UNKNOWN TYPE TREE
- 6' WOOD FENCE
- 4' WOOD FENCE
- 4' CHAIN LINK FENCE
- OVERHEAD UTILITY WIRES
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

CERTIFIED TO: ELIZABETH L. PROVENCHER
 & CRAIG M. PROVENCHER

Legal Description:

Lot 16, 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 45, of the Public Records of Pinellas County, Florida.

DATE	REVISION
6/15/20	PROPOSED DRIVEWAY
6/9/20	UPDATE BOUNDARY

SURVEYOR'S REPORT:

- Horizontal & Vertical Datum shown on this Map of Survey has been measured to an estimated positional accuracy of 0.10 Feet unless otherwise shown hereon.
- Vertical Datum shown on this Map of Survey is based upon the high a National Geodetic Survey Bench Mark "FEDERAL C", PID #AC0511, Elevation = 19.36', NAVD-1988.
- Horizontal Datum shown on this Map of Survey is based upon the Northerly R/W of 22nd Ave N.E. being N 80°00'00" W (Assumed)
- This Map of Boundary Survey was completed with the benefit of a Commitment for Title Insurance as issued by Landguard Title Services, LLC, 333 Third Ave N., Suite 200, St. Petersburg, FL 33701, Order #8310268, Dated June 11, 2015, underwritten by Commonwealth Land Title Insurance Company and is subject to Exceptions 1, 3-A, 3-B, 4, 5, 6, 7 & 8 as shown on Schedule B Section II of said Commitment.
- Property may be subject to unrecorded Easements and other Matters not shown in the Public Records of Pinellas County, Florida.
- No Instruments of Record reflecting Easements, Rights-of-Way, Restrictions, Covenants, Conditions, Dedications, Assessments, Ordinances, Development Orders, By Laws, Reservations, Set Backs and/or other Matters were provided to this Surveyor unless otherwise shown hereon.
- The Legal Description shown on this Map of Boundary Survey was provided in the Public Records of Pinellas County, Florida.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Craig M. Provencher and Elizabeth L. Provencher				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 315 22nd Avenue N.E.				Company NAIC Number:	
City St Petersburg		State Florida		ZIP Code 33704	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 16, Block 17, Perry Snell's Granada Terrace Addition to St Petersburg, Plat Book 6, Page 45, Parcel #07-31-17-32562-007-0160					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27 47' 32.61" N.</u> Long. <u>82 37' 52.90" W.</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of St Petersburg 125148			B2. County Name Pinellas		B3. State Florida
B4. Map/Panel Number 12103C0217	B5. Suffix G	B6. FIRM Index Date 08-18-2009	B7. FIRM Panel Effective/ Revised Date 09-03-2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8.00 Feet
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 315 22nd Avenue N.E.			Policy Number:
City St Petersburg	State Florida	ZIP Code 33704	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS "FEDERAL G" PID #AG0511 Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in Items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

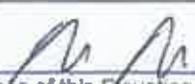
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>11.1</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>21.2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>9.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>8.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>9.2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>8.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Donald E. Armstrong Jr.		License Number 5083	
Title Owner			
Company Name Don Armstrong Land Surveying, LLC			
Address 2187 N. Green Ridge Place			
City Palm Harbor	State Florida	ZIP Code 34683	
Signature 	Date 08-09-2020	Telephone (727) 772-8134	Ext. 06/09/2020 PLS 5083

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Latitude and Longitude were determined using Google Maps. Lowest Machinery in Item C2 (e) is an Air Conditioner located along the West wall of the building.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 315 22nd Avenue N.E.			Policy Number:	
City St Petersburg	State Florida	ZIP Code 33704	Company NAIC Number	

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A items 8 and/or 9 (see pages 1–2 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
315 22nd Avenue N.E.

FOR INSURANCE COMPANY USE

Policy Number:

City
St Petersburg

State
Florida

ZIP Code
33704

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View 06/09/2020

Clear Photo One



Photo Two

Photo Two Caption Rear View 06/09/2020

Clear Photo Two

Our home, 315 22nd Ave NE



Aerial photo of neighborhood/street, star on our home, 22nd Ave NE down the center with circle driveways across street



Appendix B:

Applications for Variance No. 20-54000035 and Submittals

6/16/2020

Variance Application
Beth & Craig Provencher
315 22nd Ave NE
St. Petersburg, FL 33704
imbethsavage@gmail.com
813.382.2277

To Whom This May Concern,

Thank you in advance for reviewing our application. This variance application is being submitted on the same day as a request for Certificate of Appropriateness with Laura Duvekot. I spoke with Ms. Duvekot on 6/15 to provide the heads up that we'd be submitting both on the same day and that the details go hand in hand.

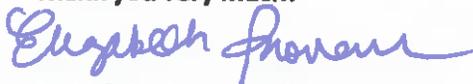
As the homeowners of our property for the last 3-years, we're looking to pursue a circular driveway in the front of our lot. We've noted that a) the majority of the houses in our block have this type of driveway so it'll provide a more unified look to maintain & enhance the character of the neighborhood and b) it's often difficult for people/deliveries to find our home hence slowing down along 22nd Ave NE, circling the block and/or stopping all together in front of the house causing a potential traffic incident.

We've met with a driveway company and they've confirmed that the circular shape will fit within the space and take 4-5 days to complete. We still plan on parking in the back for the most part and will utilize the front for ease of deliveries and/or guests. NOTE: We received a revised survey with a sketch & dimensions of the proposed driveway, please see enclosed.

As you'll find in our application, we've been in communication with and have received positive support from ALL of our neighbors; letters & the Neighborhood Worksheet enclosed.

Please let us know if anything is missing or interpreted incorrectly.

Thank you very much!


Craig & Beth Provencher





VARIANCE

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

- Completed variance application and narrative
- Pre-application Meeting Notes
- Affidavit to Authorize Agent, if Agent signs application
- Application fee payment
(See fee schedule on Variance Application)
- Public Participation Report
- Proof that Notice of Intent to File was sent to Neighborhood and Business Associations
- 2 copies of Site Plan or Survey of the subject property:
 - To scale on 8.5" x 11" or 11" x 17" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees, and landscaping
- 2 copies of Floor Plans: *n/a given driveway only*
 - To scale on 8.5" paper
 - Locations of all doorways, windows and walls (interior and exterior)
 - Dimensions and area of each room
- 2 copies of Elevation Drawings:
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- Samples or a detailed brochure for new materials to be used
- PDF of all above items (may be emailed to Staff Planner)

Planning and
Development Services
Department

Development Review
Services

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL
33731-2842
727.893.7471

The following items are optional, but strongly suggested:

- Neighborhood Worksheet
- Photographs of the subject property and structure(s)

A Pre-Application Meeting Is Required Prior to Submittal.

To schedule, please call (727) 892-5498.

Completeness review by City Staff _____

UPDATED: 03-24-2020



Pre-Application Meeting Notes

Meeting Date: 05/21/2020 Zoning District: NT-3

Address/Location: 315 22nd ave ne

Request: Circular Driveway in the front yard

Type of Application: Variance Staff Planner for Pre-App: Jenni

Attendees: Ms Provencher, Jenni Bryla

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Old Northeast Nbrhd Assoc.	John Johnson	Honnapresident@gmail.com	917-532-1732

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

Notes: Applicant would like a circular drive in the front yard of the property as to the busy traffic along 22nd Ave. 22nd Ave is on the future major streets map of the Comp Plan. The property was involved in an application in 2016 which required the removal of a circular driveway as a condition of approval. Those notes are attached to this form. Staff likely could not support such a request. The property is in a local historic district and as such the request would need a certificate of appropriateness (COA) to move forward. Applicant shall contact the above neighborhood association with a notice of intent to file the variance application as well as FICO and CONA 10 days prior to submitting to the City and provide evidence to the City.



st.petersburg
www.stpete.org

VARIANCE

Application No. _____

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

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Craig & Elizabeth Provencher

Street Address: 315 22nd Ave NE

City, State, Zip: St. Petersburg, FL 33704

Telephone No: 813-382-2277

Email Address: imbethsavage@gmail.com

NAME of AGENT or REPRESENTATIVE: Kelly Sedivy (realtor/friend)

Street Address: 540 Trinity Lane N, 21016

City, State, Zip: St Pete FL 33716

Telephone No: 727-776-7906

Email Address: sedivykelly@gmail.com

PROPERTY INFORMATION: Granada Terrace Add | Blk 7 | Lot 16

Street Address or General Location: 315 22nd Ave NE St. Petersburg, FL 33704

Parcel ID#(s): 07-31-17-32562-007-0160

DESCRIPTION OF REQUEST: We're requesting to put a circle driveway in the front of our house.

Adding this will provide a more unified look to the neighborhood block & allow for a safer traffic environment.

PRE-APPLICATION DATE: 05/21/2020

PLANNER: Jennifer Bryla

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance \$350.00

3 or more Units & Non-Residential - 1st Variance \$350.00

Each Additional Variance

\$100.00

After-the-Fact

\$500.00

Docks

\$400.00

Flood Elevation

\$300.00

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

AUTHORIZATION

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

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

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

Signature of Owner / Agent*: Elizabeth Provencher / Kelly Sedivy

Date: 5/29/20

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

Typed Name of Signatory: ELIZABETH PROVENCHER / Kelly Sedivy

* signatures for both as owners will represent as long as we are local
so including agent as emergency back-up



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

**DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT**

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Craig & Elizabeth Provencher

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

Property Address: 315 22nd Ave NE St. Petersburg, FL 33704

Parcel ID No.: 07-31-17-32562-007-0160

Request: We're requesting to put a circle driveway in the front of our house. Adding this will provide a more unified look to the neighborhood block & allow for a safer traffic environment.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Kelly Sediw

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

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

Signature (owner): *Elizabeth Provencher*

ELIZABETH PROVENCHER
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____
Commission Expiration (Stamp or date): _____

Date: _____

see notary form

Document Name: City of St. Petersburg Affidavit to Authorize Agent

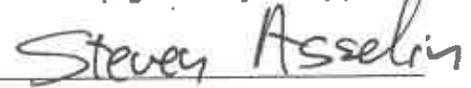
State of Florida Jurat Notary Certificate

STATE OF FLORIDA
COUNTY OF Pinellas

Sworn to (or affirmed) and subscribed by personally appearing before me by physical presence this 29 day of
May, 2020, by, ELIZABETH PROVENCHER .



