

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

## DEVELOPMENT REVIEW COMMISSION STAFF REPORT

# VARIANCE REQUEST PUBLIC HEARING

According to Planning & Development Services Department records **no commissioner** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). 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 on **Wednesday, February 7**, **at 1:00 PM** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 22-54000095 PLAT SHEET: J-4

REQUEST: Approval of variances to lot width and area to create two buildable

lots from two platted lots of record with the existing developments

to remain on one lot.

OWNER: Michael N. Marks

2823 4<sup>th</sup> Avenue North St. Petersburg, FL 33713

AGENT: Keith R. Gordon

2814 4<sup>th</sup> Avenue North St. Petersburg, FL 33713

ADDRESS: 2823 4<sup>th</sup> Avenue North

PARCEL ID NO.: 23-31-16-35118-006-0141

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional, (NT-2)

Lot Size Criterion	Required	Requested	Variance	Magnitude
Lot Area	5,800 sq. ft.	5,715 sq. ft.	85 sq. ft.	1.4%
Lot Width	50-feet	45-feet	5-feet	10%

**BACKGROUND:** The subject property is zoned NT-2 (Neighborhood Traditional Single-Family) and located on 4<sup>th</sup> Avenue North, between 28<sup>th</sup> Street North and 29<sup>th</sup> Street North in the Historic Kenwood Neighborhood. The property consists of one platted lot (Lot 13) and the west 45-feet of the "Villa Site S" lot according the historic 1914 Hall's Central Avenue Subdivision's plat map (see attached). Developed in the late 1920's, the existing residence and detached garage are located on the east half of the property. Lot 13 is currently vacant but was developed (as 2825 4<sup>th</sup> Avenue North) with a separate residence in 1939 according to property card records (see attached).

Per Section 16.20.010.5. of the Land Development Regulations, properties with NT-2 zoning are required to maintain minimum lot widths of 50-feet and minimum lot areas of 5,800 square feet. Presently, the parcel has a lot width of 90-feet and a lot area of approximately 11,430 square feet. Each of the two underlying lots have widths of 45-feet and lot areas 5,715 square feet. As individual lots, both are substandard and will require variance approval to be separated.

Restrictions in the City Code were in place from 1973 through 2003 limiting development on nonconforming lots in common ownership. The land development code was changed in 2003 allowing development on any platted lot of record. On September 17, 2015, City Council amended the non-conforming lot regulations, eliminating the right to build on these substandard lots without first obtaining a variance. During the review of these regulations in 2015 the City Council made the decision to change the land development regulations back to restrict development on substandard lots, while also making clear the intent of the variance review is to determine whether such development would be consistent with the surrounding neighborhood pattern. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing one home on one platted lot in an area that has historically developed one single-family residence on more than one platted lot could be detrimental to the neighbors and overall character of the neighborhood.

**REQUEST**: This application seeks the approval of variances to the lot width and lot area requirements to allow the separation of the vacant lot (Lot 13) to create one buildable lot. The existing residence at 2823 4<sup>th</sup> Avenue South will remain, while Lot 13 will be made buildable for a new single-family residence.

**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 **consistent** 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.

Approval of the variances would allow for the retention of the existing single-family home on the west side of the property and make Lot 13 buildable for one new single-family residence.

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 west half of the property consists of one fully platted lot and the east half consists of west 45-feet of another lot. Individually, both properties are deficient in lot width and lot area for NT-2 zoned lots.

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

The site is not located in a preservation district.

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

The existing residence and garage are listed as contributing resources to the Kenwood Historic District, listed in the National Register of Historic Places.

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

The property has one (1) mature Slash pine, two (2) Laurel Oak trees, and several Sabal Palm trees.

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.

An analysis of the subject block and the surrounding blocks was completed to determine the degree of compatibility, given the development patterns exhibited by neighboring properties that are also zoned NT-2 (see Development Pattern Analysis provided below). Including the subject block, six blocks in the Hall's Central Avenue Subdivision were identified for the study. Parcels abutting 5<sup>th</sup> Avenue North and 28<sup>th</sup> Street North, according to the City GIS Mapping records are not zoned NT-2 and for that purpose of this evaluation have been excluded from the study area.

Staff's analysis included analyzing lot widths and lot areas for conformance with the minimum lot size requirements for NT-2 properties, and if the properties contain one house per platted lot. The results of the analysis, provided in the tables below, show that approximately 57% of properties are substandard in terms of lot width and approximately 56% substandard in lot area. Furthermore, results show that 93% of lots in the study area have been developed with one house per platted lot.

#### **Lot Width Analysis**

		Conforming	Substandard	
Block	Location	Width	Width	% Substandard
<b>Subject Block</b>		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	5	9	64.28%
Total		30	36	56.97%

#### **Lot Area Analysis**

		Conforming	Substandard	
Block	Location	Area	Area	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	6	8	57.14%
Total		31	35	55.78%

#### One House per Platted Lot Analysis

			1 House on	More than 1 Lot	% 1 House per
Block	Location	Vacant Lot	Lot	per house	Platted Lot
Subject Block		0	8	1	88.00%
Block 2	North	0	6	0	100.00%
Block 3	Northwest	0	8	0	100.00%
Block 4	West	0	12	2	85.71%
Block 5	Southwest	0	13	2	86.66%
Block 6	South	0	14	0	100.00%
Total		0;0%	61; 92.42%	5; 7.57%	93.40%

\*Includes 15 homes on 8 separate platted lots that have been split
or the lot line were adjusted into separate parcels.

The Central Hall's Subdivision consists of corner lots that are 50-feet-wide and interior lots that are 45-feet wide, with a few lots that have been combined. This evaluation finds there is a consistency between the request and the established development pattern.

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;

Given the intended development pattern established by the 1914 Hall's Central Avenue plat and the existing development pattern, staff finds the existing special conditions are not the result of actions by the applicant.

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

Literal enforcement of this Chapter would not result in unnecessary hardship. A single-family dwelling and accessory dwelling unit are permitted on the parcel.

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;

Strict application of the Code would still provide the applicant with means for reasonable use of the property. It is currently zoned and developed for single-family residential use.

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

The requested variances are the minimum necessary to allow the residence to remain and the vacant lot (Lot 13) to be made a buildable lot.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and infill development. The following objectives and policies promote redevelopment and infill development in the City:

#### **OBJECTIVE LU2:**

The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locating where excess capacity is available.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

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

Approval of the request does no appear to be injurious to neighboring properties or detrimental to public welfare.

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

The reasons set forth in the application justify granting the variances.

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.

This criterion is not applicable.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Historic Kenwood Neighborhood Association. As of the publication of this report, Staff did not receive any correspondence in support or opposition to this request.

**STAFF RECOMMENDATION:** Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Economic Development Department Staff recommends **APPROVAL** of the requested variances.

