



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION -
REDEVELOPMENT WITH VARIANCE REQUEST
PUBLIC HEARING

Revised 09-17-2020

According to Planning & Development Services Department records, **Commission member Tim Clemmons** 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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action **scheduled on Tuesday, September 22, 2020 at 2:00 P.M.**, by means of communications media technology pursuant to Executive Order 20-193 issued by the Governor on August 7, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Authorization for a virtual meeting has been extended through October 1st by Governor's executive order. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and/or contact the case planner for up-to-date information pertaining to this case.

CASE NO.: 20-54000044 PLAT SHEET: E-6

REQUEST: Approval of a Redevelopment plan to demo two (2) units of an existing legally grandfathered triplex and convert the Accessory Dwelling Unit (ADU) to a principal structure to include a rear setback variance for the ADU from 10-feet required to 1.25-feet proposed in an NT-2 zoning district.

OWNER: Colleen M. Hafner
624 Beach Drive Northeast
Saint Petersburg, Florida 33701

AGENT: Timothy R. Rhode
4154 10th Avenue North
Saint Petersburg, Florida 33713

ADDRESS: 624 & 624 ½ Beach Drive Northeast

PARCEL ID NO.: 17-31-17-04842-007-0160

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

SITE AREA: 5,648 square feet

GROSS FLOOR AREA:
Existing: 2,779 square feet .49 F.A.R.
Proposed: 3,137 square feet .55 F.A.R.
Permitted: 3,671 square feet .65 F.A.R.

DENSITY:
Existing: 3 principal units, 1 ADU (23 units per acre)
Permitted: 1 principal unit, 1 ADU (15 units per acre)
Proposed: 2 principal units (16.3 units per acre)

BUILDING COVERAGE:
Existing: 1,390 square feet 20% of Site MOL
Proposed: 1,568 square feet 28% of Site MOL

IMPERVIOUS SURFACE:
Existing: 2,934 square feet 52% of Site MOL
Proposed: 2,934 square feet 52% of Site MOL
Permitted: 3,671 square feet 65% of Site MOL

OPEN GREEN SPACE:
Existing: 2,714 square feet 48% of Site MOL
Proposed: 2,714 square feet 48% of Site MOL

PAVING COVERAGE:
Existing: 1,544 square feet 27% of Site MOL
Proposed: 1,371 square feet 24% of Site MOL

PARKING:
Existing: 3 spaces
Proposed: 3 spaces
Required: 3 spaces

BUILDING HEIGHT:
Existing: 20 feet
Proposed: 21 feet
Permitted: 30 feet

Structure	Required Setback	Requested Setback	Variance	Magnitude
Nonconforming Structure				
Proposed Principal Unit	10-foot	1.3-foot	8.7-foot	87%

PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15 of the Municipal Code for site plan review to determine compliance with the criteria for redevelopment.

BACKGROUND: The subject property is within the Historic Old Northeast Neighborhood and a contributing resource in the North Shore National Register Historic District. The property is zoned NT-2. The property at 624 Beach Dr NE fronts to Beach Dr NE, lying on the 600 block of the street with an east-west alley running along the north side of the property. The subject property is approximately 50.5-feet wide, 113-feet deep and 5,648 square feet in lot area. A Property Card Interpretation (PCI) was completed for the subject property on May 27th, 2020. The PCI shows that this property currently consists of a MOL 2,200 square foot, two-story triplex and a MOL 504-square foot, two-story accessory building with an apartment above storage space. The accessory dwelling unit currently has 252 square feet of enclosed living area. The NT-2 zoning district allows one (1) principal unit and one (1) accessory dwelling unit (ADU) per lot. Thus, the property has existing grandfathered density with three (3) principal units and one (1) accessory dwelling unit. According to City records, these two structures were legally constructed on the property between 1919 and 1951. Alternatively, according to county records, both of the structures on the subject property were built in 1910. The subject property has not been designated as a local historic landmark and is not currently listed as eligible.

The South and West sides of this property abut a locally designated Historic Landmark at 600 Beach Dr NE titled the Ridgely Residence. The Ridgely Residence consists of a two-story residence and an accessory garage and apartment building. According to county records, the principal structure at 600 Beach DR NE was constructed in 1910 and the accessory structure was built in 1925.

THE REQUEST: The applicant seeks approval of a site plan to redevelop the property while maintain the two existing structures. The principal structure will have two units removed such that it becomes a single-family home, while it is an existing triplex. The accessory structure will be converted to a principal structure. A variance to setbacks is required for the accessory structure. No variance to parking is being requested.

CURRENT PROPOSAL: This request is to convert the existing triplex, which is the principal structure, into a single-family home with one unit, and to convert the existing accessory building into a principal unit by adding additional living space to the first and second floors and connecting the two levels with an enclosed staircase. There are no changes to the floor area of the existing principal structure. The accessory structure would increase in total size from 504 square feet of combined space to 881 square feet of enclosed living space. The accessory structure would also increase its intensity of use by connecting the living space that currently exists on the second floor with new living space on the ground floor. The proposed alterations to the accessory structure constitute a change from an accessory dwelling unit to a principal unit. This is further explained below. The proposed alterations to the accessory dwelling unit would result in an increase in the intensity of use for the structure. With this increase in intensity, a variance is required for the current setbacks of the non-conforming structure as it is 1.25-feet off the adjacent property line. This is also further explained below.

DENSITY: Allowable density is a tool by which government attempts to regulate the maximum number of units per land area such that sufficient resources can be provided to all of the households within that land area. For instance, density can be regulated by government agencies to ensure that school, water treatment, sewer, roadway and other resources are adequately provided to serve the number of families within an area. Density is a ratio measuring the number of dwelling units per acre of land. When a property's ratio of units per acre exceeds the allowable density of the district that the government has set, it is called grandfathered

density as the density was legal when the units were constructed. The allowable density for the NT-2 zoning district is 15-units per acre, or 1 principal unit and 1 accessory dwelling unit per lot. City records show that the subject property once had six (6) total units, with four (4) units in the principal structure and two (2) units in the accessory structure. Thus, the density for the lot would have been 46 units per acre. Over time, two of these units have been removed, or "abandoned". Currently, there are three (3) principal units remaining and one (1) ADU. Thus, the current density for the property is 23 units per acre. Over time, this property has become more conforming to density. The current proposal would result in two (2) principal units, which would result in a density of 16.3 units per acre. A redevelopment request can result in the density of a property remaining the same or decreasing, but cannot increase the density of the property.

ACCESSORY DWELLING UNITS: Accessory dwelling units are an integral component of the City of St. Petersburg's development pattern across history. These are strictly defined units that the City and the County do not consider when calculating an area's density. This allows the City to permit property owners to increase the number of living spaces and serve the affordable housing needs of the population, without creating a discrepancy in the City and County's anticipated amount of resources that they will provide to a given area. In this way, the City and County work together to ensure that the habitation and resource needs of the City are met. Some of the distinct characteristics of an accessory dwelling unit are that it is restricted such that not more than one accessory dwelling unit exist on one property; the accessory dwelling unit be subordinate in size and location to principal units; the living space occupy no more than 50% of a detached two-story structure, and that it be no larger than 750 square feet in area. Accordingly, the proposed alterations to the accessory structure would result in the conversion of the existing accessory dwelling unit into a principal unit because 1) the living space would be more than 50% of the gross area of the structure and 2) the unit would exceed the maximum allowable area for an accessory dwelling unit.