(Signature of notary public)



(Name of notary public)



Official Seal

My commission expires:

10/8/21

Personally known OR

Produced identification X Type of identification produced:

FL DL



VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 315 22nd Ave NE St. Petersburg, FL 33704	Case No.:
Detailed Description of Project and Request: We're requesting to put a circle driveway in the front of our house. Adding this will provide a more unified look to the neighborhood block (as everyone else has them) and allow for a safer traffic environment. We've received confirmation from "Always Reliable" that we have enough room to build a standard sized driveway that will fit the look & feel of the neighborhood. The project should take 4-5 days.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>Our house is located in NT-3 & a historic district which requires approval.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p>Yes, all three houses across the street have this same type of circle driveway, as well as our immediate neighbor - photos enclosed.</p> <p>306 22nd Ave NE (across street, blue awnings)</p> <p>346 22nd Ave NE (across street, middle home)</p> <p>356 22nd Ave NE (across street)</p> <p>335 22nd Ave NE (neighbor)</p> <p>In addition, all three of the homes on Coffee Pot on the other side of our alley have a circle driveway.</p> <p>Note - our house historically had a circle driveway prior to the previous owner dividing the lot in 2.</p> <p>+ VARIOUS others along 22nd Ave: 246 NE, 234 NE, 135 NE, 125 N, 141 N - pictures enclosed for all</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>We have not taken any actions but we're now requesting to put in a driveway to create a more unified look/feel of the neighborhood block + improve the safety of drivers along 22nd Ave NE.</p>	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address: 315 22nd Ave NE St. Petersburg, FL 33704

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

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

5/26 + 5/27
Placed a preliminary letter in neighbor mailboxes outlining our request and alerting them that we'll stop by to discuss further, answer questions, etc.
Door-to-door to discuss our letter, answer questions & ask for support/signatures on the neighborhood worksheet
Friendly conversations while walking the neighborhood
Certificate of mailing notification letters to neighbors within 300 feet

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

5/26 + 5/27
2 written notices as outlined above
As process continues, will alert same neighbors of hearings, milestones, variances, approvals, etc.

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

All addresses found on the neighborhood worksheet + email print-outs

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

n/a, all in favor

NOTICE OF INTENT TO FILE

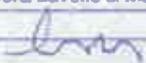
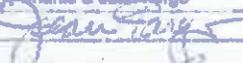
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpetecona.org), by standard mail to Federation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

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: *5/26/20, see enclosed*
- Attach the evidence of the required notices to this sheet such as Sent emails.

VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address: 315 22nd Ave NE St. Petersburg, FL 33704	Case No.:
Description of Request: We're looking to put a circle driveway in the front of our house. Adding this will provide a more unified look & feel to the neighborhood block and allow for a safer traffic environment.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 325 22nd Ave NE (immediate neighbor to right, if looking at house)	
Owner Name (print): Sera Lavelle & Martin Hoedholt	} also sent letter
Owner Signature: 	
2. Affected Property Address: 335 22nd Ave NE (neighbor two to the right, if looking at house - has circle driveway)	
Owner Name (print): Steve & Jillian Robinson	} also sent letter
Owner Signature: 	
3. Affected Property Address: 2209 Brevard Rd NE (immediate neighbor to left, if looking at house)	
Owner Name (print): Karen Trapane	} also sent letter
Owner Signature: 	
4. Affected Property Address: 306 22nd Ave NE (across the street - has circle driveway)	
Owner Name (print): William Rogis	} also sent letter
Owner Signature: 	
5. Affected Property Address: 348 22nd Ave NE (across the street - has circle driveway)	
Owner Name (print): Charlie & Joan Fargo	} also sent letter
Owner Signature: 	
6. Affected Property Address: 358 22nd Ave NE (across the street - has circle driveway)	
Owner Name (print): Shafekah & James Landers	} also sent letter
Owner Signature: 	
7. Affected Property Address: 2217 Brevard Rd NE (neighbor behind our alley)	
Owner Name (print): Peter Moore	
Owner Signature: 	
8. Affected Property Address: 2260 Coffee Pot Blvd NE (neighbor behind our alley)	
Owner Name (print):	} sent letter
Owner Signature:	

* copy since last neighbor signed then scanned & emailed back to us



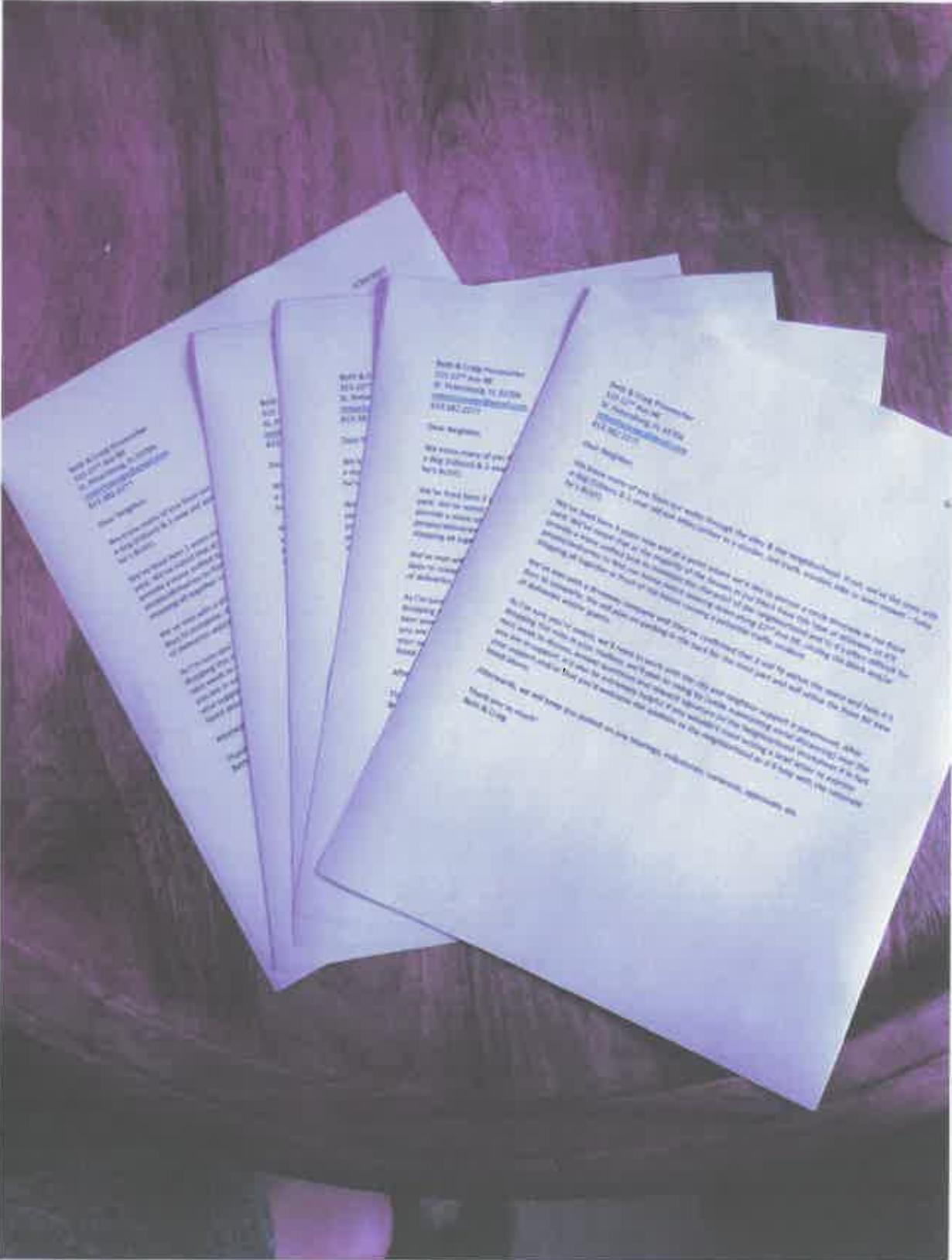
VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address: 315 22 nd Ave NE 33704 Case No.:	
Description of Request: circle driveway in front of house. Adding this will provide a more unified look + feel to the neighborhood block + allow for a safer traffic environment.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	360 22 nd Ave NE
Owner Name (print):	JIM ESPOSITO
Owner Signature:	[Signature] >also sent letter
2. Affected Property Address:	2232 Brevard Rd NE
Owner Name (print):	Chanda Lawdermilk
Owner Signature:	[Signature] >also sent letter
3. Affected Property Address:	2296 COFFEE POT BLVD NE >also sent letter
Owner Name (print):	ERIC & LYDIA ELLIS
Owner Signature:	[Signature]
4. Affected Property Address:	2240 COFFEE POT BLVD NE
Owner Name (print):	Peter Gairing
Owner Signature:	[Signature] >also sent letter
5. Affected Property Address:	2224 COFFEE POT BLVD, NE >also sent letter
Owner Name (print):	MARK SAMARDZICH
Owner Signature:	[Signature]
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

Notice to neighbors, dropped in 10 surrounding mailboxes 5/26 & 5/27



Notice of Intent - FICO

5/27/2020

Beth & Craig Provencher
315 22nd Ave NE
St. Petersburg, FL 33704
imbethsavage@gmail.com
813.382.2277