**CONDITIONS OF APPROVAL:** If the variances are approved consistent 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 shall demonstrate compliance with the regulations of the NT-2 zoning district and the Land Development Regulations.
- 2. This variance approval shall be valid through February 7, 2027. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
- 3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

#### **REPORT PREPARED BY:**

/s/ Shervon Chambliss 01/31/2024
Shervon Chambliss, Planner II Development Review Services Division
Planning and Development Services Department

#### **REPORT APPROVED BY:**

/s/ Corey Malyszka 01/31/2024
Corey Malyszka, AICP, Zoning Official (POD) Date

Development Review Services Division
Planning and Development Services Department

Attachments: Location Map, Application, Property Cards, Plat Map, Development Pattern Analysis, Survey, Buildable Area Projections, Conceptual Plans, Address Note, Photos, Building Permit History Overview, Code Enforcement Overview,



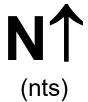


## **PROJECT LOCATION MAP**

Case No.: 23-54000095

Address: 2823 4th Avenue North

City of St. Petersburg, Florida Planning & Development Services Department





# RECEIVED

OCT 1 2 2023

DEVELOPMENT REVIEW SERVICES

## **VARIANCE**

Application No. <u>23.54000095</u>

### Included in this packet:

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

Planning and Development Services Department

Development Review Services

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

UPDATED: 12-23-2022

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### List of Required Submittals

Only complete applications will be accepted:

- M 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:

- 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)

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 \_\_\_\_\_



<b>Application</b>	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 INFORMA	ATION	
NAME of APPLICANT (Property Owner): MICHAEL	N. MARKS	
Street Address: 2823 44 ANE N		
City, State, Zip: State State FL 3	3713	
Telephone No: 722-519-59-49 Email Address	housed pipase am	culcan
NAME of AGENT or REPRESENTATIVE: Keith	Robert GORDON	
Street Address: 2814 415 AU N		
City, State, Zip: St. Petersburg, FL 3	3713	
Telephone No: 7276436021 Email Address	s: KeithDaltrure	ealty, com
PROPERTY INFORMATION:		3
Street Address or General Location: 2823 4 15	AV. N St. Petersb	UM FL 33713
Parcel ID#(s): 23-31-16-35118-006-	0141	
DESCRIPTION OF REQUEST: requesting a VA	RIANCE OR bus	Idable lot
	S UNDER-SIZED	45' X127'
PRE-APPLICATION DATE: PLANNER:	SAC	
FEE SCHEDULE	COLUMN TO THE PARTY OF THE PART	
1 & 2 Unit, Residential - 1st Variance \$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1st Variance \$350.00	After-the-Fact	\$500.00
	Docks	\$400.00
Cash, credit, checks made payable to "Cit	Flood Elevation  of St. Petersburg"	\$300.00
233, 2333, 2333		

#### **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*:		tk /	the same of the sa	Date:	9	ZB	2023
*Affidavit to Authorize Agent required, if Typed Name of Signatory:	signed by Agent.	Robert	GORDON				
Typod Hamo of orginatory							



# Pre-Application Meeting Notes

Meeting Date: 09/14/2023		District: NT-2	
Address/Location: Keith F	Robert Gordon		
Request: Approval of a variance to	o the required lot width and lot are	ea for two non-conforming lots in co	ommon ownership.
Type of Application: Varian	CeStaff Pla	anner for Pre-App: SAC	
Attendees: Keith Robert	Gordon		
Neighborhood and Business	Associations within 300 fee	et:	
Assoc.	Contact Name:	Email:	Phone:
Historic Kenwood Neighborhood Assoc.	Alexis Baum	president@historickenwood.org	201-681-3077
City Wide Association	Council of Neighborhood Associations	variance@stpetecona.org	
(See Public Participation Report	t in applicable Application Pac	ckage for CONA and FICO co	ntacts.)
Notes: The subject property	consists of two fully platted	non-conforming lots in con	nmon ownership.
Each lot measure 45-feet in width	as platted, where 50-feet is requ	ired by zoning. Additionally, each	lot would
have an area of approximate	ly 5,715 square feet. Staff	indicated that a survey of the	ne site's existing
conditions will be required to	determine if additional varia	ances are necessary. Mr. G	ordon advised to
obtain signatures from mos	t directly affected neighbo	ors. Submittal will require t	he notice to the
Historic Kenwood Neighborh	ood and CONA 10 days pr	ior to submittal. Staff recom	mendation to be
post-submittal.			
	-		



# 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: Marks
This property constitutes the property for which the following request is made
Property Address: 2823 All AVE N 57. PETETSBURG PL 33713
Parcel ID No.: 23-31-16-35118-006-0141
Request: Obtain a variance or boildable lot letter
to sell VACANT lot that is UNDER-SIZED 45 x12
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): Keith Robort Gordon
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): Meline More No. Marks  Printed Name
Sworn to and subscribed on this date
Identification or personally known: Michael N. Marks
Notary Signature: Date: 9-98-93  Commission Expiration (Stamp or date):
MARK E. REINHOLD MY COMMISSION # HH 343722 EXPIRES: March 1, 2027



# **Pre-Application Meeting Notes**

Meeting Date:	Zo	ning District:	
Address/Location:			
	Sta		
Attendees:			
	ness Associations within 30		
Assoc.	Contact Name:	Email:	Phone:
An appointment shall Notes:	eport in applicable Application made with the staff plans	ner prior to submitting	g a complete application.
		1 12 Table 1811 - 1 1 12 Table 1 1811 - 1	



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 by 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 NARE	RATIVE
Street Address: 2823 4th Av. N St. Pete, FL 33713	Case No.:
Detailed Description of Project and Request:	, 3433 1411
requesting variance or buildable lot letter to sell vacant lot that is under-size	ed 45' x 127'
1. What is unique about the size, shape, topography, or loc	ation of the subject property? How do these
unique characteristics justify the requested variance? It and also 45' in width.	is not atypical for inside lots in Kenwood to be non-conforming
the shape is rectangular 45' x 127'; flat.	
and drape to restaingular 40 × 127; had	
A .	
<ol><li>Are there other properties in the immediate neighborhood in a similar way? If so, please provide addresses and a control being referenced. Yes, there 8 or so tots immediate to the subject properties.</li></ol>	description of the specific signs or structures
the street 4th av are 4 lots (each 45' as well) 2820, 2830, 2834 and 2840. And 2 45'	
3. How is the requested variance not the result of actions o	f the applicant? The owner bought his lot and home at
at 2823 4th Av. North St. Petersburg, FL, was able to obtain clear title; The	
the adjaccent lot (also 45' and non-conforming). Years later ajoined the two lots to re	efi the property.



NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses by 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
How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?
The existing vacant lot is well maintained. The homeowners on each side immediatley adjacent have mentioned to me that a new build on subject lot
would enhance their values and improve the overall charactor of the Kenwood neighborhood.
T. William albertaile and beautiful to be a second and the bid and the bid and a second and a second and the bid a
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
there are no alternatives to be able to construct a single family home which was the original intensions of the surrounding non-conforming lots.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
New builds are typically more expensive because the cost of materials and labor have increased significantly the past 8 years or so.  A new built home would theroretically increase other surrounding homes. The new build architecture is unknown as this moment
as no plans have been developed. The lot will be sold to a homeowners or builder.



### 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.

A Golden	NEIGHBORHOOD WORKSHEET
	Address: 2823 4th Av. N. St. Petersburg, FL 33713 Case No.:
Descr	iption of Request:
	dersigned adjacent property owners understand the nature of the applicant's request and do not
object	(attach additional sheets if necessary):
1	Affected Property Address:2814 4th av N St. Pete FL 33713
<u>''</u>	Owner Name (print): Kevin Kann
	Owner Signature:
	Owner dignature.
2.	Affected Property Address: 2830 4th av N St. Pete FL 33713
	Owner Name (print) Suspine Cartys
	Owner Signature:
	188 >
3.	Affected Property Address: 2830 4th av N St. Pete FL 33713
	Owner Name (print):
	Owner Signature:
4.	Affected Property Address: 2834 4th av N St. Pete FL 33713
	Owner Name (print): dang Jan + Ken Walker
	Owner Signature: New New
	Affacted Property Address 2000 Perioden Av. N.St. Date El. 20742
5.	Affected Property Address: 2820 Darington Av. N St. Pete FL 33713  Owner Name (print):
	Owner Signature:
	Owner Signature.
6	Affected Property Address: 2835 4th av N St. Pete FL 33713
<u> </u>	Owner Name (print):
	Owner Signature:
	(KV)
7.	Affected Property Address: 2828 Darington Av N St. Pete FL 33713 330 28 51, N St. Date To
	Owner Name (print): X RA~ QLL T Boot
	Owner Signature: y
8.	Affected Property Address: 2855 4th av N St. Pete FL 33713
	Owner Name (print):
	Owner Signature:
d	0845 44 AV N 33/13

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Page 8 of 9 City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471 www.stpete.org/ldr

ELCN!



such notice with the application.

## PUBLIC PARTICIPATION REPORT

Application No.

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:  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 AS Agent represent in for the property Owner I will Attend the Next Konwood "Historic Removed Neighborhood Association" moethy to Discuss this variance. Sent application to Historic Removed Neighborhood Association and Council of Neighborhood Associations.  (b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications Between 9126 - 28 I, AS Agent FOR property Owner CANUASED the ADJACENT Seven homes leaving my business CARD AND the Application FOR VADIANCE.
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located AS Agent / representative For Ewner, I walkers the Neighbor hows sponking with seven property owners And leaven them with the Application for the variance And the Survey illustrating the size of the lot.  2. Summary of concerns, issues, and problems expressed during the process  Two Neighbors Immediately Adjacens to Subject property  Were concerned About / Setbacks And the possibility that  Were concerned About / Setbacks And the possibility that  Ware Marianer would change Side; back And Front Setbacks
The state of the s

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) (<a href="mailto:variance@stpetecona.org">variance@stpetecona.org</a>) and to Federation of Inner-City Community Organizations (FICO) (<a href="mailto:kleggs11@outlook.com">kleggs11@outlook.com</a>) 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

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO:
Attach the evidence of the required notices to this sheet such as Sent emails.

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with

#### **Keith Gordon**

From:

Keith Gordon

Sent:

Friday, September 29, 2023 12:24 PM

To:

'president@historickenwood.org'; 'variance@stpetecona.org'; 'kleggs11@outlook.com'

Cc:

Michelle Mullis; Keith Gordon

Subject:

variance application for 2823 4th av n St Pete FL

**Attachments:** 

variance application City Of St. Pete for 2823 4th Av. N St. Pete FL 33713.pdf

#### To Concerned Parties

Attached is the application for variance requesting either a buildable lot letter or variance as the owner has adjoined two properties, both under-sized (45' x 127') and now wishes to sell one parcel, the vacant lot. He adjoined for refinancing. I am the owner's agent and a Realtor/Broker for Altru Realty.

#### Respectfully,



Keith Robert Gordon Altru® Certified Negotiator Co-Founder Broker

801 49th Street North, St. Petersburg, FL 33710

(727) 551-4474 Direct Line (888) 392-4806 Toll Free (866) 420-8957 Fax

Hours: Mon - Fri 9:00 AM - 7:00 PM Saturday 9:00 - 5 PM Sunday 9:00 - 4 PM Altru Realty, LLC Keith Gordon, Broker www.altrurealty.com

Submit a Testimonial! <a href="http://altrurealty.com/testimonials.asp">http://altrurealty.com/testimonials.asp</a>
Please copy Consulting Broker Renee Golda-Widman RGW Real Estate, LLC, on all emails. renee@altrurealty.com

All email communications between a licensed real estate agent or Realtor® ("AGENT") and Altru® Realty ("ALTRU") are an attempt by ALTRU and AGENT to negotiate on behalf of a buyer and seller by exploring terms acceptable to both parties and are intended only to advance the process of arriving at terms and price that are acceptable to a buyer and seller. Such emails may be incomplete thoughts, incomplete terms, partial terms or contain only part of the actual terms. This and all subsequent emails are intended as a non-binding communication between ALTRU and AGENT. All email communications and requests between ALTRU and AGENT are non-binding with any party until such time that the parties to the transaction have executed an actual agreement for purchase and sale via physical signatures of all parties or via ELECTRONIC SIGNATURE PLATFORMS SUCH AS AUTHENTISIGN or OTHER METHODS THAT CONTAIN ACTUAL SIGNATURES. Only buyers and sellers, by evidence of signatures and initials, can bind parties to buy or sell real estate upon execution of the contract for purchase and sale with an effective date.

#### **Keith Gordon**

From:

Keith Gordon

Sent:

Friday, September 29, 2023 12:36 PM

To:

'officers@historickenwood.org'; 'board@historickenwood.org'

Subject:

FW: variance application for 2823 4th av n St Pete FL

**Attachments:** 

variance application City Of St. Pete for 2823 4th Av. N St. Pete FL 33713.pdf

From: Keith Gordon

Sent: Friday, September 29, 2023 12:24 PM

<variance@stpetecona.org>; 'kleggs11@outlook.com' <kleggs11@outlook.com>

Cc: Michelle Mullis <michelle@altrurealty.com>; Keith Gordon <keith@altrurealty.com>

Subject: variance application for 2823 4th av n St Pete FL

#### To Concerned Parties

Attached is the application for variance requesting either a buildable lot letter or variance as the owner has adjoined two properties, both under-sized (45' x 127') and now wishes to sell one parcel, the vacant lot. He adjoined for refinancing. I am the owner's agent and a Realtor/Broker for Altru Realty.