GRANDFATHERED USES AND NON-CONFORMING STRUCTURES: The term "grandfathered" means that a use was lawful when the use commenced but became unlawful by the adoption or amendment of the Land Development Regulations (LDRs). When the number of dwelling units on a property exceeds the maximum allowed by the zoning district, the number of dwelling units which exceed the maximum allowed are considered "grandfathered". The term "grandfathered" does not apply to a nonconforming structure, lot or site, only to uses. Thus, the site has grandfathered density in that it currently exceeds the allowable density ratio and number of principal units. A non-conforming structure is defined as a structure that was lawful when constructed but became unlawful by the adoption or amendment of the LDRs. A structure becomes nonconforming if the size, building setbacks, parking, or other characteristic does not comply with a requirement of the LDRs. The existing accessory structure on the subject property has a setback of 1.3-feet from its western property line. The setback for this structure required by LDR section 16.20.010.5 is 10-feet. Thus, the structure is non-conforming to setbacks in the NT-2 zoning district by 87%. A nonconforming structure is allowed to be maintained and altered as long as the alteration does not increase the nonconformity of the structure. The structure can be altered to become more conforming but cannot reverse that alteration. In this case, the conversion of the nonconforming structure from an accessory dwelling unit to a principal unit constitutes an increase in the intensity of use, which is not allowed per LDR section 16.60.030.5. These regulations permit nonconformities to continue until they are removed by economic or other forces. 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 (LRD 16.60.030.1).

Redevelopment Criterion: Pursuant to Code section 16.70.040.1.15, an application for redevelopment must be reviewed for compliance with the criterion. An analysis follows, based on the City Code criterion to be considered by the Commission.

- 1. Building Type.** *Structures shall be required to match the predominate building type in the block face across the street.*

The applicants are proposing to maintain the existing structures. Improvements to the accessory structure will include the addition of shake siding to the second level.

- 2. Building Setbacks.** *Structures shall be required to match the predominate building setbacks in the block face across the street.*

The request does not alter the existing setbacks of the buildings. The principal structure is set back 22.42-feet from the front setback, where 25-ft is required by the NT-2 zoning district. The existing accessory structure is setback 1.3-feet from the rear property line, where 10-feet is required.

- 3. Building Scale.** *Structures shall be required to match the predominate building type, setbacks and scale in the block face across the street.*

The request does not constitute a large change in scale to the existing buildings. The footprint of the principal structure will not change. A 358 square foot addition is proposed on the interior side of the existing accessory structure.

- 4. Site Development.** *Structures shall be required to match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

The structures on the subject property will remain in place and match the orientation of other structures on the block face.

- 5. Building Mass.** *Building Mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater.*

The proposed development has a 0.55 FAR, while the existing structure on the property has 0.49 FAR. Per section 16.70.040.1.15, the site is permitted a .5 FAR without bonuses. The City Code allows options for FAR bonuses that can be utilized for redevelopments. This application meets the criteria that would allow for an additional 0.15 FAR bonus, resulting in a maximum 0.65 FAR allowed for the entire redevelopment with bonuses. This is discussed in additional detail below in the section regarding FAR bonuses.

- 6. Building Height.** *Residential structures for a project less than a city block shall comply with the following building height and roof design requirements: i. The maximum height shall not exceed 24 feet to the eave line and 36 feet to the peak of the roof for primary structures, ii. The maximum height shall not exceed 20 feet to the eave line and 32 feet to the peak of the roof for secondary or accessory structures, iii. The maximum slope of any roof angle shall not exceed 12/12. iv. Dormers shall not exceed 50-percent of any roof surface.*

The proposed structures are in compliance with the applicable building height regulations for structures in the NT-2 zoning district and for redevelopment projects as noted above. The proposed changes to the accessory structure will result in a roof peak at 21-feet tall, where 30-feet is the maximum allowable height for accessory structures in the NT-2 zoning district.

- 7. Development Across Multiple Lots.** *Structures shall be separated by zoning district setbacks, however, if not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line which shall be equal to or greater than the combined side yard setbacks that would be required for each lot.*

This criterion is not applicable to this case.

- 8. Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

This criterion is not applicable. The subject site is an interior lot on the 600 Block of Beach Drive Northeast.

- 9. Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, extensions of the traditional grid roadway network which 1) abut the perimeter of the project area and 2) would be logically extended through the project area shall be required. Compliance with applicable subdivision and public improvement regulations shall be required.*

This criterion is not applicable to this case.

- 10. Non-Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, roadway and pedestrian networks shall meet the following requirements: i. There should be at least two (2) points of entry into the project, ii. Sidewalk connections shall be made to surrounding streets, homes and businesses, iii. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or are anticipated to be redeveloped in the future.*

This criterion is not applicable to this case.

- 11. Density and Intensity.** *For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home spaces(lots) within the park prior to redevelopment, or 140-percent of the maximum density of the future land use designation assigned to the property, whichever is less.*

This criterion is not applicable to this case.

FAR Bonuses: The criteria for Floor Area Ratio bonuses are set forth under Subsection 16.70.040.1.15.

FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the development across multiple lots criteria indicated in section 16.70.040.1.15.

The subject redevelopment request concerns only a portion of a single platted lot.

- a. An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.

The proposed multi-family structures are consistent with Folk Vernacular style as outlined in St Petersburg's Design Guidelines for Historic Properties. The principal structure provides a rectangular frame, wood siding, double-hung windows, wood siding, little ornamentation and a front facing gable roof. The accessory structure is similar but is proposed to be improved with shake siding clad to the second story.

- b. An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.

The existing structures have wood lap siding. The proposed redevelopment of the accessory structure will include decorative shake siding on the second floor.

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

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*
 - a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The request involves the redevelopment of two existing structures. The applicant has proposed a conversion of the principal structure from a triplex to a single-family home and a conversion of the accessory dwelling unit to a principal unit. This proposal brings

the overall site nearer to conformity for density as it reduces the total number of principal dwelling units from three (3) to two (2). The proposal increases the intensity of use of the nonconforming accessory structure, which is prohibited by LDR section 16.60.030.

- 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.*

This request involve a nonconforming lot. The NT-2 zoning district requires lots to have a width of 50-feet and lot area of 5,800 square feet. The subject lot is approximately 50-feet wide and 5,648 square feet in area. Thus, the property is 152-square feet (3%) substandard in area.

The request involves the alteration of an existing nonconforming structure with a substandard setback. The required setback of this structure to the Western property line is 10-feet, where the existing setback is 1.3-feet. This nonconforming setback has an increased importance as the subject structure lies approximately 3-feet from a garage apartment of a locally designated local landmark property.

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

This criterion is not applicable. This request does not concern a preservation district.