Dear FICO (c/o Kimberly Frazier-Leggett) –

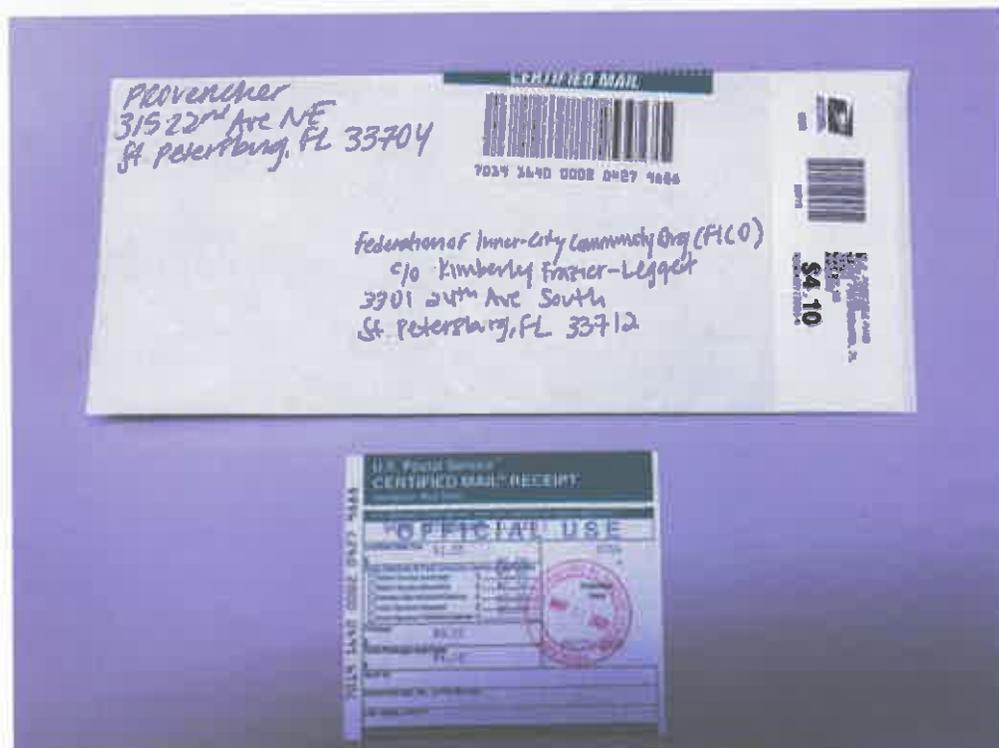
We are the owners of 315 22nd Ave NE, a wonderful home which we've enjoyed for 3 years. Prior to that, we lived @ 304 21st Ave N so we're big fans of the neighborhood & it's charm.

We'd like to pursue a circle driveway in our front yard so please accept this letter as an official notice of intent as we begin the process for a Variance Application. FYI that we had our pre-application meeting with Ms. Jennifer Bryla on 5/21.

The reason for our request is a) we've noted that the majority of the houses on our block have this type of driveway so it'll provide a more unified look, maintaining the character of the neighborhood and b) it's often difficult for people/deliveries to find our home hence slowing down along 22nd Ave NE, circling the block and/or stopping all together in front of the house causing a potential traffic incident.

We appreciate your review and consideration.

Best,
Beth & Craig Provencher



**Beth Savage** <imbethsavage@gmail.com>

Notice of Intent for Variance App HONNA - Provencher / 315 22nd Ave NE

1 message

Beth Savage <imbethsavage@gmail.com>
To: honnapresident@gmail.com
Bcc: Beth Savage <imbethsavage@gmail.com>

Tue, May 26, 2020 at 4:36 PM

Good Afternoon Mr. Johnson -

We are the owners of 315 22nd Ave NE, a wonderful home which we've enjoyed for 3 years. Prior to that, we lived @ 304 21st Ave N so we're big fans of the neighborhood & it's charm.

We'd like to pursue a circle driveway in our front yard so please accept this letter as an official notice of intent as we begin the process for a Variance Application. FYI that we had our pre-application meeting with Ms. Jennifer Bryla on 5/21.

The reason for our request is a) we've noted that the majority of the houses on our block have this type of driveway so it'll provide a more unified look, maintaining the character of the neighborhood and b) it's often difficult for people/deliveries to find our home hence slowing down along 22nd Ave NE, circling the block and/or stopping all together in front of the house causing a potential traffic incident.

We appreciate your review and consideration. Quick heads up that prior to our pre-app meeting, I had reached out via the form on the HONNA website to understand process and Robin Reed had responded back regarding process & that your group will comment at the appropriate time.

Best,
Beth & Craig Provencher

**Beth Savage** <imbethsavage@gmail.com>

Notice of Intent for Variance App CONA - Provencher / 315 22nd Ave NE

1 message

Beth Savage <imbethsavage@gmail.com>
To: variance@stpetecona.org
Bcc: Beth Savage <imbethsavage@gmail.com>

Tue, May 26, 2020 at 4:36 PM

Good Afternoon Ms. Landon -

We are the owners of 315 22nd Ave NE, a wonderful home which we've enjoyed for 3 years. Prior to that, we lived @ 304 21st Ave N so we're big fans of the neighborhood & it's charm.

We'd like to pursue a circle driveway in our front yard so please accept this letter as an official notice of intent as we begin the process for a Variance Application. FYI that we had our pre-application meeting with Ms. Jennifer Bryia on 5/21.

The reason for our request is a) we've noted that the majority of the houses on our block have this type of driveway so it'll provide a more unified look, maintaining the character of the neighborhood and b) it's often difficult for people/deliveries to find our home hence slowing down along 22nd Ave NE, circling the block and/or stopping all together in front of the house causing a potential traffic incident.

We appreciate your review and consideration.

Best,
Beth & Craig Provencher

Our home, 315 22nd Ave NE



Aerial photo of neighborhood/street, star on our home, 22nd Ave NE down the center with circle driveways across street



335 22nd Ave NE (neighbor 2 to the right, if looking at house)



306 22nd Ave NE (across street)



Sorry! printer lost
color at last
minute
:(

346 22nd Ave NE (across street)



356 22nd Ave NE (across street)



2274 Coffee Pot Blvd NE (shared alley)



2284 Coffee Post Blvd NE (shared alley)



246 22nd Ave NE (narrow width driveway, not far down street) **this lot appears to be less than 60" wide



234 22nd Ave NE (narrow width driveway, not far down street) **this lot appears to be less than 60" wide



135 22nd Ave NE (narrow width driveway, not far down street) **this lot appears to be less than 60' wide



125 22nd Ave N (narrow width driveway, not far down street)



141 22nd Ave N (narrow width driveway, not far down street) ****this lot appears to be less than 60" wide**



2176 Coffee Post Blvd NE (narrow width driveway) ****this lot is only 60" wide**



536 16th Ave NE (narrow width driveway) **this lot is only 60' wide



1825 Elm St NE (narrow width driveway)

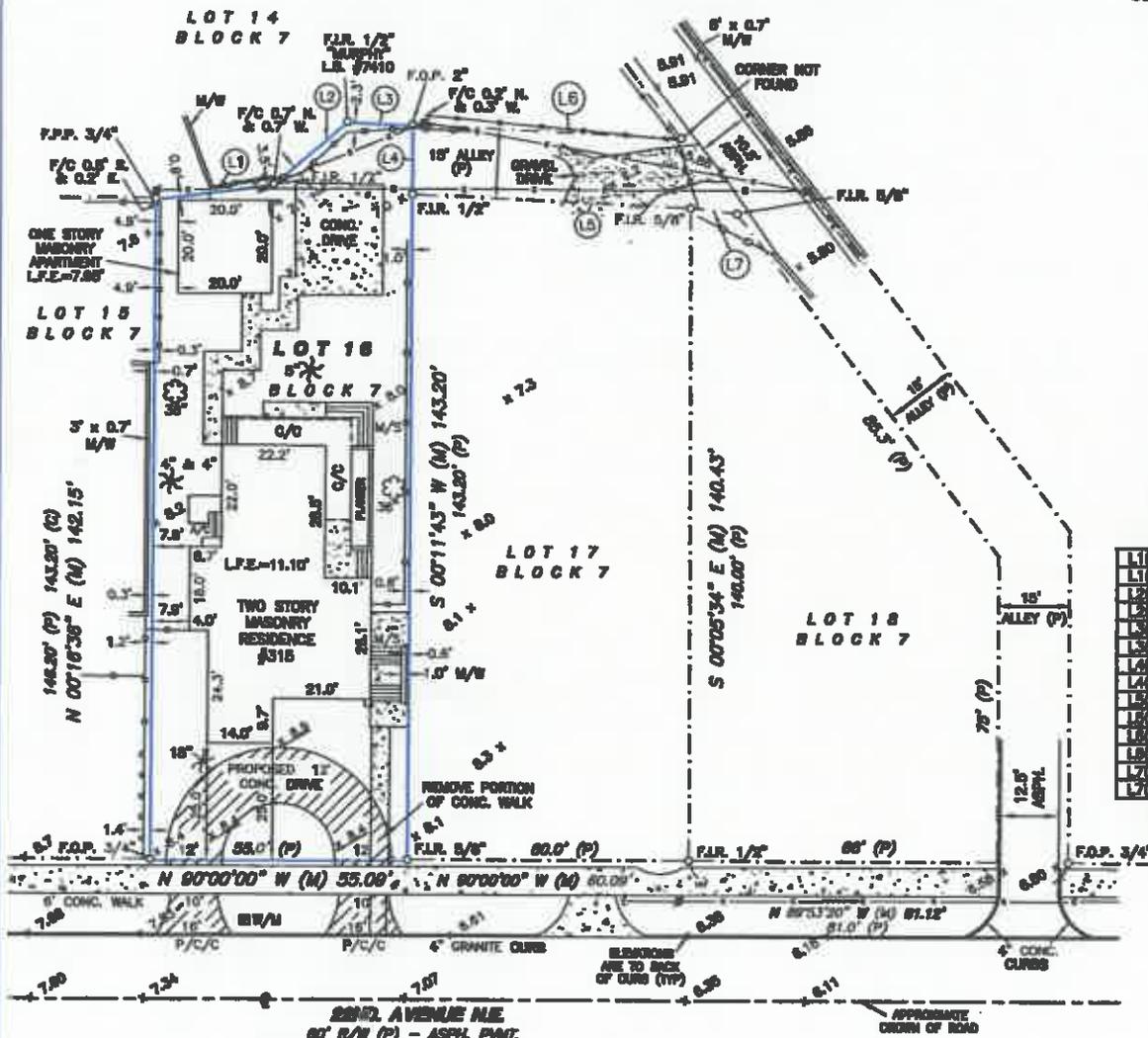
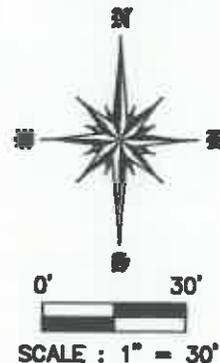




DON ARMSTRONG LAND SURVEYING, LLC

FAST AND ACCURATE SERVICE SINCE 1994
 2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FL 34683
 OFFICE: (727) 772-8134 - EMAIL: SKYDOGG55@GMAIL.COM
 FLORIDA CERTIFICATE OF AUTHORIZATION #7609

SEC. 7, TWP. 31 S., RGE. 17 E.
 Pinellas County, Florida
 DRAWING #15104A
 JOB #20047A
 FILE #15104



LINE TABLE:

L1(N)	N 82°43'06" E	28.28'
L1(P)		25.0'
L2(N)	N 49°28'55" E	20.87'
L2(P)		21.2'
L3(N)	S 87°15'16" E	13.89'
L3(P)		18.0'
L4(N)	S 00°11'43" W	14.91'
L4(P)		18.0'
L5(N)	S 87°18'50" E	58.44'
L5(P)		60.0'
L6(C)	S 87°18'50" E	57.40'
L6(P)		57.40'
L7(N)	S 82°28'46" E	10.08'
L7(P)		10.35'

LEGEND:

- WOOD UTILITY POLE
- OAK TREE
- PALM TREE
- MAPLE TREE
- CHERRY LAUREL TREE
- BANYON TREE
- UNKNOWN TYPE TREE
- 6' WOOD FENCE
- 4' WOOD FENCE
- 4' CHAIN LINK FENCE
- OVERHEAD UTILITY WIRES
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

CERTIFIED TO: ELIZABETH L. PROVENCHER
 & CRAIG M. PROVENCHER

Legal Description:

Lot 16, 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 45, of the Public Records of Pinellas County, Florida.

