



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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**VARIANCE REQUEST  
PUBLIC HEARING**

According to Planning & Development Services Department records, **Tim Clemmons** 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, December 6, 2023, 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](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.: 23-54000085 PLAT SHEET: E-6

REQUEST: Approval of variances to the maximum Floor Area Ratio and setbacks for additions to the principal and accessory structures.

OWNER: Ashley Amar  
630 3<sup>rd</sup> Avenue South  
St. Petersburg, FL 33701

ADDRESS: 122 6<sup>th</sup> Avenue North

PARCEL ID NO.: 18-31-17-90576-001-0030

LEGAL DESCRIPTION: West 1/2 of Lot 3, Block A, Thornton's Addition

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

Floor Area Ratio (FAR)				
Maximum FAR By-right	Maximum FAR with Bonuses	Requested FAR	Variance	Magnitude
0.40 FAR	0.60 FAR	0.90	0.50	125%

Development Standard	Required	Requested	Variance	Magnitude
<b>Principal Structure Setbacks</b>				
Front yard	25-feet	7.6-feet	17.4-feet	70%
Interior side yard (east)	6-feet	4.7-feet	1.3-feet	22%
Interior side yard (west)	6-feet	4-feet	2-feet	33%
<b>Accessory Structure Setbacks</b>				
Interior side yard (east)	6-feet	2.5-feet	3.5-feet	58%
Interior side yard (west)	6-feet	2-feet	4-feet	67%
Rear yard	6-feet	1-feet	5-feet	83%

**BACKGROUND:** The subject property consists of a portion of a platted lot (West 1/2 of Lot 3, Block A, Thornton's Addition) and is located within the boundaries of the Historic Old Northeast Neighborhood Association. The property has a lot width of 28.3-feet and a lot depth of 127-feet with approximately 3,594 square feet lot area.

In July of 2017 the City Council adopted Floor Area Ratio (FAR) regulations for single-family properties zoned Neighborhood Traditional. The FAR limits were adopted to maintain community character and compatibility of new and modified homes within existing neighborhoods. The maximum FARs that were adopted by the City Council were the result of staff research, analysis, community outreach, workshops and public hearing discussions that included developers, residents and neighborhood associations.

Properties that are zoned NT-2 are limited to a maximum 0.40 FAR by-right and 0.60 FAR with prescribed bonuses. Floor area ratio is the ratio of a building's total floor area to the size of the property upon which it is built. For example, the size of the subject property is 3,594 square feet and when multiplied by the maximum 0.40 FAR the resulting maximum allowable floor area is 1,438 square feet. If granted design bonuses the maximum allowable floor area may be increased to 2,156 square feet based on the maximum 0.60 FAR allowed with bonuses. The applicant previously submitted an application for increased Floor Area Ratio (FAR) consistent with the established FAR in the block face in which the development is proposed and was approved for an increased FAR of 0.73 FAR, see attached DRC 22-56000004 Approval Letter.

**REQUEST:** The applicant is proposing to expand the existing first and second floors of the single-family residence and construct a new 2-story accessory structure in the rear of the property. As proposed, the additions and new accessory structure will require setback variances to all yards, see chart above for requested setbacks. The existing 1,385 square foot single-family residence has a 0.39 floor area ratio (FAR) and the proposed additions to the existing single-family residence and new accessory structure will add a total of 1,844 square feet in gross floor area and would increase the overall site to 0.90 FAR, which is 0.50 over the maximum FAR permitted by-right and 0.30 over the maximum FAR permitted with bonuses.

**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 site contains an existing two-story single-family residence. The application is for a two-story addition to the existing residence and to construct a two-story accessory structure with a garage on the first floor and accessory living space on the second floor.

- 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 property has a lot width of 28.3-feet and a lot depth of 127-feet with approximately 3,594 square feet of lot area. The site is located within the NT-2 zoning district which requires a minimum lot width of 50-feet and a minimum lot area of 5,800 square feet. Therefore, the site is substandard in terms of lot width and lot area requirements of the district.

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

This criterion is not applicable.

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

The existing single-family residence is listed as a contributing resource within the North Shore National Register Historic District.

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

The request does not involve significant vegetation or other natural features.

- 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 applicant previously submitted an application for increased Floor Area Ratio (FAR) which was approved for an increased FAR of 0.73 FAR consistent with the established FAR in the block face in which the development is proposed, see attached DRC 22-56000004 Approval Letter. As a part of that application Staff analyzed the FAR of existing developments on the subject block face. Staff utilized the numbers provided by the Property Appraisers Office and determined that the predominant FAR on the subject block face is 0.73 FAR. The applicant is now requesting a 0.90 FAR, exceeding the previously approved increased FAR of 0.73 that is consistent with the subject block face and exceeding the FAR allowed by-right of 0.40 for NT-2 zoned properties.

The average front yard setbacks for existing two-story structures on the block face is 16.55-feet, see attached Average Setback Analysis. The required front yard setback for the NT-2 zoning district is 25-feet. The applicant is requesting a front yard setback of 7.6-feet for the two-story addition on the front of the existing single-family residence. Based on the analysis, staff finds that the proposal is not consistent with the prevailing development pattern of the subject block face.

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

This criterion is not applicable.

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

The substandard lot size is not the result of actions of the applicant. When the property was purchased it was substandard in lot size and was non-conforming in terms of front yard setbacks for the existing front porch and building. In July of 2017 FAR limitations were adopted by City Council restricting the maximum development potential for single-family residences located within traditional zoning districts in order to reinforce the traditional patterns in established neighborhoods.

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

A literal enforcement of the code would still allow the applicant to make additions to the existing single-family residence and construct an accessory structure in the rear of the property containing a garage. The existing single-family residence contains 1,385 square feet of Gross Floor Area per the Pinellas County Property Appraiser's website information. The subject property has a site area of 3,594 square feet and an existing 0.39 FAR. The applicant previously applied for an increased FAR consistent with the established neighborhood pattern and was granted an increased FAR of 0.73 FAR, see attached DRC Case 22-56000004 Approval Letter. Based on the approved increased FAR of 0.73 FAR the subject property is permitted to have a total Gross Floor Area (GFA) of 2,624 square feet, allowing for an additional 1,239 square feet of GFA on site. If the current request for increased FAR of 0.90 FAR is approved it would allow for an additional 605 square feet of GFA above the previously approved increased FAR of 0.73 FAR.

- 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;*

A strict application of the code would still provide the applicant with the ability to make additions to the existing single-family residence and provides for a reasonable use of the land and building.

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

The variance being requested is not necessary to make possible the reasonable use of the land and buildings as it exceeds the maximum allowable development standards and it has been determined that it does not conform to the established development pattern of the neighborhood.



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

The granting of the requested variance would not be in harmony with the purpose and intent of the code which limits maximum development potential within each district in order to respect the character of neighborhoods.

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

The granting of the variance for increased FAR could be detrimental to neighboring properties as overdevelopment may result in the loss of character of the neighborhood. The request for a reduced rear yard setback of 1-foot could be injurious to the abutting property to the rear as it would provide for only 17-feet of back-out depth for vehicles parking in the proposed garage. The existing alley is 16-feet wide and the City Code requires a minimum rear yard setback of 6-feet abutting 16-feet wide alleys to provide for a minimum of 22-feet of back-out depth for vehicles.

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

Staff finds the reasons set forth in the application do not justify the granting of the variance.

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

This criterion is not applicable.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Historic Old Northeast Neighborhood Association (HONNA). The applicant informed HONNA of their requests at which time HONNA provided preliminary comments to the applicant indicating that they were not comfortable supporting the request at the time of their email dated October 6, 2023, see attached Public Participation Report. At the time of publication of the staff report, staff received one comment from the public in opposition to the request, see attached Public Comments.

**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 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 with the exception that an Accessory Dwelling Unit is not permitted at this location. The plans submitted for permitting shall be revised to propose Accessory Living Space within the accessory structure instead of an Accessory Dwelling Unit.

2. This variance approval shall be valid through December 4, 2026. 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/ Scot Bolyard*

11/27/2023

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Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning and Development Services Department

Date

**REPORT APPROVED BY:**

*/s/ Corey Malyszka*

11/27/2023

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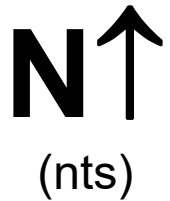
Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

Date

ATTACHMENTS: Project Location Map, Photographs, DRC 22-56000004 Approval Letter, Applicant's Narrative, Site Plan, Floor Plans, Elevation Drawings, Summary of Existing and Proposed FAR, Average Setback Analysis, Public Participation Report, Public Comments



**PROJECT LOCATION MAP**  
**Case No.: 23-54000085**  
**Address: 122 6<sup>th</sup> Avenue North**  
 City of St. Petersburg, Florida  
 Planning & Development Services Department





## Photographs

DRC Case# 23-54000085

Address: 122 6<sup>th</sup> Avenue North

View of 122 6<sup>th</sup> Avenue North from 6<sup>th</sup> Avenue North



View of 122 6<sup>th</sup> Avenue North from alley in rear of property





View looking West down alley in rear of 122 6<sup>th</sup> Avenue North



View looking East down alley in rear of 122 6<sup>th</sup> Avenue North





May 31, 2022

Simon Amar  
630 3<sup>rd</sup> Avenue South  
St. Petersburg, FL 33701

Re: Case No.: 22-56000004  
Request: Approval of Increased FAR of 0.73 FAR consistent with the established FAR in the block in which the development is proposed.  
Address: 122 6th Avenue North  
Parcel ID No.: 18-31-17-90576-001-0030

Dear Mr. Amar:

This application to the Development Review Commission (DRC) has been administratively approved. The St. Petersburg City Code permits administrative approval of Increased FAR Request applications.