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

This request concerns two properties within the North Shore National Historic District. The subject property is a contributing resource within that district. The second property, the Ridgely Residence, is a locally designated historic landmark. The existing accessory structures of both properties were legally constructed with an approximate 3-foot separation. This is a concern as these resources can be threatened if a fire or other catastrophe were to befall either of the structures.

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

This criterion is not applicable. This request does not concern vegetation.

- 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 Historic Old Northeast neighborhood is characterized by structures built throughout the early to mid-1900s. Grandfathered density is also a common characteristic of properties within this neighborhood. The current proposal seeks to maintain an existing structure with alterations that would maintain the aesthetic value of the structure. The setbacks of the accessory structure would be maintained. The proposal also brings the density of the property nearer conformity.

- 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. The request does not concern public facilities.

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

This request is self-imposed as the applicant has present alternative options that would not require a variance request.

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

This request would not result in an unnecessary hardship. The existing accessory structure can be maintained and altered in any way that does not increase its nonconformity. Alternatively, the structure could be redeveloped in a way that is code compliant. One such option has been presented to the City by the applicants.

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

The strict application of these provision would allow for reasonable use of the land and structures. The property is currently developed with grandfathered density and a nonconforming structure that can remain.

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

The variance request is not a necessity as there are design options available to the applicant to reach their design goals. The request is the minimum request that would allow the existing structure to be converted from an accessory dwelling unit to a principal unit as the setback is an existing condition.

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

This request is not the intent of the Land Development Regulations as it poses a potential concern to the locally designated historic Ridgely Residence. The request constitutes an increase in the intensity of a nonconforming structure, where section 16.60.030.1.B.3. states that the LRDs do not encourage the survival of nonconformities and do not allow nonconformities to be expanded, and that existing nonconformities shall not be used to justify the addition of new uses or structures prohibited in the district.

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

The close proximity of the subject structure with a locally designated historic landmark presents a concern in that the increase of intensity results in a higher likelihood that the two structures damage one another in the event of a disaster. This concern is mitigated by the fact that the granting of this variance is supported by the current owners of the Ridgely

Residence. Further, the request is not anticipated to change the aesthetic character of the property or neighborhood.

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

The reasons set forth in the application do not justify the granting of this variance. There are design options available to the applicant that would allow the accessory dwelling unit to be enlarged, the structure to meet setbacks, and density to be preserved on the site.

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.*

The accessory dwelling unit and garage of the Ridgely Residence is also nonconforming to setbacks.

PUBLIC COMMENTS: The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association. The applicant provided signatures from four neighbors, one of which is the owner of the Ridgely Residence. The applicant also has indicated that their request has support from the Historic Old Northeast Neighborhood Association and Preserve the Berg. Staff was not contacted by any other members of the public.

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

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. All requirements for fire retardation from Building and Life Safety Codes be implemented for the accessory structure.
3. This variance approval shall be valid through September 22nd, 2023. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
5. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
6. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. The Accessory Living Area as designed has two bedrooms. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.

ATTACHMENTS: Aerial, site plan, existing floor plan, proposed floor plan, elevation drawings, photographs, applicant's narrative, property card, signatures of support, Neighborhood Participation Report,

Report Prepared By:



Jaime Jones, AICP Planner II
Development Review Services Division
Planning & Development Services Department

9/17/2020

Date

Report Approved By:



Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

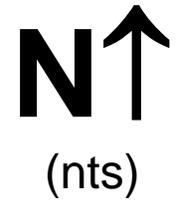
9.17.2020

Date

JCB/JTJ



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000044
Address: 624 and 624 ½ Beach Drive
Northeast

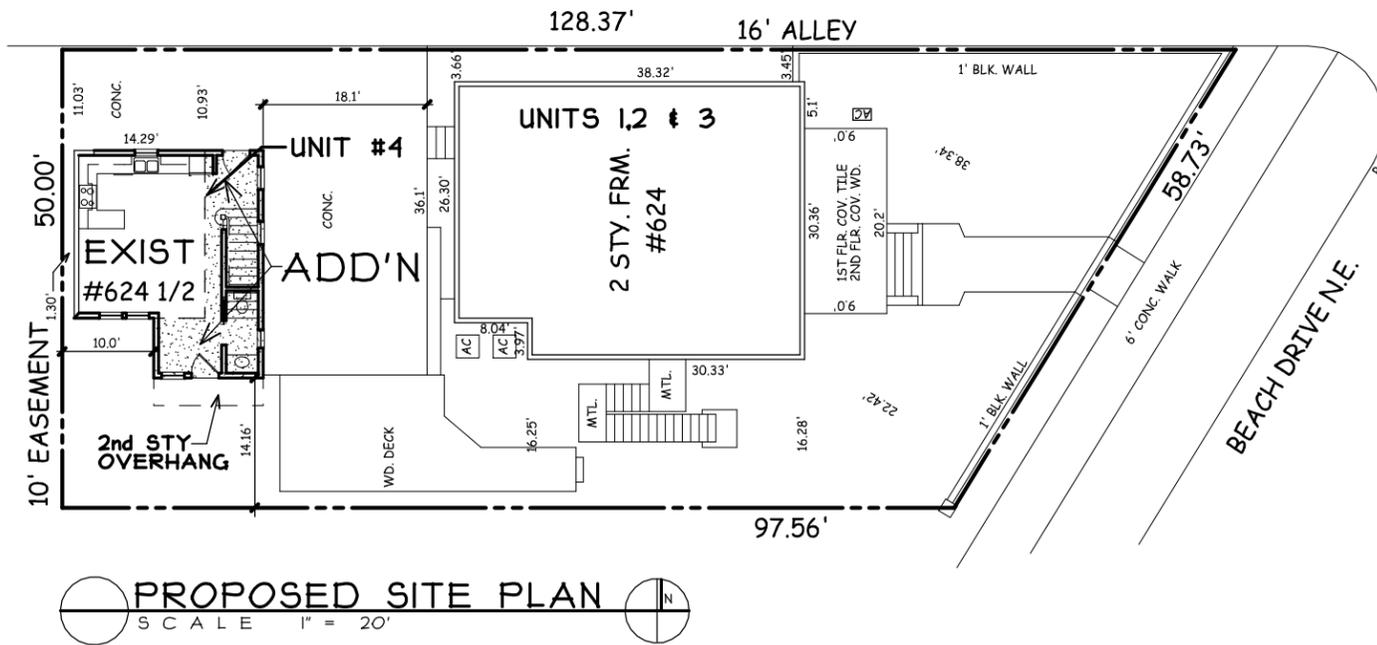
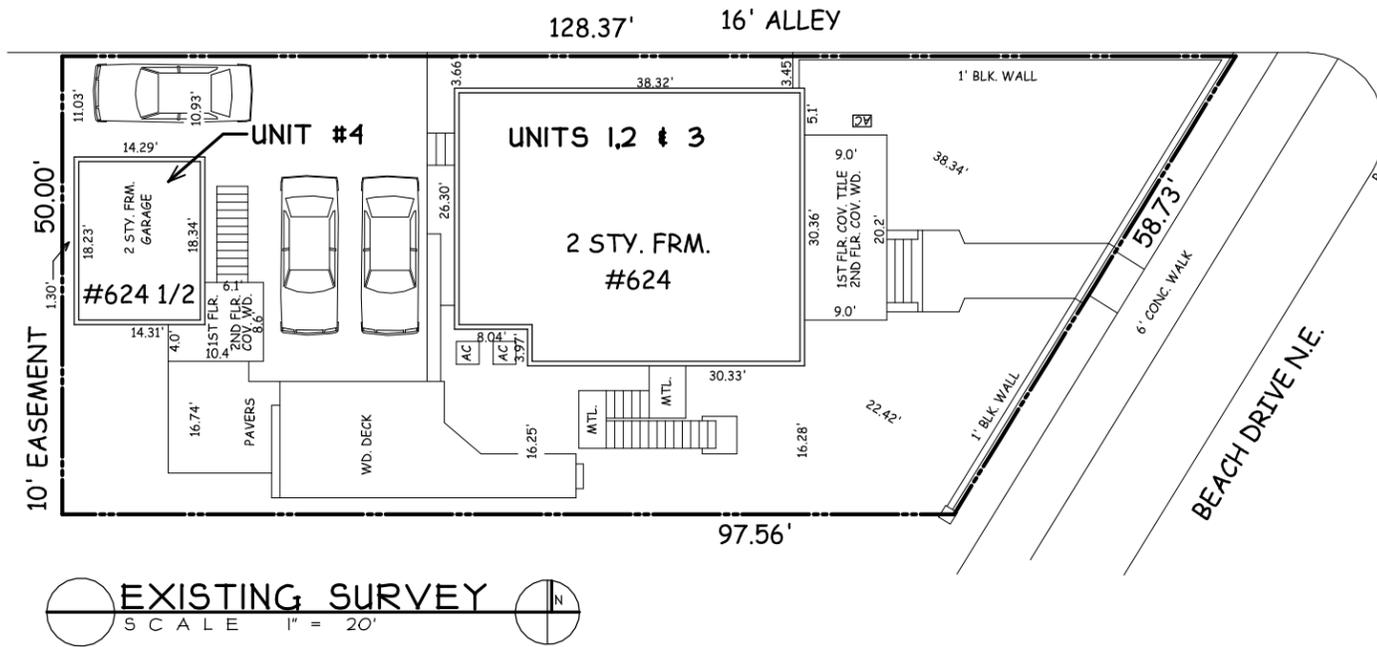