DATE	REVISION
6/15/20	PROPOSED DRIVEWAY
6/9/20	UPDATE BOUNDARY

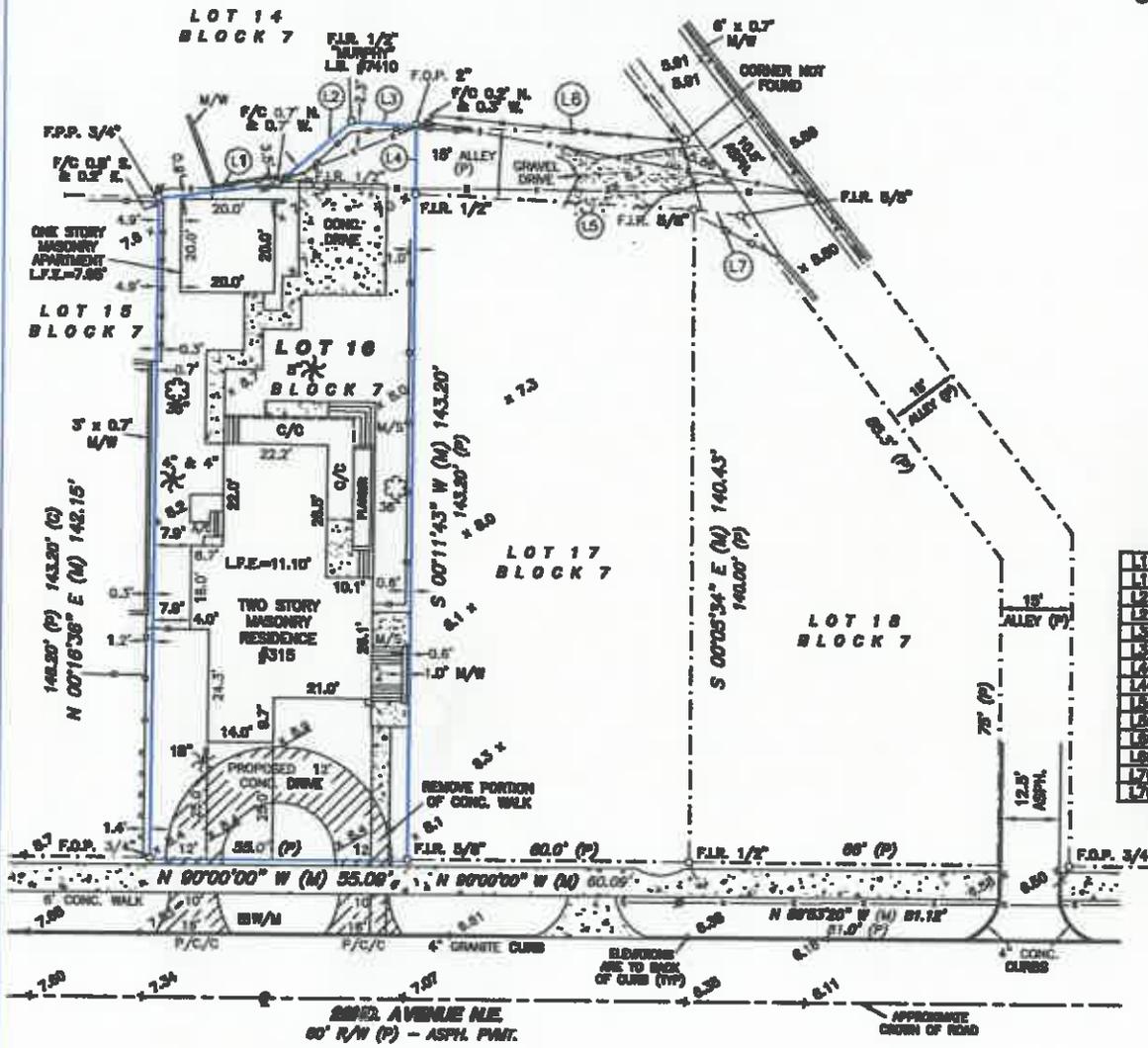
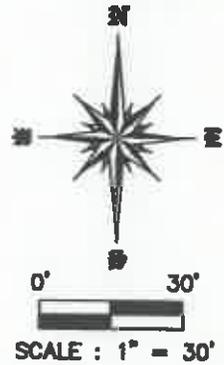
SURVEYOR'S REPORT:

- Horizontal & Vertical Datum shown on this Map of Survey has been measured to an estimated positional accuracy of 0.10 Feet unless otherwise shown hereon.
- Vertical Datum shown on this Map of Survey is based upon the high a National Geodetic Survey Bench Mark "FEDERAL G", PID #AC0511, Elevation = 19.36', NAVD-1988.
- Horizontal Datum shown on this Map of Survey is based upon the Northerly R/W of 22nd Ave N.E. being N 90°00'00" W (Assumed)
- This Map of Boundary Survey was completed with the benefit of a Commitment for Title Insurance as issued by Landguard Title Services, LLC, 333 Third Ave N., Suite 200, St. Petersburg, FL 33701, Order #5310298, Dated June 11, 2015, underwritten by Commonwealth Land Title Insurance Company and is subject to Exceptions 1, 3-A, 3-B, 4, 5, 6, 7 & 8 as shown on Schedule B Section II of said Commitment.
- Property may be subject to unrecorded Easements and other matters not shown in the Public Records of Pinellas County, Florida.
- No Instruments of Record reflecting Easements, Rights-of-Way, Restrictions, Covenants, Conditions, Dedications, Assessments, Ordinances, Development Orders, By Laws, Reservations, Set Backs and/or other matters were provided to this Surveyor unless otherwise shown hereon.
- The Legal Description shown on this Map of Boundary Survey was provided in the Public Records of Pinellas County, Florida.



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 FAST AND ACCURATE SERVICE SINCE 1994
 2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FL 34683
 OFFICE: (727) 772-8134 - EMAIL: SKYDOG655@GMAIL.COM
 FLORIDA CERTIFICATE OF AUTHORIZATION #7609

SEC. 7, TWP. 31 S., RGE. 17 E.
 Pinellas County, Florida
 DRAWING #15104A
 JOB #20047A
 FILE #15104



LINE TABLE:

L1(N)	N 82°44'06" E	28.28'
L1(P)		28.0'
L2(N)	N 49°58'56" E	20.57'
L2(P)		21.2'
L3(N)	S 97°16'16" E	13.85'
L3(P)		15.0'
L4(N)	S 07°11'43" W	14.91'
L4(P)		15.0'
L5(N)	S 67°19'50" E	59.44'
L5(P)		60.0'
L6(C)	S 67°19'50" E	57.40'
L6(P)		57.40'
L7(N)	S 82°59'45" E	10.08'
L7(P)		10.25'

- LEGEND:**
- WOOD UTILITY POLE
 - OAK TREE
 - PALM TREE
 - MAPLE TREE
 - CHERRY LAUREL TREE
 - BANYON TREE
 - UNKNOWN TYPE TREE
 - 6' WOOD FENCE
 - 4' WOOD FENCE
 - 4' CHAIN LINK FENCE
 - OVERHEAD UTILITY WIRES
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION

CERTIFIED TO: ELIZABETH L. PROVENCHER
 & CRAIG M. PROVENCHER

Legal Description:
 Lot 16, 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 45, of the Public
 Records of Pinellas County, Florida.