The subject application requests approval of increased floor area ratio (FAR) as noted above to allow for the construction of an addition to the existing single-family residence and a new accessory structure. Given the following considerations, the request was found to be consistent with the purpose and intent of the Code. **This approval is subject to the Special Conditions of Approval at the end of this letter.**

**Analysis of Criteria:**

The Planning & Development Services Department staff (POD) reviewed this application and found that the requested FAR increase is **consistent** with these standards per City Code Section 16.20.010.10 for NT, which states that approval shall be based on the following:

1. FAR will be based on predominant building FAR established in the block in which the development is proposed based on the Property Appraisers Records.

**Staff Response:** The applicant provided documentation showing the FAR of existing development along the 100 block of 6<sup>th</sup> Avenue North, demonstrating that the existing developments have an FAR that is greater than the FAR allowed by-right for property zoned NT-2 on this block. Staff utilized the numbers provided by the Property Appraisers Office and determined that the predominant FAR on the subject block is 0.73 FAR. The applicant is proposing an addition to the existing single-family residence and construction of a new accessory structure. Based on the Property Appraisers Records, staff finds that an increased FAR of 0.73 FAR is consistent with the predominant FAR of the block.



P.O. Box 2842  
St. Petersburg, FL 33731-2842  
T: 727-893-7111



**SPECIAL CONDITIONS OF APPROVAL:**

1. The approval for increased FAR shall be valid through May 31, 2025. Substantial construction shall commence by this expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.
2. Approval of the increased FAR does not grant or imply variances from other sections of the City Code or other applicable regulations.

Please feel free to contact Scot Bolyard with any questions at 727-892-5395.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scot Bolyard", is written over a faint blue circular stamp.

Scot Bolyard, AICP  
Acting Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

Attachments: Application, Predominant FAR Analysis, Site Plan

# Reduced Setback or Increased FAR Request

(NT & NS Zoning Districts)

Application No. 22-56000004

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

## GENERAL INFORMATION

**NAME of APPLICANT (Property Owner):** Simon Amar

Street Address: 630 3<sup>rd</sup> Ave S

City, State, Zip: St. Petersburg, FL, 33701

Telephone No: (727) 656-1658

Email Address: Simonamar22@gmail.com

**NAME of AGENT or REPRESENTATIVE:**

Street Address:

City, State, Zip:

Telephone No:

Email Address:

## PROPERTY INFORMATION:

Street Address or General Location: 122 6<sup>th</sup> Ave N, St. Petersburg, FL, 33701

Parcel ID#(s): 18-31-17-90376-001-0030

## DESCRIPTION OF REQUEST:

**SETBACKS REQUESTED:**      **STOOP:**      **PORCH:**      **PRINCIPAL STRUCTURE:**

**Or F.A.R. REQUESTED:**      • 88

**PRE-APPLICATION DATE:** 2/25/2022      **PLANNER:** SKB

## FEE SCHEDULE

Reduced Set Back or Increased FAR Request: \$100.00

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

## AUTHORIZATION

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

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

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

Signature of Owner / Agent\*: [Signature]

Date: 3/18/22

Printed Name

Simon Amar

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



### Neighborhood Floor Area Ratio (FAR) Study

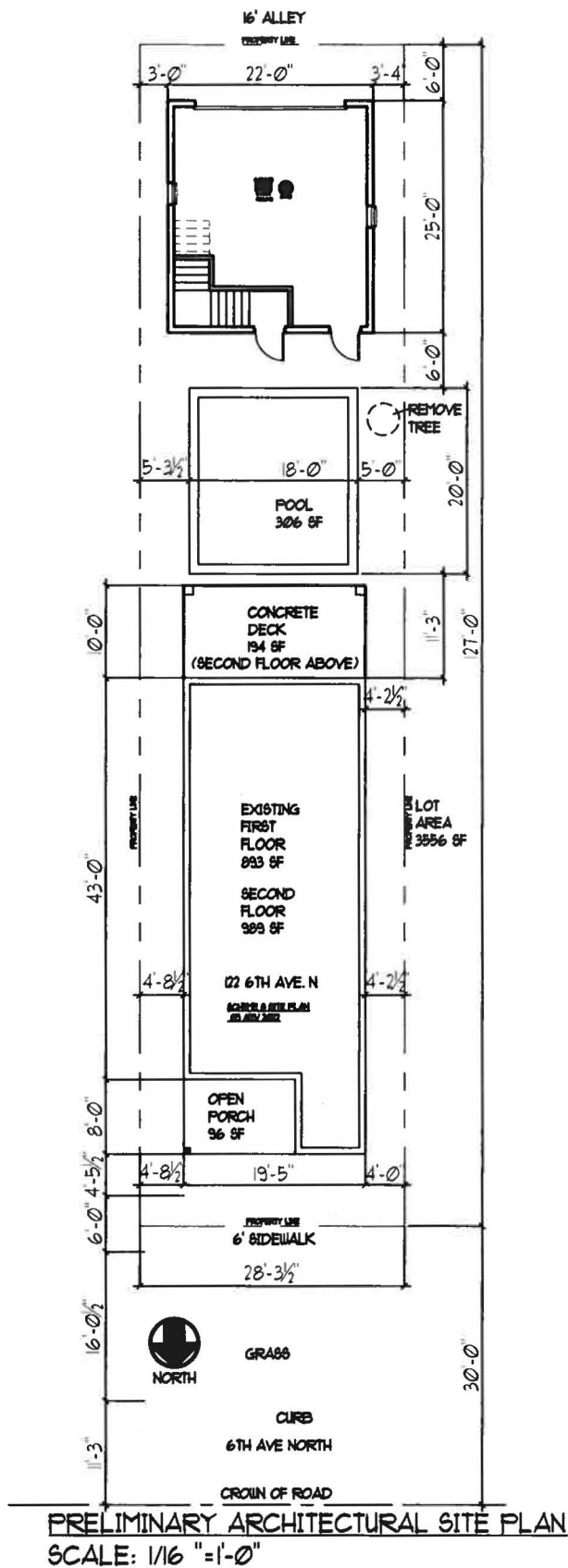
Site Address: 122 6th Ave N

Case #22-56000004

Field verified via PCPAO.org: 5/31/22

Fill in white cells only, grey cells autocalculate.

Address	Site Area	Floor Area	FAR	Predominant FAR
111 6th Ave N	7,175.5	9,810	1.3672	X
535 2nd St N	8,874.1	10,180	1.1472	X
103 6th Ave N	2,836.3	3,091	1.0898	X
624 1st St N	3,879.9	3,374	0.8696	X
548 1st St N	3,968.8	3,208	0.8083	X
611 2nd St N	8,001.0	6,075	0.7593	X
134 6th Ave N	4,699.0	3,458	0.7359	X
<b>118 6th Ave N</b>	<b>20,256.5</b>	<b>14,778</b>	<b>0.7295</b>	X
105 6th Ave N	4,333.6	2,724	0.6286	
534 1st St N	4,032.3	1,925	0.4774	
135 6th Ave N	6,350.0	2,556	0.4025	
600 1st St N	3,943.4	1,527	0.3872	
142 6th Ave N	3,127.4	1,166	0.3728	
132 6th Ave N	4,826.0	1,726	0.3576	
121 6th Ave N	7,175.5	1,790	0.2495	
127 6th Ave N	7,175.5	1,344	0.1873	
TOTAL	22,765.8	<b>26,455</b>	1.1621	
AVERAGE	5691.438	6613.75	1.1184	



ADDRESS  
122 6TH AVE NORTH  
ST. PETERSBURG, FL



## Summary of Existing and Proposed Floor Area Ratio (FAR)

Address: 122 6th Ave N

DRC Case: 23-54000085

### Existing Principal Structure

1st Floor	929 sq. ft.
2nd Floor	456 sq. ft.
Total	1,385 sq. ft.

### Proposed Principal Structure

1st Floor	894 sq. ft.
2nd Floor	1,172 sq. ft.
Rooftop	64 sq. ft.
Total	2,129 sq. ft.

### Proposed Accessory Structure

1st Floor	550 sq. ft.
2nd Floor	550 sq. ft.
Total	1,100 sq. ft.

Site Total	3,229 sq. ft.
Site Area	3,594 sq. ft.
FAR	0.90

Proposed Gross Floor Area

NOTE: Per lot dimensions provided on survey

FAR Requested

**Average Setbacks as measured from sidewalk**

Site Address: 122 6th Ave N

DRC Case# 23-54000085

Field Verified: 11/17/2023

Address	# of Stories	House Setback		Front Setback
		Feet	Inches	Total Feet
548 1st St N	2	11	9	11.75
118 6th Ave N	2	20	8	20.67
122 6th Ave N	2	18	7	18.58
132 6th Ave N	1*			Excluded
134 6th Ave N	2	19	8	19.67
142 6th Ave N	1*			Excluded
535 2nd St N	2	6	5	6.42
600 1st St N	1*			Excluded
105 6th Ave N	2	13	2	13.17
111 6th Ave N	2	9	5	9.42
121 6th Ave N	2	28	6	28.50
127 6th Ave N**	2			Excluded
135 6th Ave N	1*			Excluded
611 2nd St N	2	20	9	20.75
TOTAL				148.92
AVERAGE				16.55
Proposed				7.60
Difference				8.95

\*One-story structures excluded from study as variance request is for a two-story structure.

\*\*Structure at 127 6th Ave N excluded as it is a garage-apartment constructed in 1925 in the rear of the property.



# PUBLIC PARTICIPATION REPORT

Application No. **23-54000085**

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

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

## APPLICANT REPORT

### Street Address:

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

9/18/23 sent email to CONA & HONNA  
presidents/contact.

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

See attached.

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

N/A

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

None.

## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) ([variance@stpetecon.org](mailto:variance@stpetecon.org)) and to ~~Federation of Inner-City Community Organizations (FICO)~~ ([kleggs11@outlook.com](mailto:kleggs11@outlook.com)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- ✓ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 9/18/23
- ✓ Attach the evidence of the required notices to this sheet such as Sent emails.