ZONING NT-2

AREA OF PROPERTY 5,648 sf

EST. CONSTRUCTION VALUE \$130,000

BUILDING SIZES	(ALL FLOOR LEVELS)	(1st FLOOR ONLY)
MAIN HOUSE	- 2256 SF	1128
EXIST. ADU	- 523 SF	262
PROPOSED ADU	- 881 SF	440



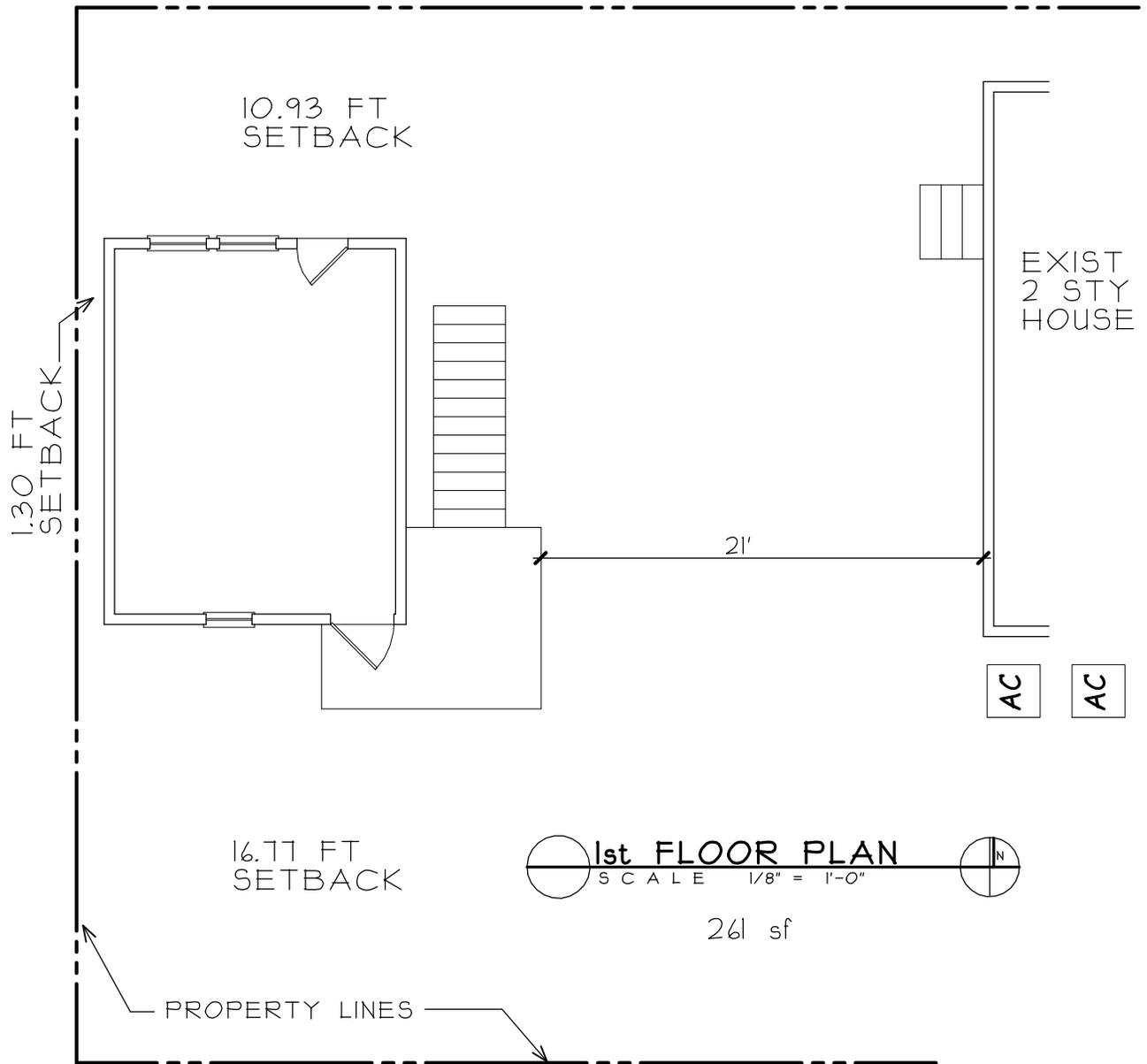
	Existing	Proposed	Permitted
GROSS FLOOR AREA	2119	3131	Varies
FLOOR AREA RATIO	.4 **	.47**	.6 * with bonuses
BUILDING COVERAGE	1390 20%	1568 28%	Varies
OPEN GREEN SPACE	2714 48%	2714 48%	1977 min. 35%
INTER. GREEN SPACE	0	0	Varies
PAVING COVERAGE	1544	1371	Varies
IMPERVIOUS COVERAGE	2934 52%	2934 52%	3671 max. 65%
DENSITY	4 UNITS	2 UNITS	2 UNITS
PARKING SPACES	3	3	3
BICYCLE SPACES	0	0	Unknown
BUILDING HEIGHT	20'	21'	30'