DATE	REVISION
6/15/20	PROPOSED DRIVEWAY
6/9/20	UPDATE BOUNDARY

SURVEYOR'S REPORT:

- 1) Horizontal & Vertical Datum shown on this Map of Survey has been measured to an estimated positional accuracy of 0.10 Feet unless otherwise shown hereon.
- 2) Vertical Datum shown on this Map of Survey is based upon the high a National Geodetic Survey Bench Mark "FEDERAL C", PID #AG0511, Elevation = 18.38', NAVD-1988.
- 3) Horizontal Datum shown on this Map of Survey is based upon the Northerly R/W of 22nd Ave N.E. being N 90°00'00" W (Assumed)
- 4) This Map of Boundary Survey was completed with the benefit of a Commitment for Title Insurance as issued by Landguard Title Services, LLC, 333 Third Ave N., Suite 200, St. Petersburg, FL 33701, Order #5310298, Dated June 11, 2015, underwritten by Commonwealth Land Title Insurance Company and is subject to Exceptions 1, 3-A, 3-B, 4, 5, 6, 7 & 8 as shown on Schedule B Section II of said Commitment.
- 5) Property may be subject to unrecorded Easements and other Matters not shown in the Public Records of Pinellas County, Florida.
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- 7) The Legal Description shown on this Map of Boundary Survey was provided in the Public Records of Pinellas County, Florida.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Craig M. Provencher and Elizabeth L. Provencher				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 318 22nd Avenue N.E.				Company NAIC Number:	
City St Petersburg		State Florida		ZIP Code 33704	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 18, Block 17, Perry Snell's Granada Terrace Addition to St Petersburg, Plat Book 8, Page 45, Parcel #07-31-17-32582-007-0160					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27 47' 32.61" N.</u> Long. <u>82 37' 52.90" W.</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of St Petersburg 125148			B2. County Name Pinellas		B3. State Florida
B4. Map/Panel Number 12103C0217	B5. Suffix G	B6. FIRM Index Date 08-18-2009	B7. FIRM Panel Effective/ Revised Date 09-03-2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8.00 Feet
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 315 22nd Avenue N.E.			Policy Number:
City St Petersburg	State Florida	ZIP Code 33704	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS "FEDERAL G" PID #AG0511 Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

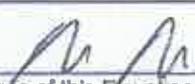
Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>11.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>21.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>9.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>8.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>9.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>8.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Donald E. Armstrong Jr.	License Number 5083	 <p>06/09/2020 PLS 5083</p>	
Title Owner			
Company Name Don Armstrong Land Surveying, LLC			
Address 2187 N. Green Ridge Place			
City Palm Harbor	State Florida		ZIP Code 34683
Signature 	Date 06-09-2020	Telephone (727) 772-8134	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Latitude and Longitude were determined using Google Maps. Lowest Machinery in Item C2 (e) is an Air Conditioner located along the West wall of the building.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 315 22nd Avenue N.E.			Policy Number:
City St Petersburg	State Florida	ZIP Code 33704	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation G2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A8.

OMB No. 1880-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 315 22nd Avenue N.E.			Policy Number:
City St Petersburg	State Florida	ZIP Code 33704	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A8. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View 06/09/2020

Clear Photo One



Photo Two

Photo Two Caption Rear View 06/09/2020

Clear Photo Two



CITY OF ST. PETERSBURG
 JUL 30 2020
 PLANNING & DEVELOPMENT SERVICES

VARIANCE

Application No. _____

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Craig & Elizabeth Provencher	
Street Address: 315 22 nd Ave NE	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No: 813-382-2277	Email Address: imbethsavage@gmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION: Granada Terrace Add Blk 7 Lot 16	
Street Address or General Location: 315 22 nd Ave NE St. Petersburg, FL 33704	
Parcel ID#(s): 07-31-17-32562-007-0160	
DESCRIPTION OF REQUEST: We're requesting to put a circle driveway in the front of our house. This is for 2 additional variance requests to COA 20-902000056 and Variance 20-54000035.	
PRE-APPLICATION DATE: 05/21/2020	PLANNER: Jennifer Bryla

FEE SCHEDULE	
--------------	--

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

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

AUTHORIZATION

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

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

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

Signature of Owner / Agent*: _____

Date: 7/27/2020

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

Typed Name of Signatory: Elizabeth Provencher



VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 315 22 nd Ave NE St. Petersburg, FL 33704	Case No.:
Detailed Description of Project and Request: We're requesting to put a circle driveway in the front of our home. We're requesting two additional variances to COA 20-902000056 and Variance 20-54000035.	
<ol style="list-style-type: none"> 1. A variance to the minimum front yard impervious surface area. 2. A variance to allow a circular driveway that is less than 60 ft in width (55). 	
Please reference the original variance application for most details.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>Our house is located in NT-3 & a historic district which requires approval. Our house however seems to be a unique scenario in that it is on one of the main roads (22nd Ave NE) with increased traffic. In 2015, prior to us owning the home, the lot was split & the previous circular driveway was removed. It is said that conditions were set stating that vehicular access was to be accomplished through the alley however delivery services & traffic were different then. Even if we suggest a delivery vehicle park on the street over or come through the back alley, it barely happens – this means circling the block and/or parking with hazards in front of the house creating an unsafe traffic environment. Adding a circular driveway will improve safety on the road and also maintain the look & feel of all the other houses surrounding us with the same exterior.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p>Yes, all three houses across the street have this same driveway, as well as our immediate neighbor. Note, we have support from all to proceed with the driveway as they agree with the traffic safety & uniformity.</p> <p>306 22nd Ave NE (across street, blue awnings) 346 22nd Ave NE (across street, middle home) 356 22nd Ave NE (across street) 335 22nd Ave NE (neighbor)</p> <p>In addition, all three homes on Coffee Pot on the other side of our alley have a circular driveway. In addition, various homes along 22nd Ave have circular driveways (including 246 22nd Ave NE, 234 22nd Ave NE, 135 22nd Ave NE & 142 22nd Ave N which all seem to be less than 60" wide) – pictures enclosed in original application.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>We have not taken any actions but we're requesting this to create a more unified look/feel for the neighborhood block + improve safety for drivers & pedestrians along 22nd Ave NE.</p>	

Appendix C:

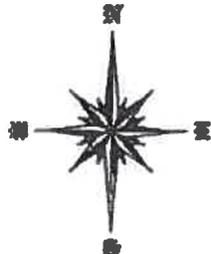
Site Plan



DON ARMSTRONG LAND SURVEYING, LLC

FAST AND ACCURATE SERVICE SINCE 1994
2187 NORTH GREEN RIDGE PLACE - PALM HARBOR, FL 34883
OFFICE: (727) 772-8134 - EMAIL: SKYDOGG55@GMAIL.COM
FLORIDA CERTIFICATE OF AUTHORIZATION #7609

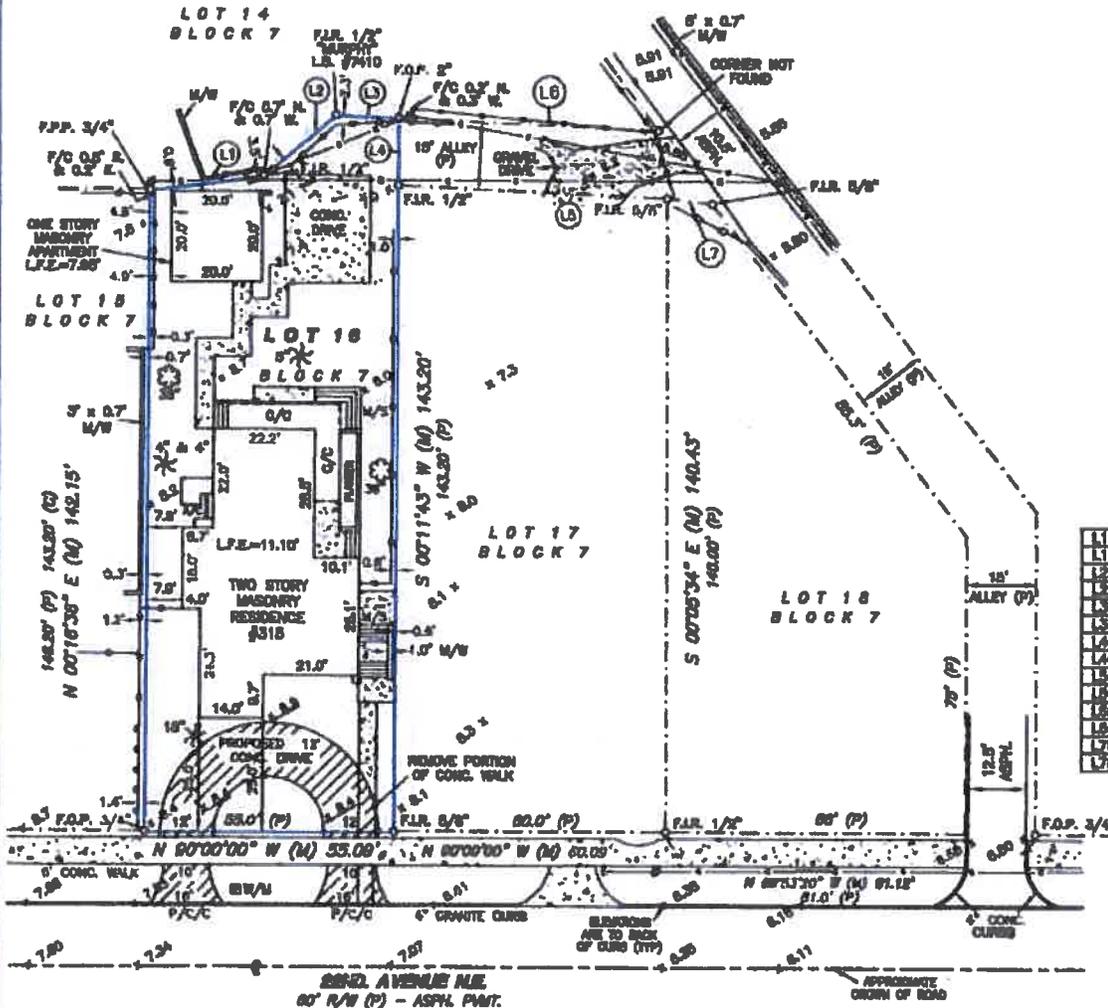
SEC. 7, TWP. 31 S., RGE. 17 E.
Pinellas County, Florida
DRAWING #15104A
JOB #20047A
FILE #15104



0' 30'
SCALE: 1" = 30'

LINE TABLE:

L1(0)	N 82°44'00" E	28.95'
L1(P)		28.0'
L2(0)	N 42°53'55" E	20.87'
L2(P)		21.5'
L3(0)	S 87°18'16" E	13.59'
L3(P)		18.0'
L4(0)	S 02°11'43" W	14.91'
L4(P)		18.0'
L5(0)	S 87°12'30" E	59.44'
L5(P)		60.0'
L6(C)	S 87°18'30" E	57.25'
L6(P)		57.40'
L7(0)	S 82°58'48" E	10.09'
L7(P)		10.35'



LEGEND:

- WOOD UTILITY POLE
- OAK TREE
- PALM TREE
- MAPLE TREE
- CHERRY LAUREL TREE
- BANYON TREE
- UNKNOWN TYPE TREE
- 6' WOOD FENCE
- 4' WOOD FENCE
- 4' CHAIN LINK FENCE
- OVERHEAD UTILITY WIRES
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

CERTIFIED TO: ELIZABETH L. PROVENCHER
& CRAIG M. PROVENCHER

Legal Description:

Lot 16, 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 45, of the Public Records of Pinellas County, Florida.