#### Respectfully,



Keith Robert Gordon Altru® Certified Negotiator Co-Founder Broker

801 49th Street North, St. Petersburg, FL 33710

(727) 551-4474 Direct Line

(888) 392-4806 Toll Free

(866) 420-8957 Fax

Hours: Mon - Fri 9:00 AM - 7:00 PM

Saturday 9:00 - 5 PM Sunday 9:00 - 4 PM Altru Realty, LLC Keith Gordon, Broker

www.altrurealty.com

Submit a Testimonial! <a href="http://altrurealty.com/testimonials.asp">http://altrurealty.com/testimonials.asp</a>

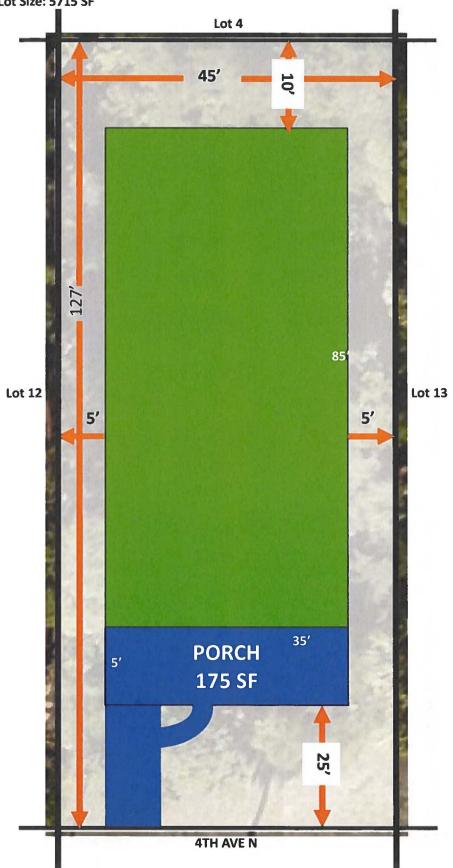
PAGE 1 OF 1	TYPE OF SURVEY:			PURPOSE OF SURVEY	(SEE GENERAL NOTES BELOW):	Total Control of the control
N	□ BOUNDARY	CONSTRUCTION	□ CONDOMINIUM	UPDATE FOR	CONSTRUCTION	G 2
	CENTER LINE OF 4th AV	ENUE NORTH AS	EARING REFER	RENCE: RINGS SHOWN HE	REON REFERENCED THERETO.	n 12 13 11 1 15
\$ \$CALE:1"=20'	LOT 5 PARCEL ID:233116351180060050 (OCCUPIED)		LOT 4 233116351180060040 (OCCUPIED)		VILIA SITE "U"  *ARCEL ID:2331 I 6351 I 80060 I 51 (OCCUPIED)	45 000
SCALE.1 -20	FOUND 1/2"	103UP 1050° 41'52"	45.00 (7) 46.06 (A)	JRON ROD NO ID		To a series
	IRON PIPE NO ID	<u> </u>	1 G' ALLEY 9.5' GRAVEL ROADWAY			AERIAL PHOTOGRAPH  (MAY NOT SHOW LATEST IMPROVEMENTS)
	SET 1/2"	B) S	J.J ONTE HOPOTHA		SET 1/2" IRON ROD	(NOT-TO-SCALE)
		7 0.4 OUT	N89° 41' 52'E	90.00' (CR#M)	LB R6507	
		PENCE	45 007 FENCE 0.3" INSIDE	PENCE - 45.0		
		O.2' NSIDE		3.1' NSIDE	3.9 12.30 3.29	1
PROPERTY ADDRESS: 2823 4th AVENUE NORTH 51. PETERSBURG, PL. 33713					ONE STORY GRAGE SO O,1'OUT	
LEGAL DESCRIPTION: HALES CENTRAL AVENUE NO. 2, VILIA SITE S (PER O.R. 14543/ OR PLAT THEREOF AS RECORDE	BLOCK G LOT 13 4 W 45 FT OF 1357), ACCORDING TO THE MAP DIN PLAT BOOK, PAGE 003039,				3.34	ĺ
PUBLIC RECORDS OF PINELIAS					800	
FLOOD INFORMATION: ZONE: *X*		i		1	230	
MAP PANELE: 12103C0218G EFFECTIVE DATE: 09/03/2003	_	i		I.	9,03	1
	8				W000 127.00 100x	
	200			ſ	F 720 1	Î
		El .		1	14.90	
	rot is	3 [		ŧ	7.46	THE E 100' OF
İ	PARCEL ID: 2331 (6351) 80060120 (0000PMD)		56.39	9.20		THE E 100' OF VILLA SITE 57 VILLA SITE 57 VILLA SITE 57 VILLA SITE 53118-006-0140 (CCCUPIED)
	3		LDT 13 BLOCK 6	ļ	THE W 45' OF WOOD DECK	(OCCUPED)
			233116351180060141	Į I	(NCLUDED) A	- S
			EA: 11429.98 SQ. FT. 0.2623 ACRES		ONE STORY Q RESIDENCE #2823	1
		li .		AC-€	CHAMPY	ļ
		li		1		<u> </u>
		li		!	ľ l	,l.
		i	56.36		24.10	
		1.0 INSIDE			COVERDO TO	1
MFA		1			BRICK	,
BLOCK CORNE AT LOT 9	ER .	1		- G	7:7 8	
BLOCK 6 FOUND 1/2*	SET 1/2*			, 00	NC. FONCE ROW PARE	BLOCK
IRON ROD HO 0.05°W ¢ ON L	INE WICAP LB #850	77		W	0.3 OUT 0.00 E + 0.46	CORMER AT VILLA SITE 'S'
"-	90.00(P)  90.05(M)\/	5' BRICK SIDEWALK	589° 41' 52'W 90	.00' (CR) 90.08' (M)	P1 -1-1-	-
						-
		30.00		WMG	90.08	
	0.5' CONC. CURB					=
No.				AVENUE N (P		
	(BEARING BASIS) 588* 41*52*W	Į		AVENUE N (FIE	:LV)	_
	SITE BENCHBARK '	ı. 6 — — — — — — — — — — — — — — — — — —	SITE BENCHMARK '2' SET NAIL & DISC	24.0' ASPIALT ROADWAY		
	BLEV = 51.46		ELEV = 51.58	60 RIGHT-OF-WAY		
CERTIFIED TO MICHAEL NORMAN	MARKS				<del></del>	-
*0	P" = CONTROLLING POINT (POINT OF ROTA	ATION) "HFA" = HELD FO	OR ALIGNMENT - ALL OTHER	MONUMENTATION AND I	MPROVEMENTS RELATIVE THERETO	
Platted Easements & Noteb RELATIONSHIP TO THE BO		s also listed if provide	od): IF APPLICABLE, RECIP	HENTS OF THIS SUR	VEY SHOULD REVIEW THE POSITION OF	ANY FENCE LINES SHOWN AND THEIR
- CONCRETE WALK CROSSES TH	KE BOUNDARY LINE ON SOUTHERLY SIDE			- subject to a		
This survey has been iss following Landiec Survey	ued by the ARREVATION LEGEND OF AGRIC - MC LENGTH	SCAME (TEMS IN LEGEND MAY NOT . IL OR BLEV - BLEVATION P - PLAT	NPPEAR ON DRAWING): RC - POINT OF REVENUE CLINIC M + MEASURED T - POINT OF TAXOBICY CHC + OVERHEA	WAI - WOLTER METER	YMBOLS SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING  - UTILITY POLE	BOUNDARY
700 West Hillsboro Boulever Deerfield Beach, FL	rd, Suite 4-100 CA - CENTRAL MICH.	PC = POINT OF CURVE E	M - ELECTRIC METER QFR - QLIMOTER F.E FRESHED FLOOR ELEV. R - RACHE R - FOLIND FROM ROO PRIG - RAVIGE	1	= CATCH BASIN E = PARTY WALL	NDICAP PARKING BUILDING
Office: (561) 367-3	1587 CH = CHORD DISTANCE CONC. = CONCRETE	PM = POOL HEATER F PI = POINT OF INTERSECTION F	N + FOLIAD INVL BEC + SECTION IN + FOLIAD IN + FELEPHONE	REER	* MANAGE CONDITIONER	SEC, OTR. CORNER CHANUNK FENCE -==-==
Fax: (561) 465-3 www.Landtecsun		POC - PORT OF COMMENCEMENT	REF > CHANCE FINISHED TWP = TOWNSHI RECOR UE = UTLIEY EAS = LEGAL DESCRIPTION UP = UTLIEY POL	DIERT PRIS	* * * * * * * * * * * * * * * * * * *	SECTION CORNER PLASTIC REVCE O OPENIEND CABLE
1, THE SURVEY IS BASED UPON RECORD INFO	RMATION PROVIDED BY CLIENT, NO SPECIFIC SEARCH OF T SURVEY, IF THIS SURVEY HAS BEEN PREPARED FOR A PU	THE PLEILIC RECORD HAS BEEN MADE	EN THIS OFFICE UNLESS OTHERWISE NOTED			
PURPOSES. LANDTEC SURVEYING ASSUMES 1. ANY FENCES SHOWN HEREON ARE LLUSTIV	i no responsibilities for errors resulting from Fa Ative of their general position cialy, fence thes sho	ILLIPIE TO ADHERE TO THIS CLAUSE. SWIM ARE TO GENERAL CENTERLIPIE	OF FEDICE. THIS OFFICE WILL NOT BE RESPON	SELE FOR DAMAGES RESULTING FR	ON THE REMOVAL OF, OR CHANGES WADE	
TO, ANY FENCES UNLESS WE HAVE PROVIDE 4. GRAPHIC REPRESENTATIONS MAY HAVE SEE	ED A BURYEY SPECIFICALLY LOCATING SAID FENCES FOR S EN EXAGGERATED TO MORE CLEARLY LLUSTRATE MEASUR BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.	LUCH PURPOSES, DETERMINATION O	FRICE POSITIONS SHOULD BE BASED BOLEL	Y ON THEIR PHYSICAL RELATIONSH	IP TO THE NONUMENTED BOUNDARY LINES.	
6, ELEVATIONS ARE BASED UPON NATIONAL OF 7 ALL BOUNDARY AND CONTROL DIMERISIONS	eodetic vertical datum (alo.v.d., 1929) or north amer Shorni are pelo measured and correspond to rec	ORD IMPORMATION UM PES SPECIFS	CALLY MOTERD CITALERAPSE.			
II, ANY CORNERS SHOWN AS "SET" HAVE EITHE WITH A CAP MARKED LIJ (LICENSED SURVEYOR	R BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SE IJ 1727A.	I WITH BUSINESS WEEDS OF SA		I Manua		Date of Field Work: 08/31/2023 Drawn by: A.C.V.
THE FLORIDA ADMINISTRATIVE CODE, PURS	IS THE STANDARDS OF PRACTICE AS OUTLINED IN CHA	HAT THE BLECTRONIC	Elevations, if shown:	PRINTING AS WHEN PRI DO NOT U	THUCTIONS: HTMG THIS POF IN ADDRE, SELECT "ACTUAL SIZE" TO ENSURE OC RE "RIT".	RRECT SCALING.
SIGNATURE AND SEAL HEREON MEETS PRO- FLORIDA STATUTES.	CEDURES AS SET FORTH ON CHAPTER 52-17.082, PURSL	SWIT TO SECTION 472.025,	Benchmark: AC	90775		
(A)	Digitally signed by Pab	olo A Alvarez	Benchmark Elev.:	51.07		
( ton pass organ	DN: c=US, o=Florida, dnQualifler=A01410C0	0000018973A	Benchmark Datum: NA	VD 88_	LANDT	EC
	E9DDC0007F8C1, cn=	Pablo A	Elevations on Drawing are			
7	E9DDC0007F8C1, cn= Alvarez Date: 2023.09.21 10:53		N.G.V.D.29   N.A.V.I			
SIGNATURE DATE 9-21-2023	Alvarez					Y I N G