- * BONUSES
- a. .08 FRONT PORCH MAIN HOUSE
 - e. .02 MAX BONUS BELOW PERMITTED PEAK OF ROOF
 - l. .10 STYLE

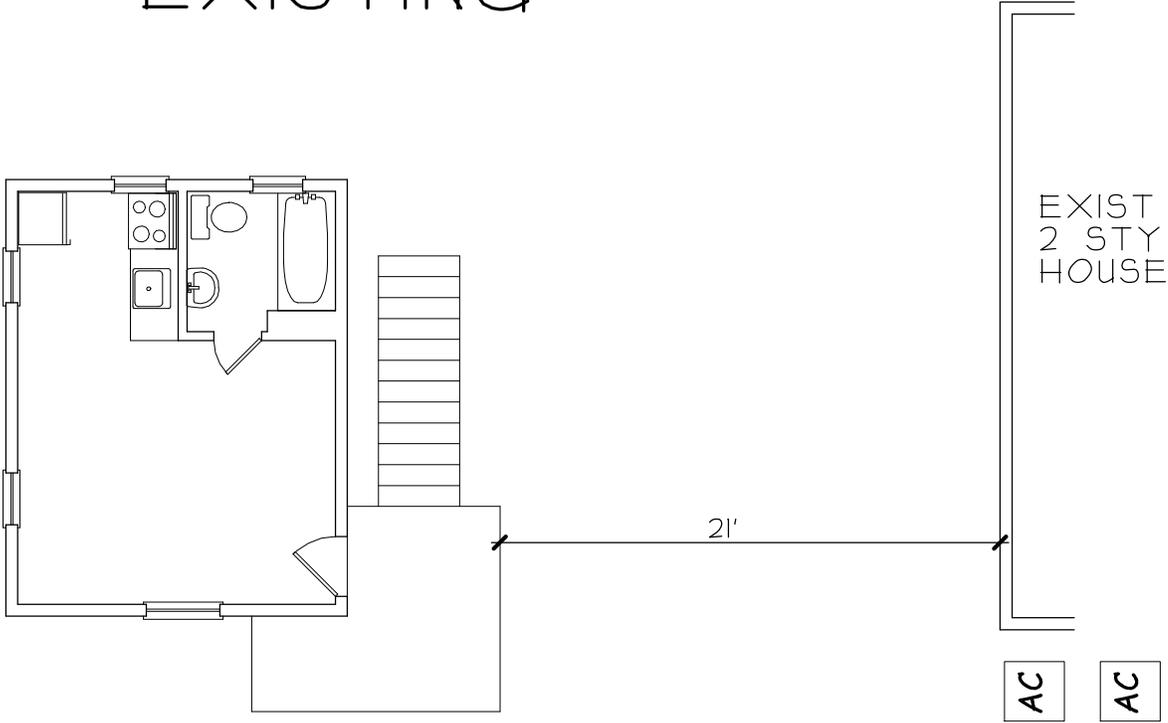
** MAXIMUM DEVELOPMENT POTENTIAL
NOTE #2 BELOW CHART "RESIDENTIAL FLOOR AREA EXEMPTION"
EXCLUDES UP TO 500 SF OF ADU

EXISTING

ALLEY



EXISTING



2nd FLOOR PLAN
SCALE 1/8" = 1'-0"

397 sf
(including stair)

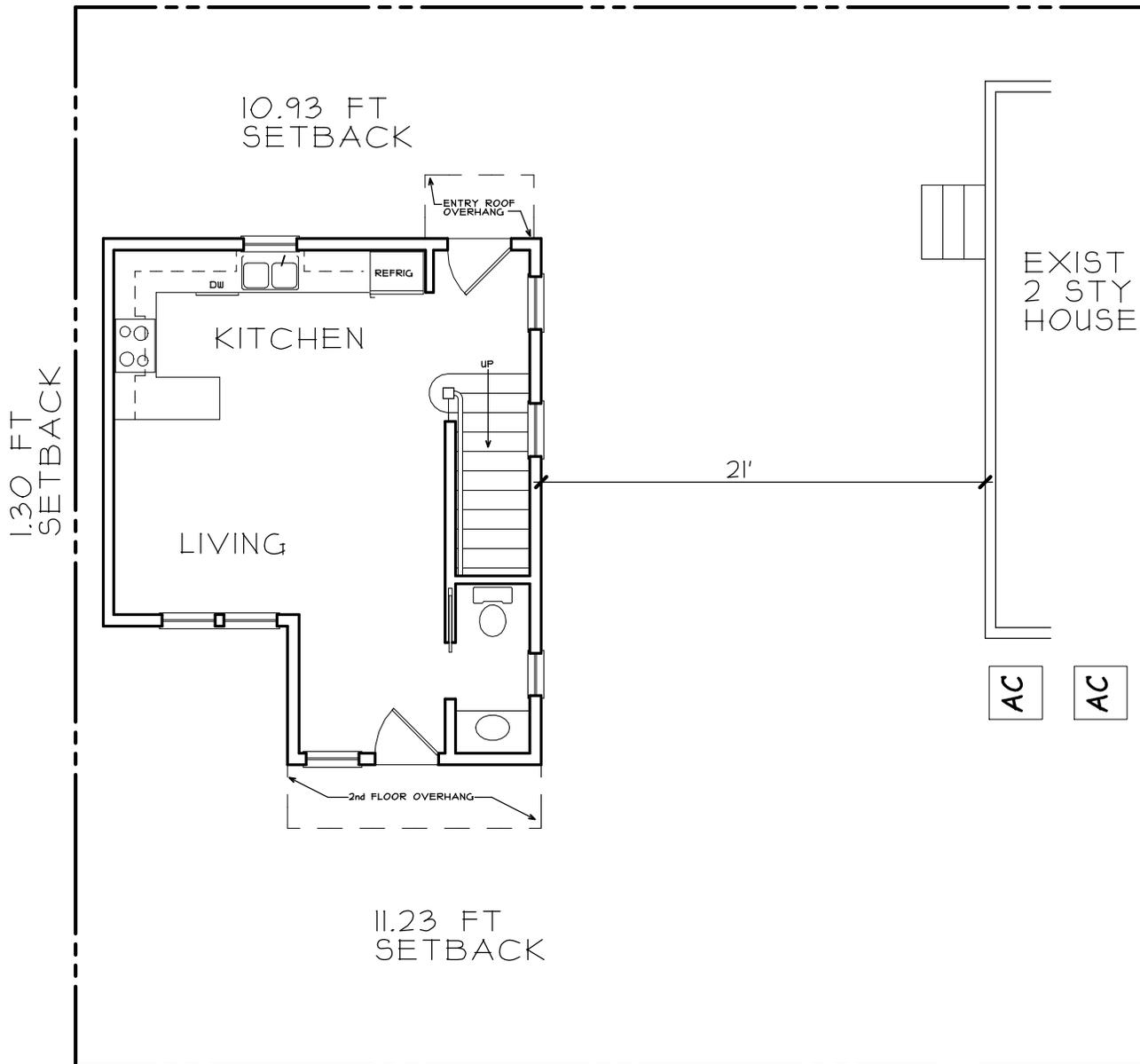
MORGAN
WEIRICH

ACCESSORY
DWELLING UNIT

624 1/2 Beach Dr. NE
St. Petersburg, Florida

PROPOSED

ALLEY



1st FLOOR PLAN
SCALE 1/8" = 1'-0"