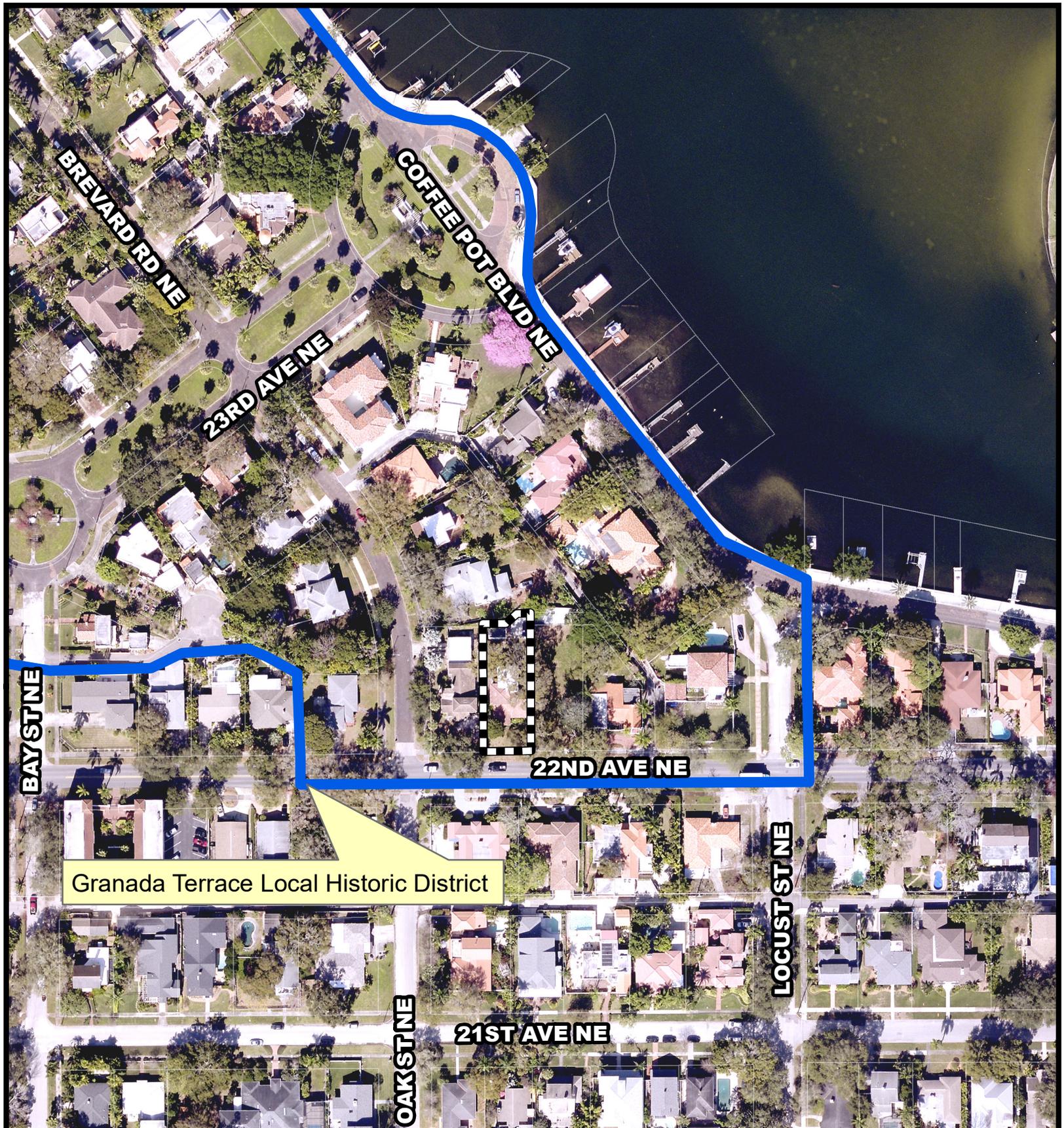
DATE	REVISION
6/15/20	PROPOSED DRIVEWAY
6/9/20	UPDATE BOUNDARY

SURVEYOR'S REPORT:

- 1) Horizontal & Vertical Datum shown on this Map of Survey has been measured to an estimated positional accuracy of 0.10 Feet unless otherwise shown hereon.
- 2) Vertical Datum shown on this Map of Survey is based upon the High a National Geodetic Survey Bench Mark "FEDERAL G", FID #AC0511, Elevation = 19.36', NAVD-1988.
- 3) Horizontal Datum shown on this Map of Survey is based upon the Northerly R/W of 22nd Ave N.E. being N 90°00'00" W (Assumed)
- 4) This Map of Boundary Survey was completed with the benefit of a Commitment for Title Insurance as issued by Landguard Title Services, LLC, 333 Third Ave N., Suite 200, St. Petersburg, FL 33701, Order #5310286, Dated June 11, 2015, underwritten by Commonwealth Land Title Insurance Company and is subject to Exceptions 1, 3-A, 3-B, 4, 5, 6, 7 & 8 as shown on Schedule B Section II of said Commitment.
- 5) Property may be subject to unrecorded Easements and other Matters not shown in the Public Records of Pinellas County, Florida.
- 6) No Instruments of Record reflecting Easements, Rights-of-Way, Restrictions, Covenants, Conditions, Dedications, Assessments, Ordinances, Development Orders, By Laws, Reservations, Set Backs and/or other Matters were provided to this Surveyor unless otherwise shown hereon.
- 7) The Legal Description shown on this Map of Boundary Survey was provided in the Public Records of Pinellas County, Florida.

Appendix D:

Maps of Subject Property



Granada Terrace Local Historic District

Community Planning and Preservation Commission

315 22nd Ave NE

AREA TO BE APPROVED,

SHOWN IN



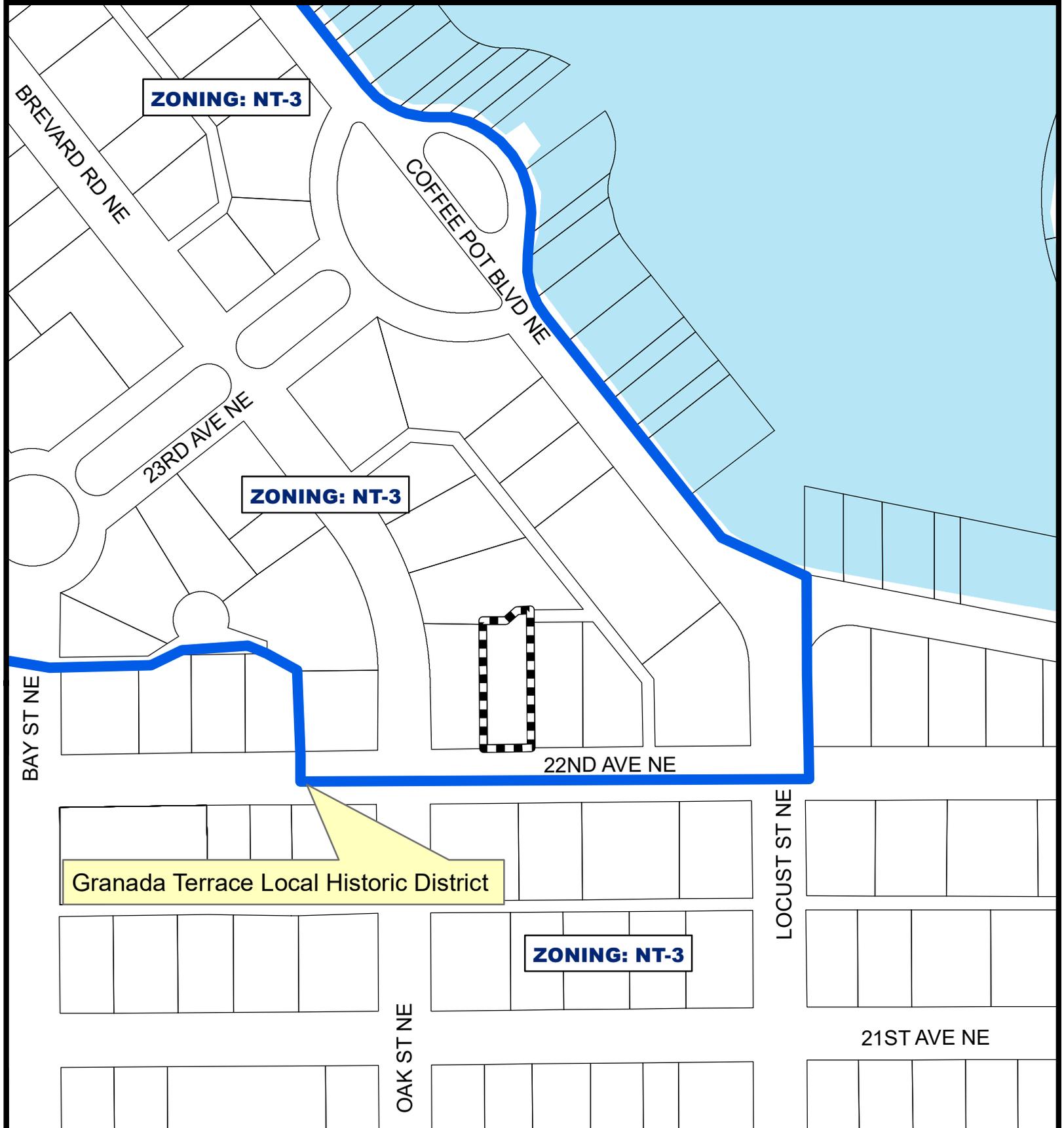
CASE NUMBER

**20-90200056,
20-54000035**



N

**SCALE:
1" = 160'**



ZONING: NT-3

ZONING: NT-3

Granada Terrace Local Historic District

ZONING: NT-3

Community Planning and Preservation Commission

315 22nd Ave NE

AREA TO BE APPROVED,

SHOWN IN



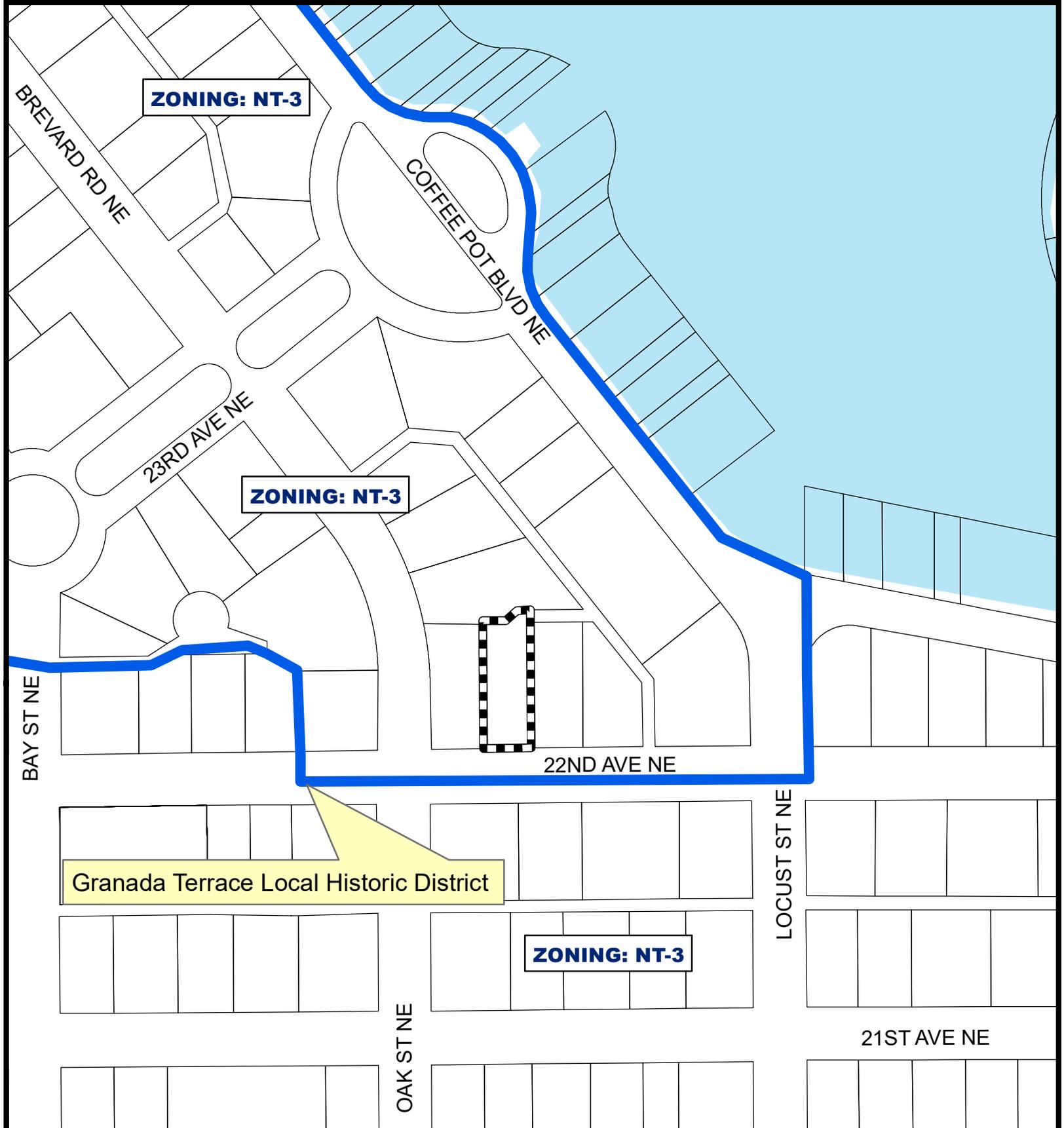
CASE NUMBER

20-90200056



N

SCALE:
1" = 160'



ZONING: NT-3

ZONING: NT-3

Granada Terrace Local Historic District

ZONING: NT-3

Community Planning and Preservation Commission

315 22nd Ave NE

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-54000035



N

SCALE:
1" = 160'

Appendix E:

Public Comments

A. Public Comments Submitted by Applicant as part of the
Variance Application

B. HONNA Letter received on August 26, 2020

Public Comments

A. Public Comments Submitted by Applicant as part of the Variance Application

May 27th, 2020

Dr. Sera Lavelle & Martin Hoedholt
325 22nd Ave NE
St. Petersburg, FL 33704

To Whom It May Concern,

We are writing in strong support of Beth and Craig Provencher's plans to put in a circular driveway at 315 22nd Ave NE. As the immediate neighbors of Beth and Craig, we feel strongly that adding a circular driveway, which is a main characteristic of the Spanish Revival style in Granada Terrace, will add further charm and character to our neighborhood as well as ameliorate problems with street parking in the neighborhood. In fact, since most of the immediate neighbors have circular driveways, the case could be made that this type of driveway would be essential for the home to blend in with the defining features of Granada Terrace.

In addition to this fitting in with the aesthetic of the neighborhood, we also feel that this change is necessary for safety reasons. As the immediate neighbors who share a small part of the alley with Beth and Craig, we feel that this creation is necessary for both us and them, as it eliminates problems with people parking in that part of the alley. If there is no front entry for their home, people are much more likely to park in a space that unknowingly could result in blocking the part of the alley that would disallow us from getting out in case of fire or other hazards.

We strongly support the creation of their circular driveway. If you have any questions, please feel free to reach out to us at any time at coffeepotpoolhouser@gmail.com or call me, Sera Lavelle, at 917-566-8031 if you have any questions.

Warmest regards,

A handwritten signature in black ink, appearing to be 'Sera Lavelle', written in a cursive style.

Dr. Sera Lavelle & Martin Hoedholt



Bath Savage <lbethaavagaQgmail.com>

Circle driveway

Steve Johnston <steve3357@gmail.com>
To: lbethaavaga@gmail.com

Thu, Jun 11, 2020 at 6:04 PM

Dear Beth and Craig,

As your neighbors just to the east of your property, 335 22nd Ave NE, we are extending our support for your pursuit for constructing a circular driveway in front of your home. This would be a southern elevation off 22nd Ave NE.

We have occupied our property for twenty plus years and can attest to there being a circular driveway some fifteen years ago when Susan and Jack Hutto owned the home. The addition of a circular drive would be aesthetically pleasing and certainly is common along 22nd ave NE between Coffee Pot Blvd. and First ave NE.

Our goal is to protect the integrity and beauty of our neighborhood, and more specifically Grenada Terrace. This addition would be welcome and add value and consistency to our neighborhood.

Sincerely,

Steve and Jan Johnston
335 22nd Ave NE



Beth Savage <imbethsavage@gmaii.com>

315 22nd AveNE

1 message

James Landers <james@aspenvg.com>**Mon, Jun 15, 2020 at 2:56 PM****To: imbethsavage@gmaH.com**

Beth,

My wtf and I fully support your application for the circular driveway for several reasons.

1. I believe it to be a safety issue with folks stopping to deliver packages along 22nd. Eventually, there will be an accident
2. All of your adjacent neighbors have circular driveways and this would fit the pattern of the immediate neighborhood.
3. All of the direct neighbors that I have spoken to that look directly at your beautiful home SUPPORT your application.

My guess is that those who object to this application likely live many blocks from your home and have not spoken to the neighbors directly adjacent to your home to gather our opinions. I hope the board listens to the folks that actually live on this street and are your actual neighbors. Best of luck.

—
James Landers



Bath Savage <lbethaavageQgmail.com>

Circular Driveway

Jean Fargo <jeanfargo@gmail.com>
To: lbethaavageQgmail.com

Tue, Jun 2, 2020 at 9:53 AM

Hi Beth and Craig,

As your neighbors across the street, we are writing in support of your efforts to have a circular driveway installed at your home on [315 22nd Ave NE, St Petersburg](#).

We believe that a circular driveway will provide safer conditions for cars traveling along 22nd Ave NE, as delivery trucks will be able to pull into your driveway instead of stopping traffic along the busy road.

We wish you the best in pursuing this with the city, and if you need anything else, please let us know.

Best,
Jeanie & Charlie Fargo
[346 22nd Ave NE](#)
[St. Petersburg, FL 33704](#)
jeanfargo@gmail.com

Dear City of St. Petersburg,

We are happy to see our neighbors, Craig and Beth Provencher add a circular driveway to their home at 315 22nd Avenue NE, St. Petersburg, FL 33704. We live directly across 22nd Avenue NE and fully support this project. Many of the homes along 22nd Avenue have these driveways, and for good reason. We believe the style of driveway they have selected improves traffic flow and safety along this main thoroughfare. We wish our neighbors the best in this project and are willing to sign off on any documents to support their efforts.

All the best,

The image shows two handwritten signatures in grey ink. The first signature on the left is for William Norris, and the second signature on the right is for Allison Nall. Both signatures are written in a cursive, flowing style.

William Norris and Allison Nall

Homeowners, 306 22nd Avenue NE

6/4/2020

Gmail - Support for Driveway



Beth Savage <imbethsavage@gtmail.com>

Support for Driveway

Karen Trapane <karentrap@yahoo.com>
To: Both Neighbor <imbethsavage@gmail.com>

Tue, Jun 2, 2020 at 2:04 PM

Hi Beth, sending this email in support of your plan to build a circle driveway.

I agree with your rationale and would also like to add the house previously had a circle driveway in front so putting one back would not be novel.

Good luck and keep us in the loop.

Thanks,

Karen Trapane

Sent from Yahoo Mail for iPhone



Beth Savage <imbethsavage@gmail.com>

315 22nd Ave NE - Advice & Quick Email of Support?

Lydia Ellis <ericandlydia@yahoo.com>
To: Bath Savage <imbethsavage@gmail.com>

Sat, Jun 13, 2020 at 3:27 PM

To Whom it May Concern-

This letter is to show support for our neighbors Beth and Craig Provencher at 315 22nd Ave NE In their proposed circular driveway.

As anyone who has driven in Old Northeast knows, 22nd Ave can at times be quite a busy street There is no shoulder, no room for cars to park along the curb and no safe place to turn around.

Many of the surrounding properties have a similar style of circular driveway which allows them a safe place to have service vehicles park for short term as well as delivery trucks and guests. The Provencher residence has adequate parking at the rear of their property (our home shares the alley with them) which they will continue to use - the circular driveway would be used only for short term visitors and for turning around.