# Email to CONA Evidence

From: Ashley Amar [ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)  
Subject: Re: Notice of Intent to File Variance for 122 6th Ave N  
Date: Oct 3, 2023 at 8:55:02 AM  
To: Ashley Amar [ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com), [variance@stpetecona.org](mailto:variance@stpetecona.org)

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Hello, I am following up on the below. Is there a different manner I should be sending this request or anything I can provide to assist?

Thank you,  
Ashley

Sent from my iPhone

On Sep 18, 2023, at 11:31 AM, Ashley Amar <[ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)> wrote:

Good Morning,

My name is Ashley Amar, my husband and I bought 122 6th Ave N in 2021, have filed and received an administrative FAR Variance, but have recently found out we additionally need a public hearing for the variances required for the front set back, side set backs and additional FAR variance to enclose the garage fully instead of having openings in the walls so it will not count towards the FAR calculation. For context, there is a very old house currently on the property and the bottom floor is 1,000 square feet with a second story about 350 square feet. We would like to take the roof off of the house and have the top floor match the bottom 1,000 square feet, but will need a variance for the setbacks on the second floor. For the garage, we will be building a garage with an office space on top of the garage. In order for us to not require a public hearing on the FAR variance, we opted to have cut outs in the bottom garage structure so it would not count towards the FAR calculation. Since we are now going to a public hearing, I would like to also request this variance.

Additionally, as you can see in the screenshot below, this property shares the alley with properties on the CRT-1 zone, which have much more lenient setbacks and rules. We will be reaching out to all impacted neighbors to get their consent/agreement on these variance requests.

I would love to receive your approval of this request, so I can provide at the hearing, and can provide any and all detail so you can make that determination. Please let me know what I can provide or if a call to discuss further is needed/easier. My cell is (727)735-4804.

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Appreciate any and all assistance,  
Ashley Amar

<1695049311207blob.jpg>

# Email to HONNA Evidence

From: Ashley Amar [ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)  
Subject: Re: Notice of Intent for Variance on 122 6th Ave N  
Date: Oct 6, 2023 at 5:35:17 PM  
To: Nick Bell [president@honna.org](mailto:president@honna.org)

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Responses below...

We were somewhat confused because it seemed you were applying for variances to retain the existing home and add a second story to it. But your latest email/items show a new build on the property, or is that not the case? The garage will be a new build, the main house is a remodel with an addition on part of the second story.

Does the rendering reflect the existing home's first floor with the second floor added and changing the facade to make it more modern in appearance?  
Yes that is correct.

The committee doesn't necessarily have an issue with altering the home to increase its size, but doesn't feel comfortable at this time writing a letter of endorsement given the info available and the time restraints. But we'd be happy to review the material you submit next week prior to your December hearing. I would be happy to come by and review the full set of drawings, pictures of the existing house and the renderings of the proposed look. I know it's tight time-wise, but we do need the approval by the date mentioned for the hearing to proceed in December. Thanks for your help.

Ashley Amar

On Oct 6, 2023, at 3:04 PM, Nick Bell <[president@honna.org](mailto:president@honna.org)> wrote:

Hi Ashley -

We were somewhat confused because it seemed you were applying for variances to retain the existing home and add a second story to it. But your latest email/items show a new build on the property, or is that not the case?  
Does the rendering reflect the existing home's first floor with the second floor



added and changing the facade to make it more modern in appearance?  
The committee doesn't necessarily have an issue with altering the home to increase its size, but doesn't feel comfortable at this time writing a letter of endorsement given the info available and the time restraints. But we'd be happy to review the material you submit next week prior to your December hearing.  
Nick

On Wed, Oct 4, 2023 at 12:01PM Ashley Amar <[ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)> wrote:  
Responses in blue below. Please let me know if you need anything additional. Thanks! Nick

- Have you been working with the city on proposed aspects of your plan, i.e. materials, style, etc?

We have been working with Scot Bolyard from zoning since November 2021. We are going for a modern style, I have attached a drawing of what we would like to build. However, we are more flexible on the style and material of the house, if we can get approval on the setbacks. We are a family of four and really need a 3 bedroom house. without approval we will not be able to build the 3rd bedroom. Any guidance you can provide of what we can do to receive approval (if material or changes to style helps on the setback approval). would be greatly appreciated.

- Do you have a site plan available?

Yes, attached.

On Wednesday, October 4, 2023 at 10:30:13 AM EDT, Nick Bell <[president@honna.org](mailto:president@honna.org)> wrote:

Hi Ashley -

The board's preservation committee is reviewing the items you sent over. A couple questions they have:

- Have you been working with the city on proposed aspects of your plan, i.e. materials, style, etc?

- Do you have a site plan available? I don't believe you sent one with the items you sent earlier.

Thanks!

Nick



[president@honna.org](mailto:president@honna.org)

Thanks, Ashley!

[ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)

Hi Nick,

Please see the attached documents labeled below in the order they are attached.

1. Variance narrative from application.
2. Zip File:
  1. Modern architecture
  2. Non conforming side setback and FAR overage.
  3. Non conforming height, front and side setbacks and FAR overage.
  4. Far variance
  5. Non conforming height, front and side setbacks and FAR overage.
  6. Images from Plan to show addition. Addition is highlighted in pink.
  7. Images from Plan to show addition. Addition is highlighted in pink.
  8. Images from Plan to show addition. Addition is highlighted in pink.
  9. Images from Plan to show addition. Addition is highlighted in pink.
  10. Images from Plan to show addition. Addition is highlighted in pink.
  11. Images from Plan to show addition. Addition is highlighted in pink.
  12. Images from Plan to show addition. Addition is highlighted in pink.
  13. Images from Plan to show addition. Addition is highlighted in pink.
  14. Images from Plan to show addition. Addition is highlighted in pink.
  15. Images from Plan to show addition. Addition is highlighted in pink.

Additionally, I repasted my story below. If anything at all would be helpful in describing this scenario, please do not hesitate. Appreciate everything you do!

Best,  
Ashley Amar

As you can see, I have been to the... but I have not yet received...  
I am not sure if you have received the...  
I will be sure to get them to you as soon as possible.

On Monday, October 2, 2023 at 09:27:17 AM EDT, Ashley Amar <[ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)> wrote:

Understood. Will send asap. Thank you!

Sent from my iPhone

On Monday, October 2, 2023 at 10:41 AM EDT, Alex Bell <[president@honna.org](mailto:president@honna.org)> wrote:

Thanks, Ashley. I'm going to discuss the variance with our proxy and a  
board member, not the full board.

Thank

On Monday, October 2, 2023 at 10:44 AM EDT, Ashley Amar <[ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)> wrote:  
I will be sure to get the stuff over today. When do you plan to discuss the proxy request?

Ashley

Sent from my iPhone

On Monday, October 2, 2023 at 10:44 AM EDT, Alex Bell <[president@honna.org](mailto:president@honna.org)> wrote:

Hi-

That was good. Perhaps if you have your variance requests I could have for  
People to review that might be useful. I'll send her an email giving her a  
handout.

Thank

On Monday, October 2, 2023 at 10:44 AM EDT, Ashley Amar <[ashleyamar@yahoo.com](mailto:ashleyamar@yahoo.com)> wrote:  
I will be sure to get the stuff over today. When do you plan to discuss the proxy request?



## Scot K. Bolyard

---

**From:** Sally Lawson <sal7dogs@gmail.com>  
**Sent:** Saturday, November 25, 2023 6:23 PM  
**To:** Scot K. Bolyard  
**Subject:** 122 6th Avenue North DRC 23-5400

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Scot:

Thanks for the site plan and floor plan elevations. I agree that this petition for variances be denied. Please submit my objections below to the Development Review Commission. I'm all for property rights, but I wish more folks would recognize the responsibilities inherent in those rights. I shall not be attending the hearing because of compromised health. In the past, I have attended City meetings, but now it doesn't seem advisable.

24 November 2023

Re: DRC 23-5400

Dear Development Review Commission:

I object to the petition of the Amars for variances and other considerations on property they bought in 2021 at 122 Sixth Avenue North in the Historic Old Northeast neighborhood. Simon Amar and Ashley Amar are not naive, uninformed buyers. They knew what they were buying: a single family home on half a lot in a historic district with restrictions on height, set backs, FARs. etc. According to an internet web search, Mr. Amar is managing broker of St. Pete Realty Group, Inc. and his wife, an attorney, is chief compliance officer for a health related company.

What they want to build is a narrow rectangular box. The historic neighborhoods of the Old NE, Kenwood and Crescent Lake, City Council members (past and some present), every City department involved in land development spent months, if not years, putting together the restrictions that the Amars now want to violate. These regulations were adopted to prevent exactly what the Amars are seeking: lot line to lot line, big (considering lot size), appearance challenged structures with little regard to surrounding homes and the natural environment.

St. Pete prides itself on being the first city in the United States to be designated a Green City in 2006. These property restrictions on set backs, FARs, height restrictions do that. Keep us green. With climate change, the City recognizes the increasing important role that trees and permeable land play in shade, drainage, good quality air through filtration, spacing for air flow, etc. For the last twenty years, St. Pete has been designated a USA Tree City. I'd like to keep it that way.

The proposed variances may seem little, but it is these little violations that have unintended consequences for years. The following is my own experience when the City does not follow its own regulations. The destruction didn't happen all at once. It was the change of one property that changed multiple properties on both sides of Fifth Avenue North between First and Second Streets North. It was a gift to developers. And the slow dying of a once viable neighborhood. Set backs, height, FARs matter.