750 sf

Timothy R. Rhode
ARCHITECT

4154 10th Avenue N., St. Petersburg, Fl. 33713
727-823-1544 AR12159 tim@trhode.com

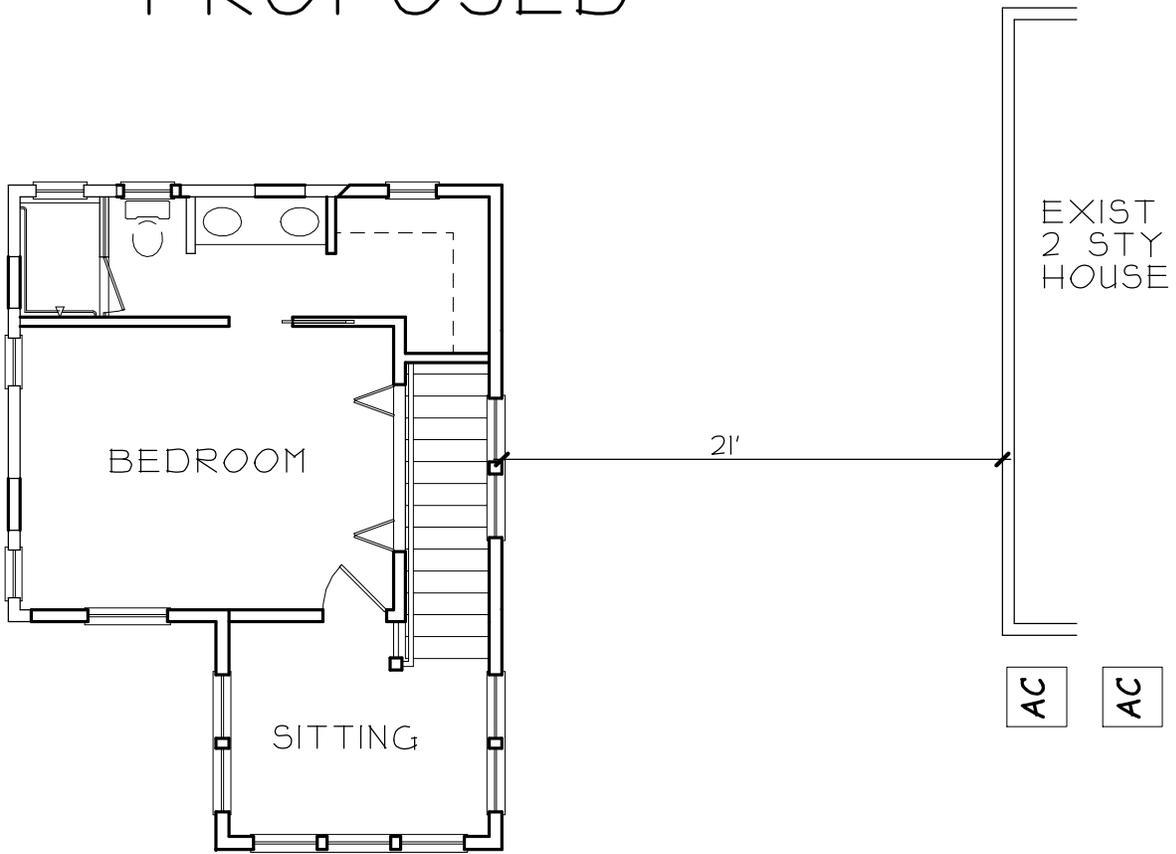
MARCH 18, 2020

MORGAN
WEIRICH

ACCESSORY
DWELLING UNIT

624 1/2 Beach Dr. NE
St. Petersburg, Florida

PROPOSED



2nd FLOOR PLAN
SCALE 1/8" = 1'-0"

750 sf

Timothy R. Rhode
ARCHITECT

454 10th Avenue N., St. Petersburg, FL 33713
727-823-1544 AR12159 tim@trhode.com

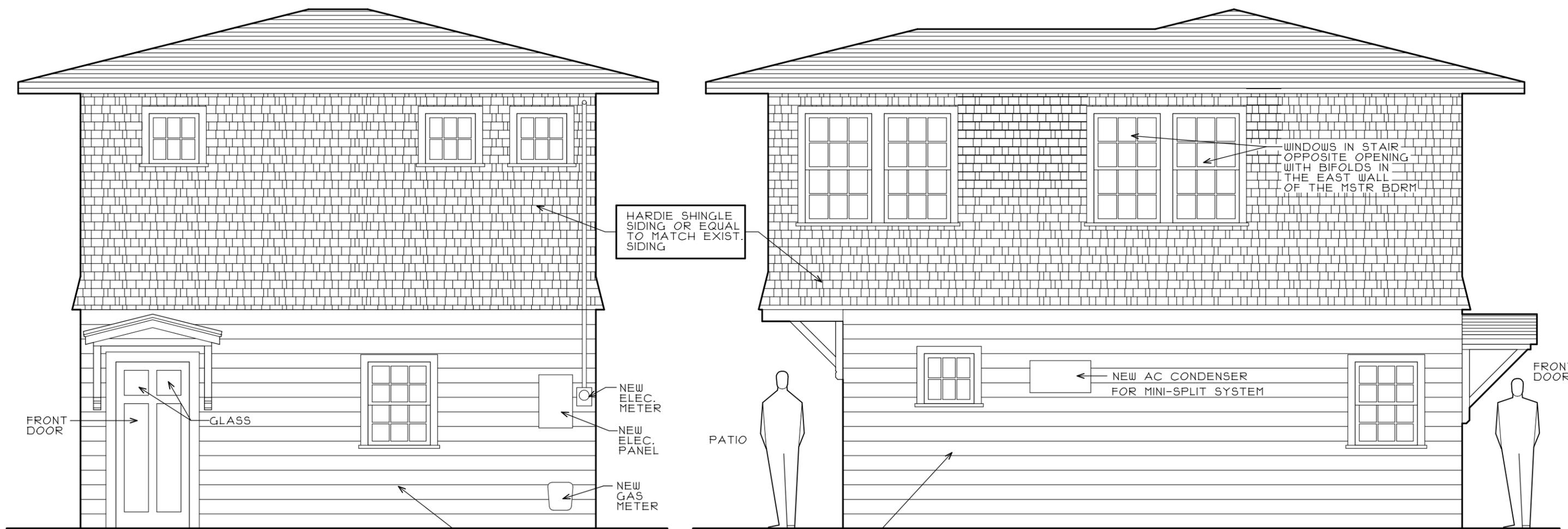
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MARCH 18, 2020