**Subject Property: 2823 4TH AVE N** 

HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)

Max Residential Building Coverage: 3045 SF Maximum Impervious Surface: 3220 SF

Lot Size: 5715 SF

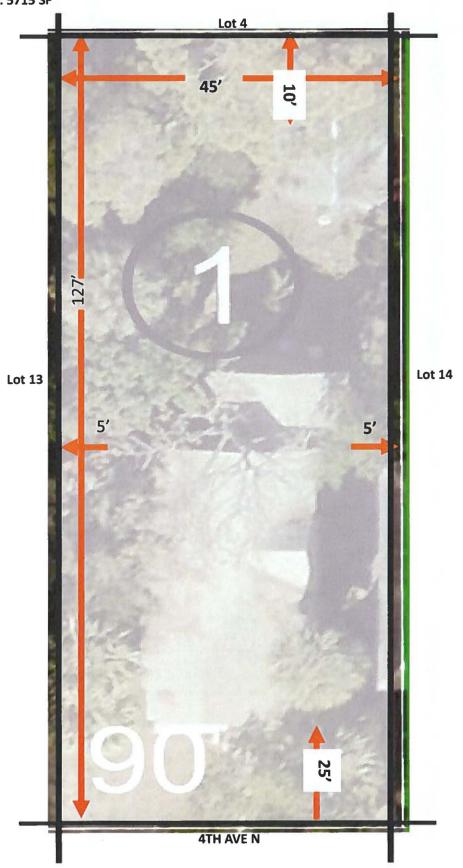


**Subject Property: 2823 4TH AVE N** 

HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)