I have lived in my 1910 home at 135 Fifth Avenue North for over thirty years. I also own an adjacent home and cottage to the east. Many years back, a developer wanted to build a six/seven story condo on the southeast corner. We

protested. We petitioned. We participated in City Council meetings. We pointed out that there was a City regulation that required when the City Center built out to the neighborhoods it had to come down to the neighborhood. Both sides of the avenue were two story traditional homes. A six/seven story box was not a good fit. But no, we were wrong. At that time, the City said the entire Old NE neighborhood, having four or five different zones, should be considered. The City chose the area of condos facing the parks bordering the bay as its comparison.

Here's what happened:

Eventually, Fifth Avenue North was rezoned to corridor something and my home is no longer in the Old NE.

On the south side of Fifth Avenue, the corner grocery store with the best, most affordable, hot pressed Cuban sandwiches is gone. All my interesting neighbors who had small businesses (floral shop, antique shop, home for veterans) are gone as are the homes they restored, with the exception of one that was designated historic. That home is now neglected by the City and owners. Mostly now, the south side of Fifth Avenue is vacant lots with vacant store and vacant historic home but we do have the condo with a coffee shop on the corner. Note, too, that with the bulldozing of the original housing, a hawk who hunted downtown, now losing his home, started hunting the ring necked doves that used to frequent my home. All gone. Now, it's blue jays and the occasional mocking bird and one pair of cardinals.

On the north side of Fifth Avenue, the City awarded a Southern styled home/B &B "best yard" (not the exact words) because of specimen palm trees and other exotic foliage. All was destroyed and replaced with a monolith "home" with astro turf as grass. One of the trees destroyed had the best mangos. Sad to see that replaced with plastic.

Next to that, ten condo units were built. Not affordable housing exactly. The last time I looked, the condos were selling for almost a million dollars each. I don't know anyone who lives there. The problem with this development, same developer as monolith "home", was that it took years, not months, for them to build. My tenants living in my rental next to this development left because of the construction noise. I don't blame them. "In fill" construction may be a major inconvenience to some but for me, loss of rental income for years was a financial disaster. If that were not bad enough, there are lasting effects: the towering 3 story plus condos prevent sunshine for plants to bloom and allow the opportunity for black mold to grow. Perhaps this is just a coincidence, but I have had well water for decades and after the condos, no well water. Then there is the lack of privacy: a sense of invasion with a wall with windows running almost the length of the property.

With skyrocketing prices, what this area attracts are not neighbors, but speculators: entitled people who want a quick return on their investment. For example, one neighbor to the west decided that a part of my property was hers. Not because it was hers, but because she needed the space for additional parking for her sometime B&B and sometime rooms for rent. She cut down my fish tail palms, cleared the property of anything green, dumped rocks over it and parked cars and trucks there. I got a survey. She had a survey. Both surveys showed the property was mine. I tried to file a police report, but apparently theft, trespass, destruction of property are not crimes. Who knew? And then there is the neighbor next to her. First she barges onto my porch and screams that she hates me (never met her) because cats wander on her property. (I don't even know if said cats are mine. But I do have cats who are refugees from the ten unit condo when it was built. It was no small feat to have them spayed, neutered, vaccinated and tip of ears clipped as community cats at SPCA. A wonderful service.) Then she calls Animal Control and they come out. Community cats have some legal protection as do I as their caretaker. Nothing happens. Then she calls the police because I'm standing in my own yard looking out toward the avenue during the middle of the day saying absolutely nothing as she walks by with her little kids and dog. I terrorized her/offended her by standing still in my own yard. No gun. No sword. No baseball bat. The social division of the police come out. A report is filed. Nothing happens. I haven't seen the dog. I have seen the kids. Sad. Both properties are now vacant. These are "neighbors" not worth having.

I blame this spiraling downward of my small part of St. Petersburg on the City's bizarre holding that condos miles away were representative of the neighborhood of traditional two story homes adjacent to the proposed six/seven story condo. Even my four year old neighbor knew that didn't make a lot of sense. As a result, there are non neighbors or speculators, less green space, fewer trees, no affordable homes, destroyed restored homes, destroyed award winning

yard, vacant lots, vacant homes, fewer birds and wildlife, displaced renters and pets, no viable businesses, less permeable land, more density, mold, shadowing ... .

I urge you to deny their petition for variances. It may seem like a small thing: a foot here, a foot there. If granted, you can be assured that the next variance seeker will use this as a precedent. And there will be unintended consequences. At the same time, I hope that the Amars do stay and restore the home they bought within the restrictions placed on that property. But if they do not, given the rising prices and demand for housing, I doubt that they will suffer a loss.

Respectfully,

Sally Ann Lawson  
135 Fifth Avenue North  
St. Petersburg, Florida 33701

# VARIANCE

**NARRATIVE** (PAGE 1)

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

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE	
Street Address: 122 6 <sup>th</sup> Ave. North	Case No.:
Detailed Description of Project and Request:	
<p>Add square footage to second story to match footprint of first story. Add square footage to first/second story on back of home. Add garage with room above. Add roof patio.</p> <p>Request - Side/Front setback variance to allow 2nd story to match 1st story setbacks. <sup>Close in</sup> proposed garage walls.</p>	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>- The lot is only 28' wide. Existing second story: footprint follows setbacks of first story in some places and not others. Looking to fill in second story to match first story. This will allow for a modest sized 3 bedroom house.</p> <p>- Planning to add open parking structure in the rear. Would like to enclose/secure structure, which would require a slight FAR change.</p> <p>- Not trying to build anything that wouldn't otherwise be approved on a standard width lot.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.</p> <p>Yes, multiple properties in the area have been developed with similar standards or in a similar manner.</p> <p>- 254 7<sup>th</sup> Ave N - Similar in height/side/front setback encroachments</p> <p>- 137 7<sup>th</sup> Ave NE - Side setbacks / lot coverage</p> <p>- 126 6<sup>th</sup> Ave NE - comparable architectural style</p> <p>- 221 7<sup>th</sup> Ave NE - lot coverage (FAR / impervious)</p> <p>- 543 1<sup>st</sup> Ave N - Height/Size/Lot coverage</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>- The width of the lot doesn't permit side setbacks that won't encroach upon the existing first level / part of the second.</p> <p>- setback/height restrictions don't allow for crawl space, existing first &amp; second floor heights. Planning on retaining the existing structure and attaching on. These restrictions would require demolition of the existing structure and limited square footage.</p>	



# VARIANCE

## NARRATIVE (PAGE 2)

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

### ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

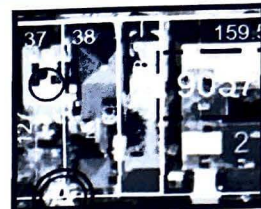
APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>Without the variance, will not be able to add a 3rd bedroom, also will have a height issue, which will interfere with the building's existing footprint, and would not allow a second story.</p> <p>Developing this property will replace an old dilapidated house w/ a beautiful, appealing new one. It will allow a family to move into the neighborhood, it will help with the look of the block, it will add shade trees to the front + upgraded sidewalk, will allow for garage parking instead of street parking.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>We have been through the process of receiving a FAR variance, have had plans prepared using 2 architects, have spent 2 years on this, spending \$ on a vacant property. The alternatives don't allow for sufficient square footage for a family home or allow the existing structure to remain intact. The lot is small in width.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <ul style="list-style-type: none"> <li>- Will replace an old 100yr house with a fresh looking/modern home.</li> <li>- Will add shade trees to front + replace the sidewalk.</li> <li>- Will give this property the ability to match the size of other homes throughout the neighborhood.</li> </ul>



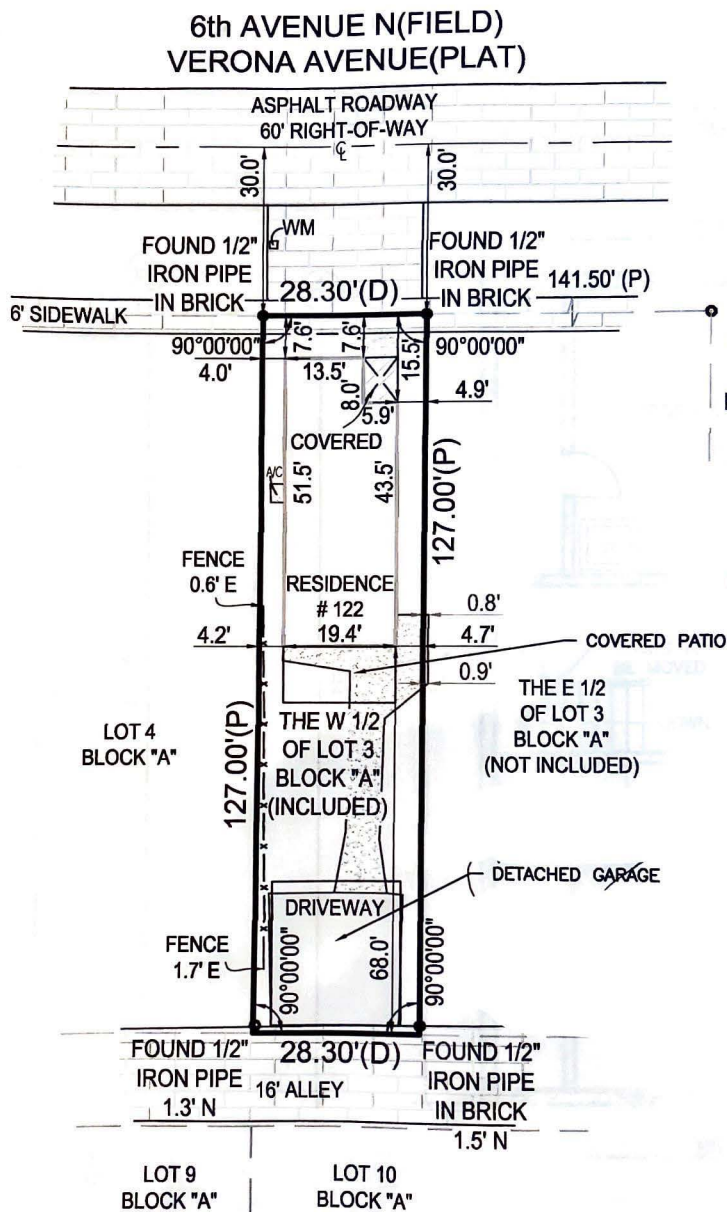
# 122 6th AVENUE NORTH, SAINT PETERSBURG, FL. 33701