MORGAN WEIRICH

RENOVATION & ADDITION

624 Beach Drive NE
St. Petersburg, Florida

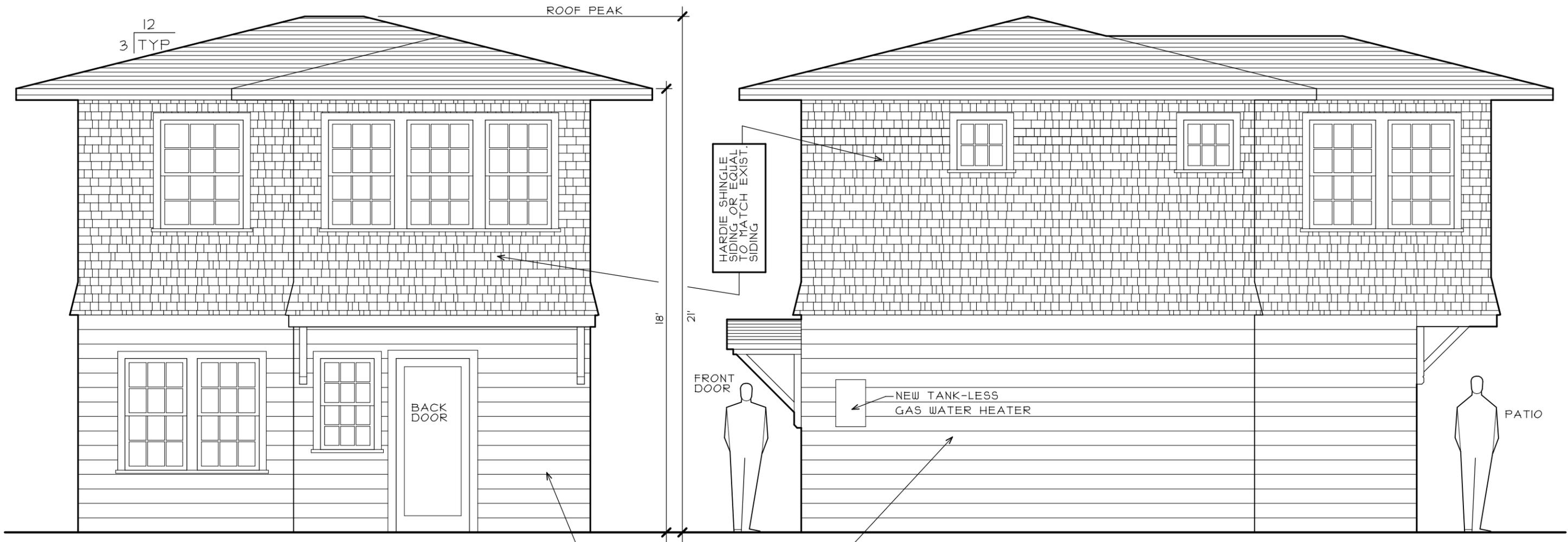


NORTH ELEVATION
SCALE 1/4" = 1'-0"

SMOOTH HARDIE SIDING OR EQUAL TO MATCH EXISTING SIDING

EAST ELEVATION
SCALE 1/4" = 1'-0"

Timothy R. Rhode
INCORPORATED
ARCHITECT
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727-823-1544 rhode4154@gmail.com



SOUTH ELEVATION -Patio Area
SCALE 1/4" = 1'-0"

SMOOTH HARDIE SIDING
OR EQUAL TO MATCH
EXISTING SIDING

WEST ELEVATION - Parking Area
SCALE 1/4" = 1'-0"

Timothy R. Rhode
ARCHITECT
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TOW AWAY ZONE
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNER'S EXPENSE
24 HRS A DAY 7 DAYS A WK.
TRI-J TOWING
AND RECOVERY
822-4649

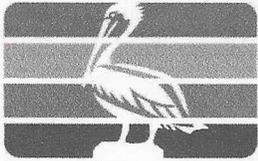
2



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2

Y10 DGS
PINELLAS



st.petersburg
www.stpete.org

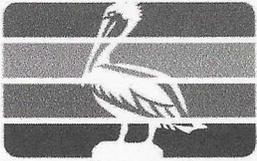
REDEVELOPMENT

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment 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. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 624 1/2 BEACH DR. N.E.	Case No.:
Detailed Description of Project and Request: EXIST 3 PRINCIPAL UNITS IN MAIN HSE (2256 SF) WILL BE CONVERTED TO 1 PRINCIPAL UNIT & EXIST ACCESSORY DWELLING UNIT IN BACK WILL BE CONVERTED TO ANOTHER PRINCIPAL DWELLING UNIT BY RENOVATION AND SMALL ADDITION (881 SF)	
<p>1. Building Type. Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.</p> <p>THERE IS A MIX OF BUILDING TYPES NEARBY THAT INCLUDE APTS, CONDOS AND SINGLE HOMES. THIS PROJECT AT 624 1/2 BEACH DR. NE WILL BE LESS DENSE THAN THE SURROUNDING PROPERTIES. IT ALSO KEEPS THE HISTORIC NATURE OF THE HOUSE TO BASICALLY LOOK THE WAY IT HAS FOR THE LAST 100 YEARS. THIS IS WHY ST. PETE. PRESERVATION AND HONOR HAVE ENDORSED THE PROJECT. BY ALLOWING THIS PROJECT TO MOVE FORWARD THE CITY IS SUPPORTING HISTORIC PRESERVATION. WITHOUT THIS PROJECT THE BUILDING DECAYS.</p>	
<p>2. Building Setbacks. Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.</p> <p>THE PROPOSED PROJECT WILL EXCEED THE SIDE YARD SETBACKS REQUIRED BY ZONING. THE EXISTING 13' REAR YARD SETBACK WILL NOT BE CHANGED. THE OWNER WILL OBTAIN A MAINTENANCE EASEMENT FROM THE NEIGHBOR AT THE REAR OF THE PROPERTY. BY APPROVING THIS PROJECT, THE CITY IS MAINTAINING SETBACKS CONSISTENT WITH THE HISTORIC HOMES OF THE NEIGHBORS.</p>	
<p>3. Building Type. Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.</p> <p>THE EXISTING STRUCTURE AT 624 1/2 BEACH N.E. IS TWO-STORY AND IT WILL REMAIN A TWO STORY AFTER THE RENOVATION AND ADDITION. ALL THE NEARBY BUILDINGS ARE TWO STORY AS WELL.</p>	