Max Residential Building Coverage: 840 SF Maximum Impervious Surface: 1228 SF

Lot Size: 5715 SF



Samon 2823 4 Ave No.	PLECTRUCAL PER NO. #1899 OWNER W. J. Case		OWNER A. CASSOLS	11/2
WNER	CONTRACTOR		CONTRACTOR V.D. LOVE	Later S
EONTRACTOR	OPENINGS 1-meter 1-	w.heater	FIXTURES- C-1-ewh	
MITTECT	25032446-4-9,12-3	Whitacres	V. II.	
BOD BLDG. FBuden & BAR BOOMS & JOH	Cen-Sw-2-P.Serv.	OK. 16-1055		
ings.	26345-8-26-37/ Cono	ver)OK.28		
DI .ET. RATE PER CU. FT.	N. Neet Heater	2016	O. K. DATE	- ! ***********************************
BOST			5 4	
OCCUPANCY	FIXTURE PER. No.	DATE		
FOUNDATION ROOF	OWNER			
FLOORS PARTITIONS	CONTRACTOR		9231	111
3/037-3-27-37.Wm.J.Cossels.	CERTIFICATE No.	DATE	20010	
Repr front & enlarge rear	ISSUED TO-			Ψ
perch. (Owner) \$300.0	d			
#74485-D - 6/20/49 - \$100		4 4 7		
Owner Augusta Cassels - Repai	Lrs	(4)		. ,
for bathroom.				
Ma9620A-D - 5/4/59 - \$65	GAS PERMIT No.	DATE	SEWER PER. No. 1199	□1 <del>2</del> -20-28
Owner Mrs. W. J. Cassels - Canopy	OWNER		OWNER Mrs. Edmonds	
over rear door (6' x 8') (Type VI)	CONTRACTOR		CONTRACTOR SAVETY	
	FIXTURES-		O. K. DATE 12-24-28	
91178A-R3 - 1/13/64 - \$100			#611 - 12-30-47- M	rs. Cassell
Owner George Fogarty - Erect wire			V.D.Love	
fence 3' high West property line				
By Owner (Over)				
SIGN PERMIT NO. DATE			SEPTIC TANK PER. No.	DATE
	b)		OWNER	
	CERTIFICATE No.	DATE	CONTRACTOR	
W	ISSUED TO-		O, K. DATE	
		The state of the s		

Comer George Fogarty - Replace old wood and reroof existing residence Class C (Type V1) By Comer

> INSTALLATION #5871 - 9/20/56 - 55,000 BTU International oil heater.

SUBDIVISION HALL'S CENTRAL AVE.	E ALIGN	LOT	13	BLOCK	6
BUILDING	ELECTRICAL	-23-31-16	RS75	PLUMBING	J4
Socation: 2825 - 4th Ave. North	#5733B - 10/28/49 - Fr	ank Town		9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
Two Room, frame cottage with	Brinson - 3ws 1-meter	1-range	1		10
ittached garage.					
442464 - 4/28/39 - \$75.00			a 2000		See See
Dwner Roy Ferguson - General repai	rs				
<del>\$62783 - 5/13/47 - \$550</del>			.7 (5)		
Owner Dorothy Horn - Erect screene	d				1 /
in porch 10'1" x 14'2" to east sid	e				
of residence; enclose front porch.		1	<b>(E)</b>		
B of A - 5/9/47	v		n n		
3 of A - $3/14/52$ - Granted to erec	t				
screen porch to residence on rear	INSTALLATION			GAS	
f lot.		•	#9439B - 8/3	2/50 11 12	Dom
$3 \text{ of } A - \frac{12}{14}/56 - Granted to add$		12 H			
screen porch to front cottage on			D. Foster -	ourter - ar	yer
rear of lot (#13)	11		-		
27308A-D - 12/21/56 - \$300	4		1	2	
wner H. G. Byrne - Erect screen					**
oorch on rear of residence (Type V	I)	,			
(12' x 14')					XI
#90559A-R3 - 12/4/63 - \$295			120		
Owner Robert D. Thompson - Reroof	12 120				•
existing residence Class C.	¥		1		
Industrial Roofing, Contractor					
			`	CECTIC TANK	
S-8 SIGNS	SEWER			SEPTIC TANK	
	#7446 - 12/10/40 - Roy	Ferguson			
Long Tax	Hodges - \$2.00		0	, 91	
	8.				
					*
	1 y				- 2
	× v				

#### BUILDING

#512 5 - RS75 - 11/48/47 - \$200

Owner C.J. Le Masurier - reroof

w/90# rolled roofing over 2 layers

of existing roof (Type IV) by owner

#882 7 - RS-75 - 11/17/82 - \$100.

Owner Clifford Lemesurier - install

28' of 6' high wooden fencing on

side of res (Type VI) By Owner.

2023 Building 1 St	ructural Element	s and Sub Ar	ea Information			
Structural Element	s		Sub Area		Living Area	Gross Area
Foundation:	Continuous Fo	ooting Poured			SF	SF
Floor System:	Wood		Base (BAS):		840	840
Exterior Walls:	Frame Siding		Enclosed Porch	(EPF):	0	180
Unit Stories:	1		Open Porch (OF	PF):	0	160
Living Units:	1		Open Porch Unf	finished	0	48
Roof Frame:	Gable Or Hip		(OPU):			
Roof Cover:	Shingle Comp	osition	Total Area SF:		840	1,228
Year Built:	1925				OPU 6	
Building Type:	Single Family				البهيدين	
Quality:	Average				12 EPF 12	
Floor Finish:	Carpet/Hardtil	e/Hardwood		<u>_</u>	15	
Interior Finish:	Drywall/Plaste	r				
Heating:	Central Duct					
Cooling:	Cooling (Cent	ral)		35	BAS 35	
Fixtures:	5					
Effective Age:	56					
				2	202	
				8	OPF 8	
2023 Extra Feature	es					
Description	Value/Unit	Units	Total Value as New	Dep Val	oreciated ue	Year
GARAGE	\$44.00	216.0	\$9,504	\$3,80	02	1925

#### **Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
21-12000713	ROOF	12/10/2021	\$9,495
00-11000056	MISCELLANEOUS	01/04/2001	\$350