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

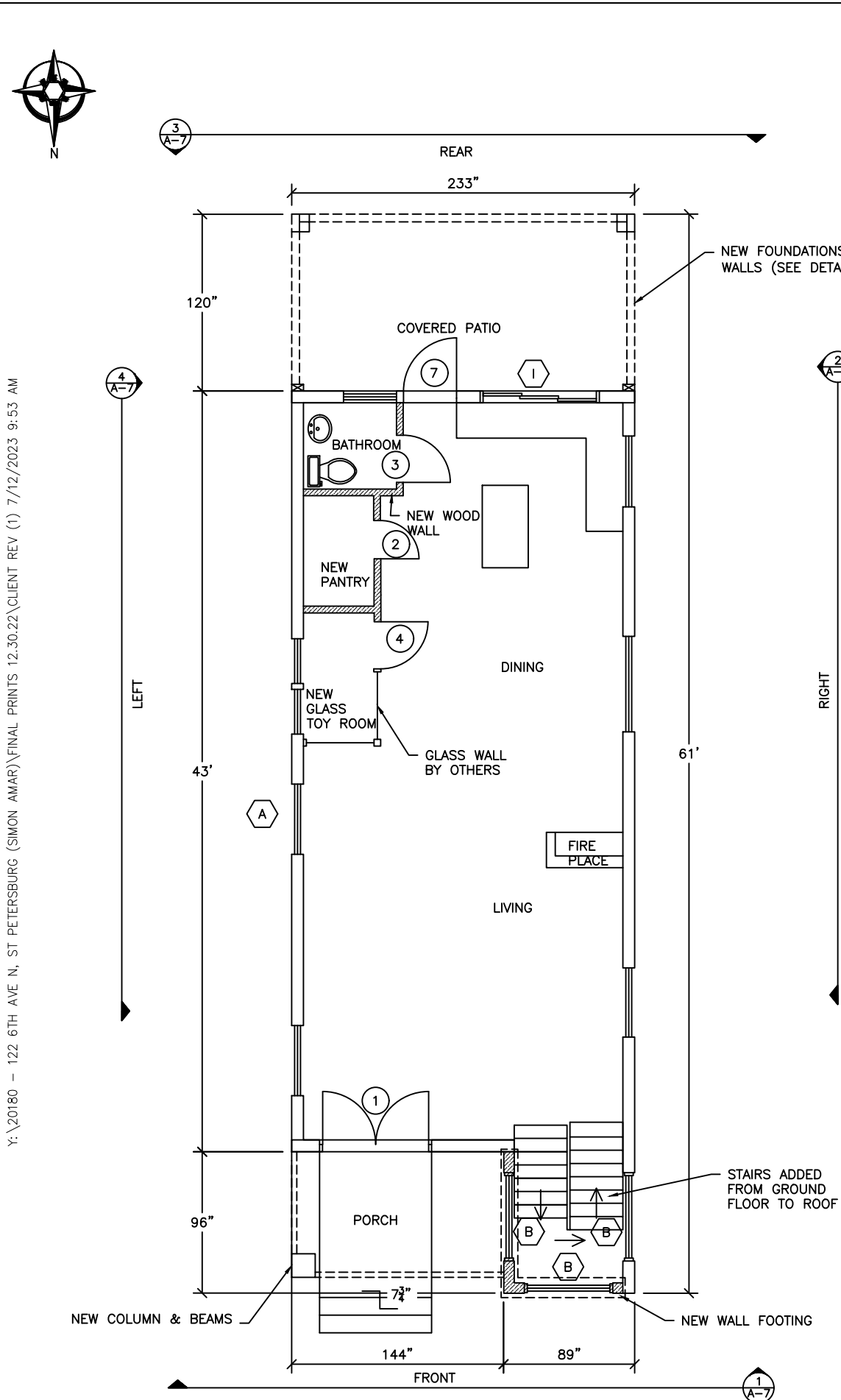
The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 10-11-2021  
Drawn By: Oleg  
Order #: 155036  
Last Revision Date: None  
Boundary Survey prepared by: LB8111  
NexGen Surveying, LLC  
561-508-6272  
1421 Oglethorpe Rd  
West Palm Beach, FL 33405

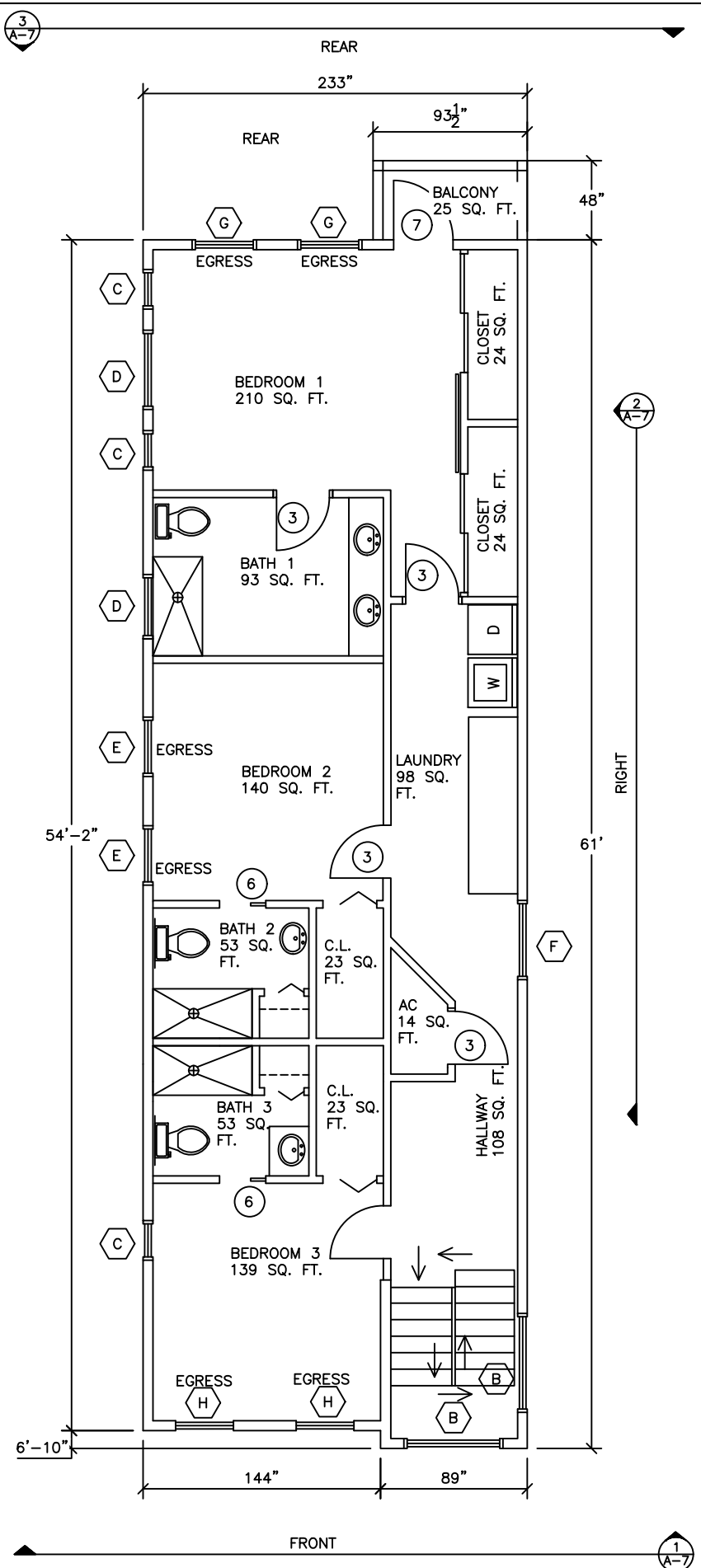
**NEXGEN**  
SURVEYING, LLC.



Y:\20180 - 122 6TH AVE N, ST PETERSBURG (SIMON AMAR)\FINAL PRINTS 12.30.22\CLIENT REV (1) 7/12/2023 9:53 AM



PROPOSED FIRST FLOOR LAYOUT  
1/8"=1'-0"



PROPOSED SECOND FLOOR LAYOUT  
1/8"=1'-0"

DOORS #		
ITEM	DIMENSIONS	DESCRIPTION
1	72X80	DOUBLE DOORS
2	26X80	SINGLE DOOR
3	32X80	SINGLE DOOR
4	32X80	TEMPERED GLASS DOOR
5	32X80	GLASS IMPACT DOOR
6	32X80	POCKET DOOR
7	36X80	SINGLE DOOR

WINDOWS #		
ITEM	DIMENSIONS	DESCRIPTION
A	36X28	EGRESS
B	56X48	
C	15X42	
D	33X15	
E	24X42	EGRESS
F	33X42	
G	26X42	
H	24X33	
I	58X28	EGRESS
J	24X26	

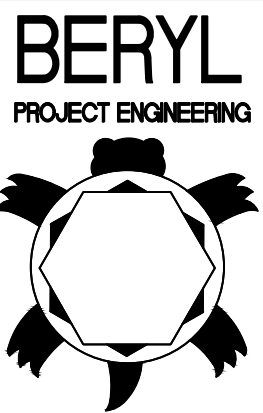
HEATED SQUARE FOOTAGE	
ROOM	SQUARE FOOTAGE
1 FIRST FLOOR	805 SQ. FT.
2 SECOND FLOOR	1002 SQ. FT.
UNHEATED SQUARE FOOTAGE	
1 FRONT PORCH	65 SQ. FT.
2 COVERED PATIO	177 SQ. FT.
3 BALCONY	34 SQ. FT.
TOTAL SQ. FT.	1963 SQ. FT.