REDEVELOPMENT

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ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
<p>4. Site Development and Orientation. Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.</p>	<p>THE PROPOSED DEVELOPMENT WILL MATCH THE EXISTING DEVELOPMENT PATTERN OF THE SURROUNDING NEIGHBORHOOD. THE EXISTING MAIN HOUSE WILL KEEP ITS ENTRANCE FACING BEACH DRIVE. THE EXISTING ACCESSORY DWELLING UNIT WILL BE REMOVED INTO A PRINCIPAL DWELLING UNIT WITH THE ENTRANCE TOWARD THE ALLEY</p>
<p>5. Floor area Ratio Bonuses. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:</p> <p>a. FAR Bonus of 0.10 – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.</p>	<p>THE EXISTING MAIN HOUSE BUILT IN 1919 IS A CRAFTSMAN STYLE HOME AND IT WILL BE MAINTAINED IN THAT STYLE. THE EXISTING ACCESSORY DWELLING IS ALSO A CRAFTSMAN STYLE BUILDING AND THE RENOVATION/ADDITION WILL MAINTAIN THAT STYLE. THIS PROJECT IS MORE CONSISTENT WITH THE EXISTING NEIGHBORHOOD THAN THE 1500 SF 2 STY BUILDING THAT ZONING SAID COULD BE BUILT INSTEAD.</p>
<p>b. FAR Bonus of 0.05 – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.</p>	<p>THE EXISTING STRUCTURES ARE BOTH COVERED WITH TRANSITE (ASBESTOS) PANELS. THE TRANSITE PANELS WILL BE REMOVED FROM BOTH STRUCTURES TO REVEAL THE ORIGINAL SIDING. THE RENOVATION/ADDITION OF THE ACCESSORY DWELLING UNIT INTO A PRINCIPAL DWELLING UNIT WILL HAVE SIMULATED SHAKE SHINGLES ON THE SECOND FLOOR WHICH MATCH THE ORIGINAL FINISH. IT WILL HAVE NEW LAP SIDING ON THE FIRST FLOOR WHICH MATCHES THE ORIGINAL LAP SIDING.</p>

SUBDIVISION

BAY SHORE

✓ LOT N 50' of Lot 16

BLOCK

7

BUILDING NO MICOTI

ELECTRICAL RM 12/15

PLUMBING

E-6

Location: 624 Beach Drive No. E.
 2 - 2 sty. F
 #2587 - 4/2/19 - \$1500
 A. Atchison - Repair
 #34274 - 9/20/35 - \$200
 Irma Lochner - reroof res. (Beck & Haley)
 #52674 - 6/28/44 - \$900
 Carlton W. Beard - interior altr.
 add 2 baths - 3 sinks - 1 outside
 fire ladder - 1 heater room
 #68056 - 4/19/48 - \$500
 Owner Nellie R. Baker - Repairs to
 garage apartment and outside stair-
 way.
 #85997-F - 4/21/51 - \$1300
 Owner Nellie R. Baker - Completion
 of apartment unit. Allstates, Contr
 #85262A-RC - 4/16/63 - \$800
 Owner Westwall - Remove old roof
 and reroof existing residence
 and garage. J. McKinnon, Contr.

#5028 - 10/30/44 - Carlton Beard
 Elec. Ser. - 5-c 7-s 23-p 2-b 3ws
 2 mtrs 16-fix oil burner
 #3630C - 5/1/51 - All States
 Lowry - 3c 3sw 4p 3ws 1-mtr.
 #7938F - 4/5/56 - Ethel Dougal
 Reed Elec. - 1p
 #8037F - 5/6/63 - Westfall
 Economy Elec. - 3ws 100amp #3 Rh
 1-meter 1-range (downstairs)
 OVER

INSTALLATION

#M2222-11/20/67 - F.B. Westfall-
 Johnson's A/C- 1HP A/C- Rm. Unit.
 #M40-B-12/26/72- Frank B. Westfall
 Atherton Enterpr- replace central
 oil furn.

GAS

#1613 - 4/26/51 - Baker Apts.
 C. M. Hancock - 1-range 2-w.htrs.
 move meter - 1-sp.heater - repipe
 #1677D - 9/11/63 - F.B. Westfall
 Hancock Plbg. - Replace w. heater
 624½ Beach Dr. N.E. Apt. 1)

#14416 - 9/11/39 - Mr. Lochner
 J. D. Puckett - 1c-1L-1b OK 9/13/39
 #22197 - 7/27/44 - Carlton Beard
 J. C. Miller - 3C.3L.3S.3B.
 #16448 - 4/24/51 - Baker Apts.
 C. M. Hancock - 1-closet 1-gwh
 1-lavatory 1-bath 1-tray

M-17

B-8

SIGNS

SEWER

SEPTIC TANK

BUILDING

#94925-RM 12/15-\$689.-7/15/83

Owner: Mrs. D. Westfall-Tear-off old roof, apply 30# felt, new 220# fiberglass shingles (Type VI) Larkin B. Manies-Contractor.

2-25-86 PERMIT #R6092833
70 Deyou 10 Lb felt class
ISSUED Herq. Amritson
A. Schigel

PROPERTY CARD INTERPRETATION

CI-91-0005 2-21-91 624 BEACH DR NE
TWO (2) STRUCTURES ON SITE SIX (6)
UNITS ON SITE - FOUR (4) UNITS IN
FRONT STRUCTURE - TWO (2) UNITS IN
REAR STRUCTURE M.S./IMI

BUSINESS C.O. #91-0049 3/11/91
624 Beach Dr NE "Janice Martin"-
5 rental apts. /db

ELECTRICAL PERMITS

#8145G - 7/27/64 - Westfall
Economy - 3ws 100A 1-meter (2)
2.0-KW Electrica wall heaters
#1694J - 5/11/66 - Westfall
Economy - 3-ranges (3-apartments
3rd floor)
#4694J - 9/15/66 - Westfall
Casper - 3/4-HP A/C
#E6050-11/17/67- Westfall-
Gasper Elec.- 1-1/2HP Rm. A/C.
#E8117 - 3/21/68 - Westfall
Economy Elec. - 60amp 1-meter



~~REDEVELOPMENT~~ 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: 624 Beach Drive NE	Case No.:
Description of Request: To support Variance	
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: 640 BEACH DR NE	Owner Name (print): DAVID RITENPLON
	Owner Signature: David Ritenplon
2. Affected Property Address: 255 6th Ave NE	Owner Name (print): Keith Demchak
	Owner Signature: Keith Demchak
3. Affected Property Address: 600 Beach Drive NE	Owner Name (print): Mary D. Sadler / Bruce A. Sadler
	Owner Signature: Mary D. Sadler / Bruce A. Sadler
4. Affected Property Address:	Owner Name (print):
	Owner Signature:
5. Affected Property Address:	Owner Name (print):
	Owner Signature:
6. Affected Property Address:	Owner Name (print):
	Owner Signature:
7. Affected Property Address:	Owner Name (print):
	Owner Signature:
8. Affected Property Address:	Owner Name (print):
	Owner Signature:

From: **Mary Sadler** marysadler1@icloud.com
Subject: Variance for 624 Beach Drive NE, Saint Petersburg, FL
Date: July 9, 2020 at 2:15 PM
To: Lars HAFNER [REDACTED]

MS

To Whom It May Concern,

We the Sadlers agree with the request of Colleen Hafner, for the property at 624 Beach Dr NE to be given a variance for her property. We would like to see the wall that is closest to our property stay and she be approved to expand the square footage of her garage.

Sent from my iPhone