2023 Fin	al Values				
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$485,010	\$113,437	\$63,437	\$88,437	\$63,437

Value Hi	istory					
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Υ	\$415,610	\$110,133	\$60,133	\$85,133	\$60,133
2021	Υ	\$358,006	\$106,925	\$56,925	\$81,925	\$56,925
2020	Υ	\$316,897	\$105,449	\$55,449	\$80,449	\$55,449
2019	Υ	\$276,879	\$103,078	\$53,078	\$78,078	\$53,078
2018	Υ	\$243,687	\$101,156	\$51,156	\$76,156	\$51,156

#### 2023 Tax Information

f 4

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our <u>Tax Estimator</u> to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District	
View 2023 Tax Bill	19.8587	<u>(SP)</u>	

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18- Jan-2011	\$100	<u>U</u>	I	BAKKENSON HEIDI	MARKS MICHAEL NORMAN	17177/0995
19- Jul-1995	\$41,500	<u>U</u>	1	RICHTER WILLI K	MARKS, MICHAEL	09053/1986

# 2023 Land Information Land Area: 0.2624 acres | 11,430 sf Frontage and/or View: None Seawall: No Property Land Unit Unit Method Total Adjusted

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	90x127	\$6,800	90.00	FF	.9405	\$575,586

### **Parcel Map**

Powered by Esri (http://www.esri.com/)

Year	Homestead	Use	Status	Property E	xemptions	& Classification	ns
2025	Yes	100%	Assuming no ownership changes before Jan.	(Homestead, Senior, Widow/Widower, Ve First Responder, etc will not display h		otions Veterans,	
			1, 2025.				
2024	Yes	100%	Assuming no ownership changes before Jan. 1, 2024.				
2023	Yes	100%					
Last Recorded Deed	Sales Compari		Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pç
17177/099	5 \$563,000	1	21030219001	NON EVAC	Current FEMA Maps	Check for EC	3/39



### Mike Twitty, MAI, CFA Pinellas County Property Appraiser

Parcel Summary (as of 19-Dec-2023)

Parcel Number

### 23-31-16-35118-006-0141

- Owner Name
   MARKS, MICHAEL NORMAN
- Property Use
   0110 Single Family Home
- Site Address
   2823 4TH AVE N
   ST PETERSBURG, FL 33713
- Mailing Address
   2823 4TH AVE N
   ST PETERSBURG, FL 33713-7706
- Legal Description
   HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)
- Current Tax District ST PETERSBURG (SP)
- Year Built1925

Living SF

**Gross SF** 

**Living Units** 

Buildings

840

1,228

1

1

- DATE	ELECTRICAL PER. No. 458 99	B DATE 6/18/4	PLUMBING PER. No. 8014 DATE
LACATION 2823- 4 Ave. No.	OWNER W. J. Cass		owner A. Cassels
owner	CONTRACTOR		CONTRACTOR V.D.Love
CONTRACTOR	OPENINGS- 1-meter 1-	w.heater	FIXTURES— C-1-ewh
ARCHITECT .	френинды 1-meter 1- 25032&46-4-9,12-2	7. Whitacres	
WIND BLDG. F Buolin & BAR ROOMS Soloth	Cen-Sw-2-P.Serv.		
9174 0 D	26345-8-26-37(Cono	ver)OK.28	Aft as A
CU, ET. RATE PER CU. FT.	N. Neet. Heater.	2016	O. K. DATE
COST			J 4
OCCUPANCY	FIXTURE PER. No.	DATE	
FOUNDATION ROOF	OWNER		
FLOORS PARTITIONS	CONTRACTOR		723/11
3/037-3-27-37.Wm.J.Cossels.	CERTIFICATE No.	DATE	237/
Repr front & enlarge rear	ISSUED TO-		14
norch. (Owner) \$300.0	d	<u>.i</u>	
#74485-D - 6/20/49 - \$100			
Owner Augusta Cassels - Repai	rs	98% /	
for bathroom.			
#4.9620A-D - 5/4/59 - \$65	GAS PERMIT NO.	DATE	SEWER PER. No. 1199 DA 20-28
Owner Mrs. W. J. Cassels - Canopy	OWNER		OWNER Mrs. Edmonds
over rear door (6' x 8') (Type VI)	CONTRACTOR		CONTRACTOR SAVETY
	FIXTURES—		O. K. DATE 12-24-28
#91178A-R3 - 1/13/64 - \$100			#611 - 12-30-47- Mrs. Cassel.
Owner George Fogarty - Erect wire		, A	V.D.Love
fence 3' high West property line	7	·	
By Owner (Over)			
SIGN PERMIT NO. DATE			SEPTIC TANK PER. No. DATE
	u.		OWNER
	CERTIFICATE No.	DATE	CONTRACTOR
	ISSUED TO-		O. K. DATE
•			

#92551A-R3 - 3/20/64 - \$100
Owner George Fogarty - Replace
old wood and reroof existing
residence Class C (Type V1) By
Owner

INSTALLATION #5871 - 9/20/56 - 55,000 BTU International oil heater.

SUBDIVISION HALL'S CENTRAL AVE. S	SUB. #2 LOT	13 вьоск 6
BUILDING	ELECTRICAL 23-31-16	RS75 PLUMBING JA
Location: 2825 - 4th Ave. North Two Room, frame cottage with attached garage.	#5733B - 10/28/49 - Frank Town Brinson - 3ws l-meter l-range	
#42464 - 4/28/39 - \$75.00 Owner Roy Ferguson - General repairs		1 4 994
#62783 - 5/13/47 - \$550 Owner Dorothy Horn - Erect screened	e g	4.1
in porch 10'1" x 14'2" to east side		
of residence; enclose front porch.  B of A - 5/9/47		
B of A - 3/14/52 - Granted to erect screen porch to residence on rear	INSTALLATION	GAS
of lot.	INSTALLATION	
B of A - 12/14/56 - Granted to add screen porch to front cottage on	, ,	#9439B - 8/3/59 - H. E. Ray D. Foster - outlet - dryer
rear of lot (#13) #27308A-D - 12/21/56 - \$300	,	
Owner H. G. Byrne - Erect screen		3
porch on rear of residence (Type VI)		
#90559A-R3 - 12/4/63 - \$295 Owner Robert D. Thompson - Reroof		
existing residence Class C. Industrial Roofing, Contractor		
B-8 SIGNS	SEWER	SEPTIC TANK
	#7446 - 12/10/40 - Roy Ferguson Hodges - \$2.00	
	40100	

#### BUILDING

#5d 2 5 - RS75 - 11/48/77 - \$200 - \*

Owner C.J. Le Masurier - reroof w/90# rolled roofing over 2 layers of existing roof (Type IV) by owner #882 7 - RS-75 - 11/17/82 - \$100.