ALLOWABLE SQUARE FOOTAGE		
ROOM	SQUARE FOOTAGE	
1 FIRST FLOOR	896 SQ. FT.	
2 SECOND FLOOR	1175 SQ. FT.	

CLIENT WAS GIVEN A VARIANCE FROM THE CITY FOR A FLOOR AREA RATIO OF 73% OF THE LOT SQ. FT.

VARIANCE:  
(28.3 X 127) X .73  
= 2623 SQ. FT.

TOTAL: 2,621 SQ. FT.



8202 NORTH ARMENIA AVENUE  
TAMPA, FL 33604

Office: (813) 616-3301  
Mobile (970) 703-3284  
Leo@BerylProjectEngineering.com

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		

HOME REMODEL AND RDU  
ADDITION

SIMON AMAR

122 6TH AVE N.  
ST. PETERSBURG, FL  
33701

BUILD IN ACCORDANCE WITH:  
FLORIDA BUILDING CODE,  
7TH EDITION, 2020  
(CURRENT EDITION)

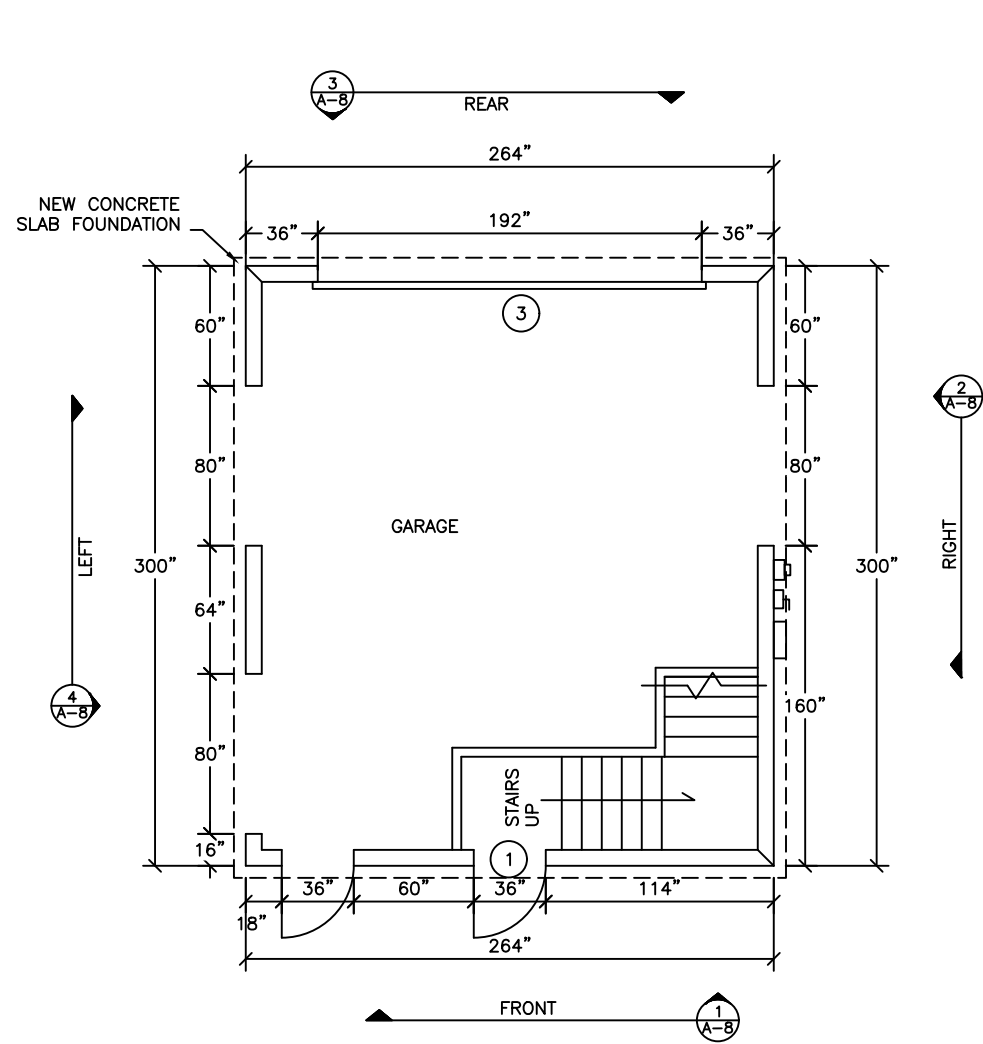
DESCRIPTION  
PROPOSED FIRST AND SECOND FLOOR  
LAYOUT

Richard Leon Cannyn, PMP, P.E.  
P.E. # 65994

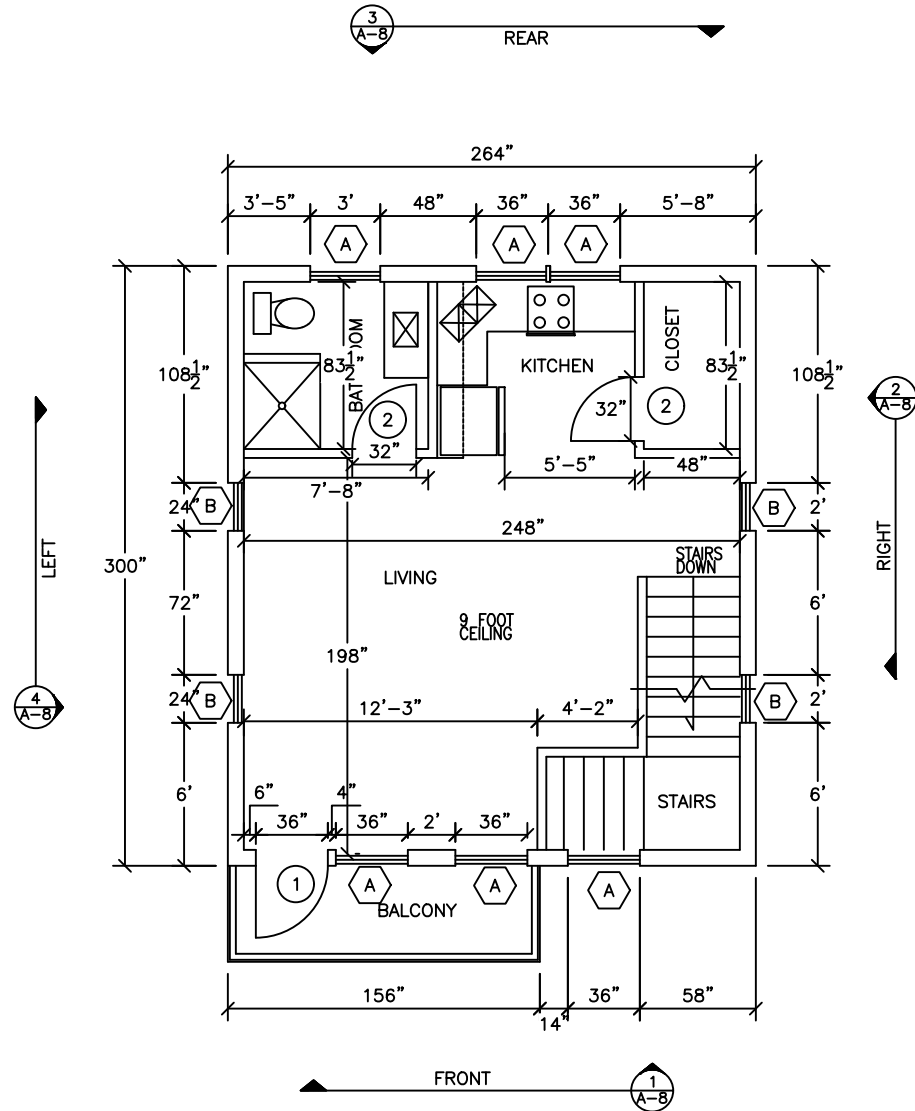
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PROJECT No. 20180	DRAFTER: GG REVIEWER: LC TO BE CHECKED BY: LC
DATE 7/12/2023	SHEET No. 4 OF 14



Y:\20180 - 122 6TH AVE N, ST PETERSBURG (SIMON AMAR)\FINAL PRINTS 12.30.22\CLIENT REV (1) 7/12/2023 9:53 AM



PROPOSED FIRST FLOOR GARAGE LAYOUT  
1/8"=1'-0"



PROPOSED SECOND FLOOR GARAGE LAYOUT  
1/8"=1'-0"

HEATED SQUARE FOOTAGE

ROOM	SQUARE FOOTAGE
1 GARAGE	421 SQ. FT.
2 SECOND FLOOR	489 SQ. FT.

DOORS #

ITEM	DIMENSIONS	DESCRIPTION
1	36X80	SINGLE DOOR
2	32X80	SINGLE DOOR
3	16'X9'	GARAGE DOOR

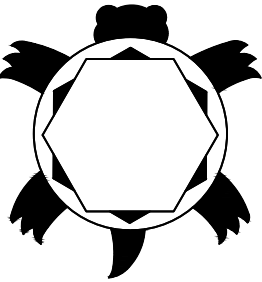
WINDOWS D

ITEM	DIMENSIONS	DESCRIPTION
A	36X36	
B	24X36	

ALLOWABLE SQUARE FOOTAGE

ROOM	SQUARE FOOTAGE
1 GARAGE	N/A
2 SECOND FLOOR	550 SQ. FT.