Please register our support for their proposed circular driveway project

Sincerely,
Lydia and Eric Ellis

Sent from my iPhone

> On Jun 13, 2020, at 3:18 PM, Lydia Ellis <ericandlydia@yahoo.com> wrote:

>

> Hi Beth!

[Quoted text hidden]



Bath Savage <lbathsavaga@gmail.com>

315 22nd Ave ME Driveway

Lynn Samardich <lsannardich@bhhsflpg.com>
To: Beth Savage <lbethsavage@gmail.com>

Mon, Jun 8, 2020 at 5:36 PM

→ Husband did sign

Although I did not have a chance to sign the petition for your driveway, I am in complete support of it. As the former listing agent on this property it originally had a circular drive in front. At the time I listed the property, the driveway took up the entire front of both lots. In my professional opinion as a licensed agent in this area for 18 years it seems obvious that the property needs to be accessible by the front for both deliveries and guest parking. Also the property just south that is in Granada Terrace as well has a driveway in front that is on 22nd Ave. I also share the alley with the above property (my address is [2284 Coffee Pot Blvd](#)) and can also attest to the fact that the alley is in poor condition and is difficult for any type of larger vehicles to access due to a resident who moved his wall out and it now encroaches into the alley at a sharp turn.

If any further clarification is needed regarding this email, I can be reached at the attached email or phone number.

Regards,
Lynn Samardich

Lynn Samardich
Berkshire Hathaway Florida Properties
[2300 4th Street North St. Petersburg FL 33704](#)
727-692-6010 cell
727-828-8680 office
lsamardich@bhhsflpg.com

What's Your Home Worth?
Get three automated Estimates - Instantly.
No cost, and no obligation.

(Quoted text hidden)



Beth Savage <imbethsavage@gmail.com>

315 22nd Ave NE Driveway

Peter Gallng <Pgalrng@outiook.com>
To: Beth Savage <imbethsavage@gmail.com>

Mon, Jun 15, 2020 at 11:18 AM

Dr. Gallng and I fully support your improving 315 22nd Ave NE with a circular driveway. Backing onto busy 22nd avenue is dangerous. Having a circular driveway would make your lives safer (especially with a young family).

Please give me a call if you have any questions.

Sincerely,

Peter Galrtng

Managing Director

Quilty Analytics LLC

360 Central Ave, Suite 800

St. Petersburg, FL 33701

www.quiltyanalytics.com

Peter@quiltyanalytics.com

M: 727 424-1450

O: 727 828-7601



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[Quoted text hidden]

6/4/2020

Gmail - Driveway



Bath Savage <imbethsavage@gmail.com>

Driveway

griesedllghtning@aol.com <griesedllghtning@aol.com>
To: **imbethsavage@gmail.com**

Mon, Jun 1, 2020 at 12:10 PM

Beth & Craig,

We received your thoughtful email and can certainly "feel your pain." Dealing with the city is sometimes very difficult and some of the neighborhood activists are ridiculous in their objections.

We fully support your efforts and think your project (and the two of you) would be a wonderful addition to our neighborhood.

Please let us know if there is anything more we can do to help your cause.

**Cynthia & Kal
2260 Coffeepot Blvd NE (the Rhino house)**



Dear Beth & Craig,

We think a circle driveway at 315 22nd Ave would fit in well. We support your new driveway

Jim Esposito
H J J
360 22nd Avenue



Bath Savage <lbathaavaga@gmail.com>

Driveway!

1 message

Rebecca Schilling <beccs.chilling@gmail.com>
To: "imbethsavage@gmail.com" <lbethsavage@gmail.com>

Thu, Jun 4, 2020 at 12:24 PM

To whom It may concern:

My name is Rebecca Schilling, and my husband and I live at [355 21st Ave NE, St. Petersburg, FL 33704](#). We live just one block over from the home of Betti and Craig Provencher and am writing in support of their plan for a driveway in front of their home.

As we walk down 22nd Ave so many of the homes have a driveway similar to the one they have planned and we believe it would only serve to add uniformity to the street if they would add one as well.

In addition, it seems to me the safety of drivers and walkers on a busy street like 22nd would be helped with a driveway. I imagine it would be confusing for delivery and others looking for access to the home to slow down when arriving at the house only to have to figure out how to access it.

Thanks so much for your attention to this issue,
Rebecca and Stephen Schilling



Bath Savage <imbethsavafle@gmail.com>

Fwd: Driveway Project

Craig Provencher <cralprovencher@gmail.com>
To: Elizabeth Flan <imbethsavage@gmail.com>

Fri, Jun 5, 2020 at 8:27 AM

Sent from my iPhone

Begin forwarded message:

From: Nick Hiller <nphiller@gmail.com>
Date: June 3, 2020 at 10:55:46 PM EDT
To: "craigprovencher@gmail.com" <craigprovencher@gmail.com>
Subject: Driveway Project

Hi Beth & Craig

Blair and I wanted to let you know that you have our full support to erect a driveway on your property. We agree that it is commonplace on your street and in our neighborhood. We also think it would compliment your property well.

Let us know what we can do to support you in any way possible throughout your upcoming project.

Blair & Nick Hiller
2312 Andalusia Way NE
St Petersburg FL, 33704



Bath Savage <imbethsavage@gmail.com>

Driveway

Chanda Lawdermilk <chanda.lawdermilk@gmail.com>
To: Imbethsavage@gmail.com

Sat, May 30, 2020 at 7:18 PM

Hi Beth,

Just writing to say that I'm fully supportive of you guys making the change to the front of your home. The circle driveway will look really great and mirror some of the other driveways near. I hope you get the approval. Be well. Stay well.

Best,
Chanda Lawdermilk
2232 Brevard

Sent from my iPhone

Public Comments

B. HONNA Letter received on August 26, 2020

Laura Duvekot

From: rreed@tampabay.rr.com
Sent: Wednesday, August 26, 2020 10:34 AM
To: Laura Duvekot
Cc: Charleen McGrath; kimbyflies@yahoo.com; John Peter Barie; Doug Gillespie
Subject: FW: 315 22nd Avenue NE

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.

Ms. Duvekot,

Please see below for the Historic Old Northeast Neighborhood Association's response to the request for a variance for a circular driveway at 315 22nd Avenue NE. We are also opposed to the request for a COA for the driveway. A circular driveway is particularly inappropriate in a local historic district such as Granada Terrace. We urge you to deny this request for a COA for a circular driveway.

Regards,

Robin Reed

Chair, HONNA Planning and Preservation Committee

From: rreed@tampabay.rr.com <rreed@tampabay.rr.com>
Sent: Wednesday, August 26, 2020 10:03 AM
To: 'Ann.Vickstrom@stpete.org' <Ann.Vickstrom@stpete.org>
Cc: Charleen McGrath <treasurer@honna.org>; kimbyflies@yahoo.com; John Peter Barie (jpbarie.architect@gmail.com) <jpbarie.architect@gmail.com>; Doug Gillespie (dgillespie602@gmail.com) <dgillespie602@gmail.com>
Subject: 315 22nd Avenue NE

Re: 315 22nd Avenue NE

Ms. Vickstrom,

The Historic Old Northeast Neighborhood Association is opposed to the requested variance for a circular driveway at the property located at 315 22nd Avenue NE, including increasing the ISR to 51%, and eliminating the required 60' lot width for a circular driveway.

When this property was subdivided in 2015, the Conditions of Approval clearly stated:

1. The circular driveway on 22nd Avenue NE is to be removed and all vehicular access to be accessed through the alley to the north of Lot 17 for both Lots 16 and 17.
2. All parking for new and existing structures will need to be located behind the principal structures on each site.
3. No variances can be supported by staff for lot 17, or for work on Lot 16 as any hardship would have been self-created by the division of the lots.

Disregarding these conditions of approval, a request for a variance for a circular driveway was submitted in 2016, for a house proposed for Lot 17. HONNA opposed this variance, as did city staff. The staff report stated in part:

“The subject property is a recently created buildable lot as the result of a Lot Split. In recognition of the created subject lot, the City imposed certain conditions. Those conditions were intended to allow for reasonable use of the property while protecting and enhancing neighboring properties and the neighborhood generally. . . Approval of the requested variance(s) would set precedence for future redevelopment in the neighborhood which over time, could alter the existing, valued aesthetic of the neighborhood, of which the adoption of these district regulations in 2007 were crafted to protect and enhance.”

The variance was denied by the Commission.

HONNA's Neighborhood Plan of 1990 makes the same point. One of the three primary goals of the plan is to "protect and enhance the unique traditional quality of the neighborhood due to its early 20th century development practices. . ." The 2009 update of the Plan further stated that "protecting the unique character of the neighborhood . . . remains the number one goal of this new plan, with a broader recognition of its importance." It goes on to say, ". . .while the introduction of a non-conforming element such as a driveway within the front yard may seem minor in the overall perspective of the neighborhood, . . . this is not the case. When the number of occurrences of these non-conforming elements increases, it significantly changes the character and appearance of the neighborhood.”

The property under consideration (as did the neighboring lot) clearly has access to a rear alley, and both lots were subject to the Conditions of Approval in the original Lot Split. We recognize that Conditions of Approval are an important part of the Commission’s decision on every case, and urge you to uphold those that were part of the original Lot Split decision.

In addition, the Code requires that lot width be a minimum of 60’ to support a circular driveway: “*Circular driveways* are not allowed on lots less than 60 feet wide.” This lot is 55’ wide.

In addition, a circular driveway is not environmentally friendly when parking is available elsewhere on the property. This application is seeking to further increase the front yard Impervious Surface Ratio from the maximum allowed 45% to 51%. Flooding and run-off are always a concern when additional paving is added. HONNA does not support increasing the ISR for the purpose of a circular driveway.

The applicant has cited safety as a rationale, but HONNA is finding that pedestrian safety has become the broader issue with more people walking and biking along 22nd Avenue. In fact, recent board discussions have focused on the possibility of requesting a lighted crosswalk at the 22nd Avenue/Locust Street intersection. Two additional curb cuts will only exacerbate this situation for pedestrians.

The Historic Old NE Neighborhood Association urges you to deny this variance request for a circular driveway in the front yard, an increase in ISR, and the elimination of the minimum lot width requirement of 60’ for a circular driveway.

Regards,

Robin Reed

Chair, HONNA Planning and Preservation Committee