Owner Clifford LeMesurier - install 28' of 6' high wooden fencing on side of res (Type VI) By Owner.

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STAFET

1,10 E

Julia

4 Subdivision of etrail beginning at the N.E. Corver of the S.E. 4 of the S.W. 4 of Sec. 13, T.315. P. 165, run west 462' along N Mar of Said S.E4, thence 6. 660 there E.46? To the E sive of said S.E./4, Scale :- 1'= 100' W.S. Merrell. W.S. Merrell Eng. Co. Filed dise. 22 ng 191 6. 24 Winding Court

THE HOMESITE

### **Development Pattern Analysis**

Site Address: 2823 4th Avenue North

Zoning: NT-2 Width Required: 50-feet Area Required: 5,800 sq. ft.

Case #23-54000095

#### **Lot Width Analysis**

		Conforming	Substandard	
Block	Location	Width	Width	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	5	9	64.28%
Total		30	36	56.97%

#### **Lot Area Analysis**

		Conforming	Substandard	
Block	Location	Area	Area	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	6	8	57.14%
Total		31	35	55.78%

### 1 House per Platted Lot Analysis

				More than 1 Lot	% 1 House per
Block	Location	Vacant Lot	1 House on Lot	per house	Platted Lot
Subject Block		0	8	1	88.00%
Block 2	North	0	6	0	100.00%
Block 3	Northwest	0	8	0	100.00%
Block 4	West	0	12	2	85.71%
Block 5	Southwest	0	13	2	86.66%
Block 6	South	0	14	0	100.00%
Total		0;0%	61; 92.42%	5; 7.57%	93.40%

<sup>\*</sup>Includes 15 homes on 8 separate platted lots that have been split

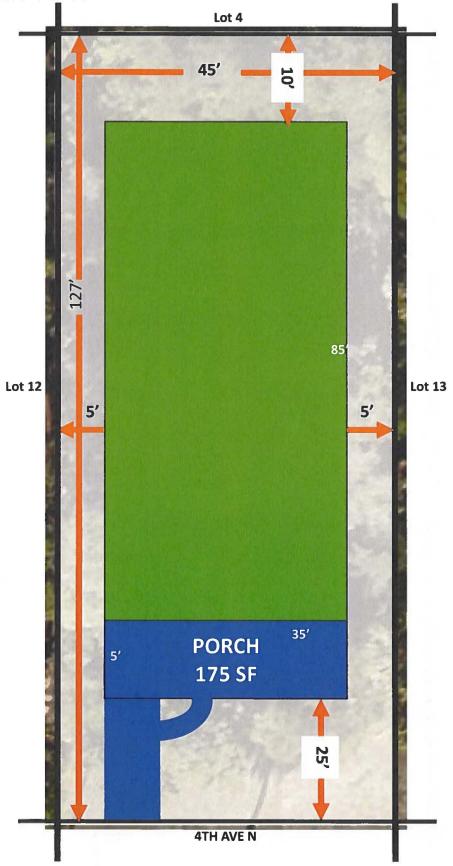
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PAGE   OF	□ BOUNDARY	■ CONSTRUCTION	□ CONDOMINIUM		R CONSTRUCTION	A 7
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		VENUE NORTH AS		RENCE: RINGS SHOWN H	EREON REFERENCED THERETO.	11 12 13 1 7 S
S SCALE:1"=20'	LOT 5 PARCEL ID:233116351180060050 (OCCUPIED)	1	LOT 4 D:233116351180060040 (OCCUPIED) 12'E 45.00' (P) 46.06' (M)	FOUND 1/2' IRON ROD NO ID	VILLA SITE "U" PARCEL ID:2331   6351   80060   5   (OCCUPIED)	45 (45 (90 160) المحافظة المح
	FOUND 1/21	TUO UP		TINON ROUND	™ P	AERIAL PHOTOGRAPH
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	SET 1/2*				IRON ROD W/CAP	(NOT-TO-SCALE)
	IRON ROI W/CAP LB #8	- JOACOUT	N89° 41' 52°E	90.00' (CR#M)	W/CAT LB #8507	
		FENCE	45.00° PENCE-	T-1-1-	5.00	
		0.2' INSIDE	0.3' INSID	OE FENCE 3.1' INSIDE	FENCE 3.9 3.25	
		i			INSIDE 12.30	
PROPERTY ADDRESS: 2823 4th Avenue North St. Petersburg, Fl. 33713		1		Ì	ONE STORY  G. GARAGE G. O. I'OUT	i
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**Subject Property: 2823 4TH AVE N** 

HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)

Max Residential Building Coverage: 3045 SF Maximum Impervious Surface: 3220 SF

Lot Size: 5715 SF







Location ID/Subdivisi... 86289 HISTORIC KENWOOD NBRHD ASSN

Parcel Identification ... 23/31/16/35118/006/0141/

Old Account Number 76793050

Location Address

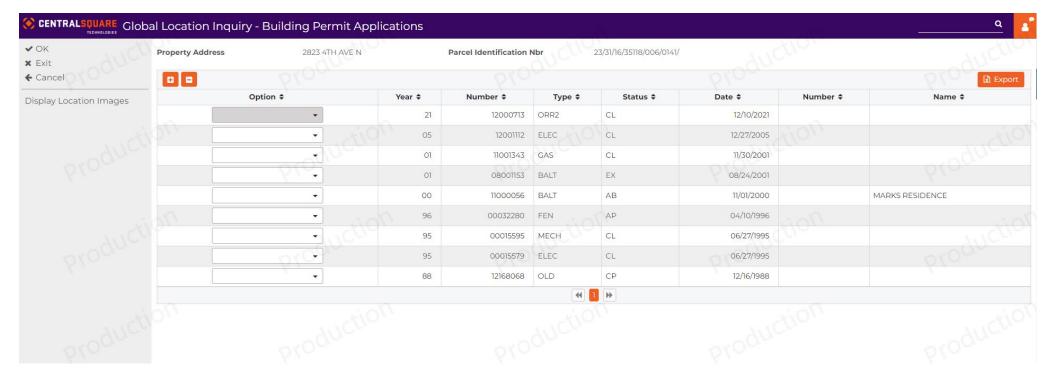
2823 4TH AVE N

Primary Related Party MARKS, MICHAEL NORMAN

Code \$	App \$	Description \$	Date \$	Note \$	Text \$
ADNO	LM	ADDRESS NOTES	05/20/2008	S	2825 4TH AVE N LOT 13 WAS COMBINED WITH
					THIS PARCELII HAVE MADE THE 2825
					INACTIVE/KF

Address: 2823 4th Avenue North

Case No.: 23-54000095 Building Permit History



Address: 2823 4<sup>th</sup> Avenue North

Case No.: 23-54000095

Code Enforcement History Log