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REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		

HOME REMODEL AND RDU  
ADDITION  
SIMON AMAR  
122 6TH AVE N.  
ST. PETERSBURG, FL  
33701

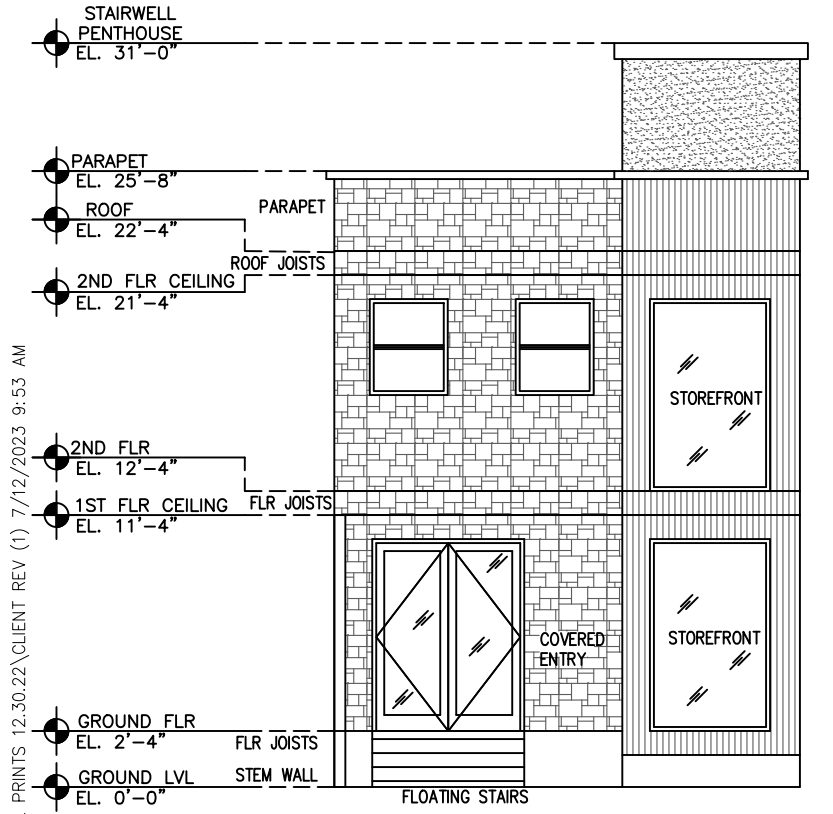
BUILD IN ACCORDANCE WITH:  
FLORIDA BUILDING CODE,  
7TH EDITION, 2020  
(CURRENT EDITION)

DESCRIPTION  
PROPOSED GARAGE LAYOUTS

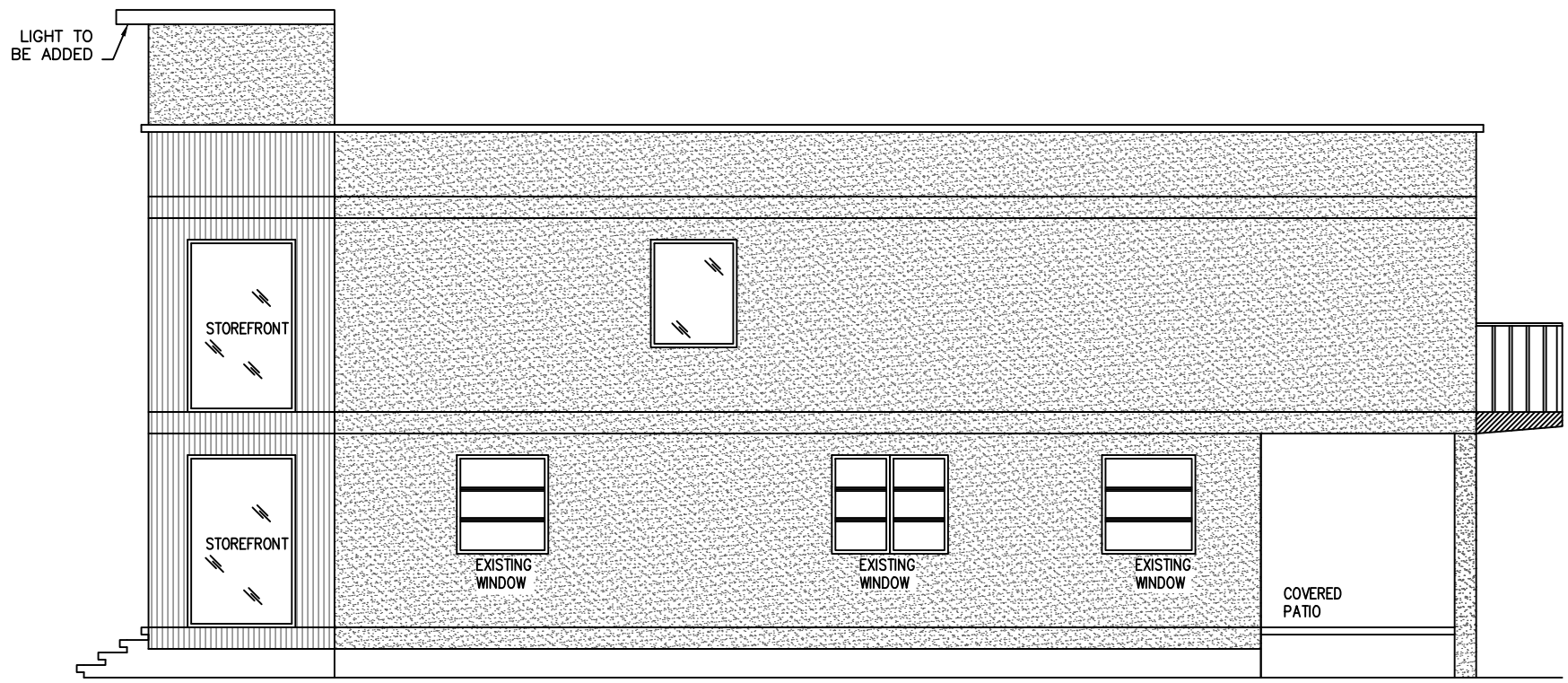
Richard Leon Cannyn, PMP, P.E.  
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-3
PROJECT No. 20180	DRAFTER: GG REVIEWER: LC TO BE CHECKED BY: LC
DATE 7/12/2023	SHEET No. 5 OF 14

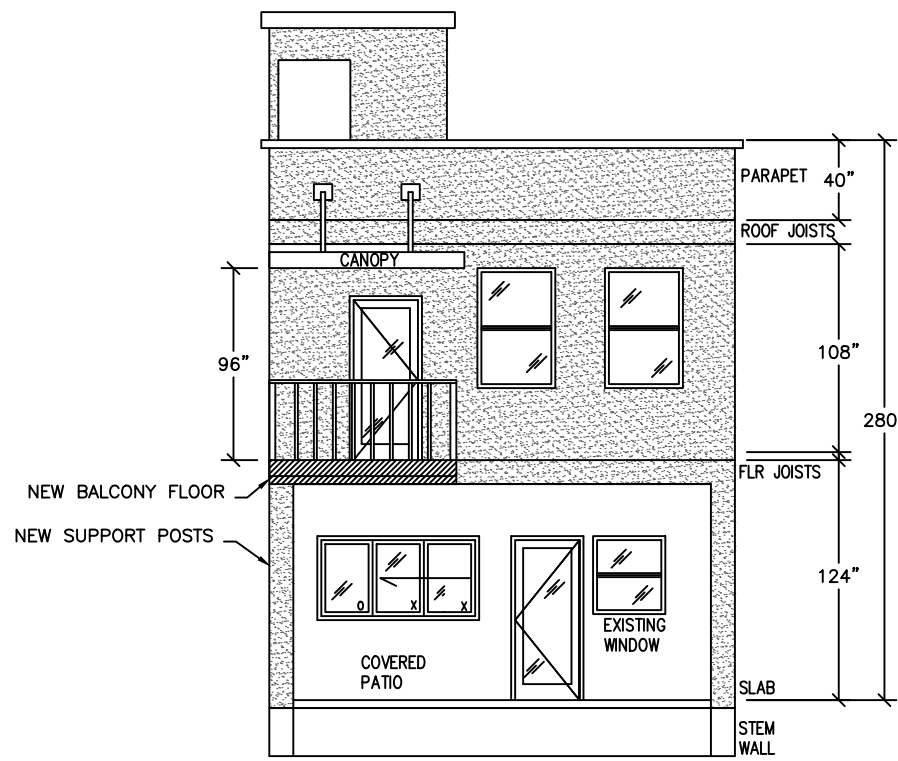
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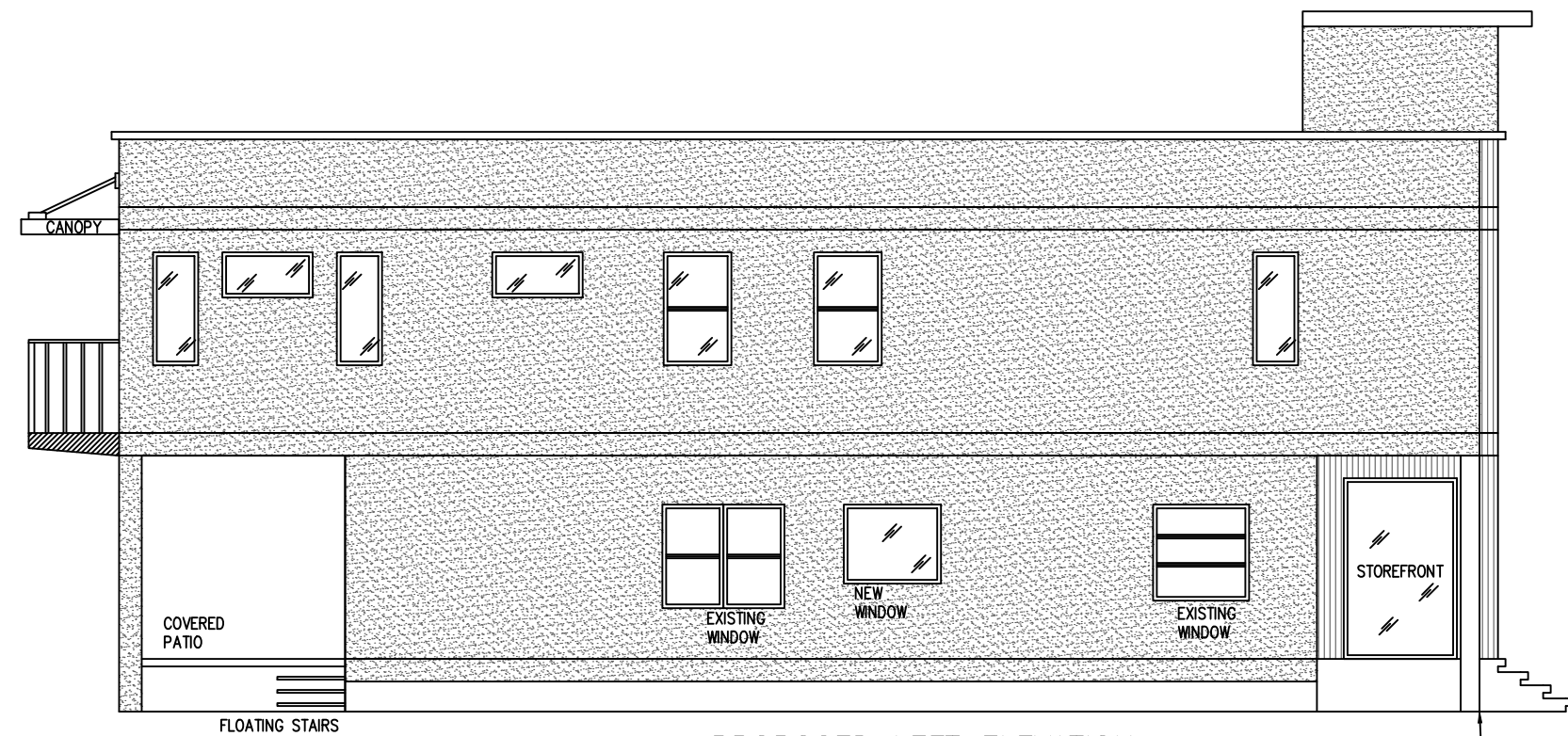
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A-7  
PROPOSED FRONT ELEVATION  
1/8"=1'-0"



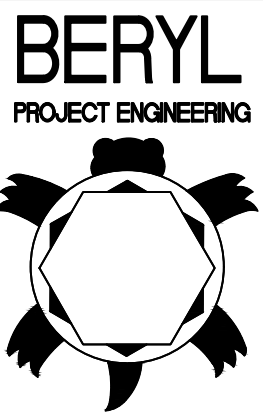
1  
A-7  
PROPOSED RIGHT ELEVATION  
1/8"=1'-0"



1  
A-7  
PROPOSED REAR ELEVATION  
1/8"=1'-0"



1  
A-7  
PROPOSED LEFT ELEVATION  
1/8"=1'-0"



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REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		
4		

HOME REMODEL AND RDU  
ADDITION  
SIMON AMAR  
122 6TH AVE N.  
ST. PETERSBURG, FL  
33701

BUILD IN ACCORDANCE WITH:  
FLORIDA BUILDING CODE,  
7TH EDITION, 2020  
(CURRENT EDITION)

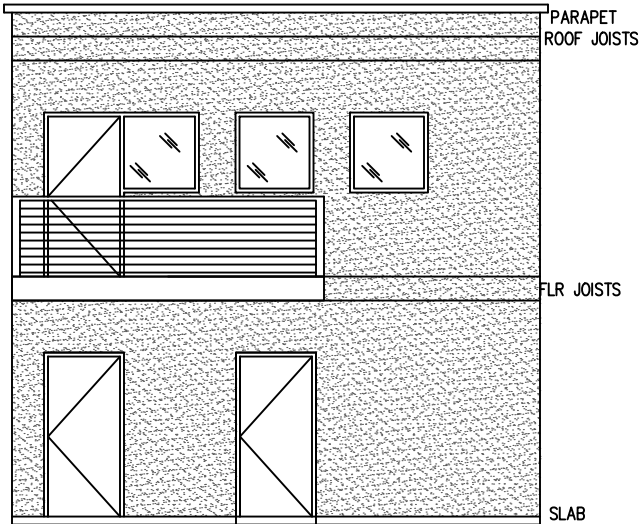
DESCRIPTION  
GARAGE JOIST LAYOUTS

Richard Leon Cannyn, PMP, P.E.  
P.E. # 65994

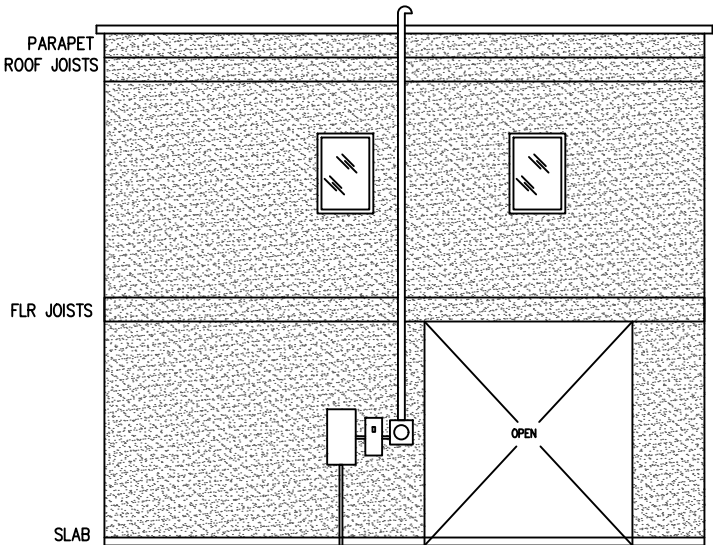
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PROJECT No. 20180	DRAFTER: GC REVIEWER: LC TO BE CHECKED BY: LC
DATE 7/12/2023	SHEET No. 9 OF 14



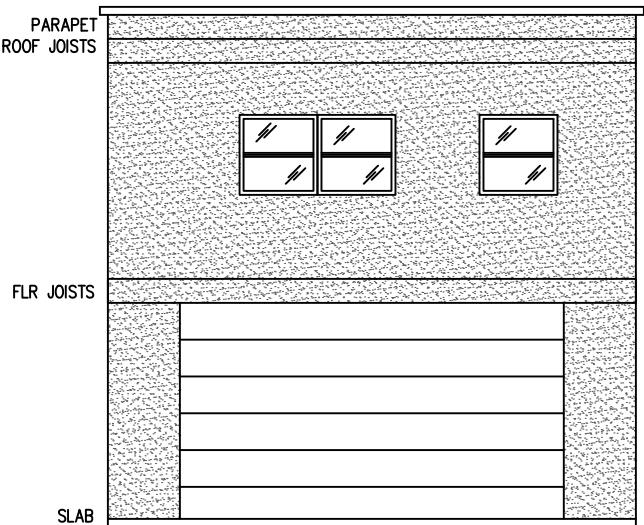
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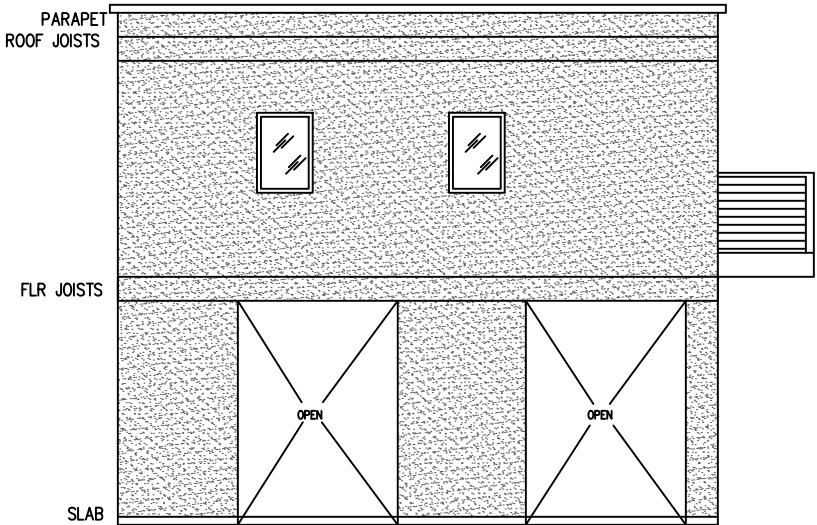
1  
A-8  
PROPOSED FRONT GARAGE ELEVATION  
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1  
A-8  
PROPOSED RIGHT GARAGE ELEVATION  
1/8"=1'-0"

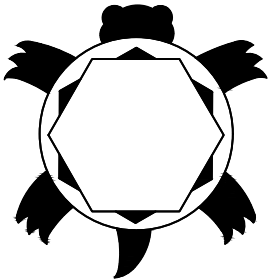


1  
A-8  
PROPOSED REAR GARAGE ELEVATION  
1/8"=1'-0"



1  
A-8  
PROPOSED LEFT GARAGE ELEVATION  
1/8"=1'-0"

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HOME REMODEL AND RDU  
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ST. PETERSBURG, FL  
33701

BUILD IN ACCORDANCE WITH:  
FLORIDA BUILDING CODE,  
7TH EDITION, 2020  
(CURRENT EDITION)

DESCRIPTION  
GARAGE JOIST LAYOUTS

Richard Leon Cannyn, PMP, P.E.  
P.E. # 65994

SCALE AS_SHOWN	DRAWING No. A-8
PROJECT No. 20180	DRAFTER: GG REVIEWER: LC TO BE CHECKED BY: LC
DATE 7/12/2023	SHEET No. 10 OF 14