



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

March 27, 2019

2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

1. **Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A notation will be made that those items will be taken out of order.
2. **Audience Comments** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. 02/27/2019
4. **Action Items**
 - a. Case No. 19-00005 Ralph Lickton for Amy Loughery
Address: 102 19th Ave
The applicant requests a variance from Division 11, RLM-2 Residential District, Section 11.7, Minimum yard requirements, to allow for encroachment of an addition into a required side yard setback.
5. **Adjournment – Next Meeting: 04/24/2019**

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any

meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

**Electronic media must be submitted a minimum of 24 hours in advance
to cityclerk@stpetebeach.org**

All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

FEBRUARY 27, 2019

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Sandie Lyman, Vice Chair
Michael Bomar, Member
Jake Holehouse, Member

ABSENT: Denise Chase, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Rebecca C. Haynes, City Clerk
Wesley Wright, Community Development Director
Laura Marley, Planner II
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 01/30/2019

Member Lyman made a motion to approve the minutes from the January 30, 2019 meeting. The motion was seconded by Member Bomar and unanimously approved by a roll call vote (4 yeses – 0 nos).

4. Action Items

- a. **Case 18-00038 Robb Baldwin**
Address: 606 55th Ave.
Request: Variance from Division 8, RU-1 Residential District, Section 8.8, Maximum height of structures, to allow for the construction of a detached single family home that exceeds 30 feet in height (additional 3 feet).

Brandon Berry, Planner I, gave Staff's presentation to the board, stating that the recommendation for the variance does not meet the conditions and is not consistent with the City's Land Development Codes; and, therefore, Staff recommends denial of the proposed variance.

Monica Baldwin, applicant, addressed the Board requesting approval of the variance.

Doug Lampe, 5050 Gulf Boulevard, developer representing the applicants, spoke on behalf of the proposed variance, and answered questions from the Board.

Hearing no further audience comments, Chairman Skipper closed the public hearing portion and requested Board comments including base flood elevation, freeboard, and height restrictions.

One letter of support was received and one letter of objection was received.

Member Holehouse made a motion to approve Case No. 18-00038 with the three-foot (3') height variance. The motion was seconded by Member Bomar and approved by an individual roll call vote, (3 yeses – 1 no), with Chairman Skipper voting no.

5. Adjournment – Next Meeting 3/27/2019

There being no further business before the board, the meeting was adjourned at 2:27 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE CASE NO. 19-00005 Ralph Lickton for Amy Loughery

MEETING DATE: March 27, 2019

PREPARED BY: Brandon Berry, Planner I; Planning & Zoning

REQUEST	The applicant requests a variance from Division 11, <u>RLM-2 Residential District</u> , Section 11.7, <u>Minimum yard requirements</u> , to allow for encroachment of an addition into a required side yard setback.
SUBJECT PROPERTY	102 19 th Ave; Phillips Division Rev Map Blk G, Lot 42; Property ID # 18-32-16-68634-007-0420.
ACERAGE	Approximately 5,000 square feet (0.11 acres)
LAND USE	RLM-2/PAG – Residential District/Pass-a-Grille Overlay District on the Zoning Map; RLM – Residential Low-Medium District on the Future Land Use Map
SURROUNDING AREA	North - Single-family residence South - Alley/Condominiums East – Alley/Condominiums/Single-family residence West - Single-family residence

BACKGROUND

The property contains a single-family residence that was constructed in 1933 according to the property's Florida Master Site file. The single-family residence received Local Historic Designation from the Historic Preservation Board in August 2012, and is also a contributing property in the Pass-A-Grille Historic District. The applicant presented a proposal to the Historic Preservation Board on March 7, 2019 for 1) a variance to floodplain management regulations to allow for an addition that constitutes a substantial improvement (Case No. 19-00004), 2) installation of an AC condensing unit, replacement of windows, addition of 391.2-square feet of enclosed space to accommodate a bedroom expansion and new bathroom, and addition of a concrete stoop (Case No. 19-00006), and a recommendation to the Board of Adjustment for this variance from a required side setback (Case No. 19-00005). The Historic Preservation Board is required to review all variance requests for locally designated historic structures before they are forwarded to the Board of Adjustment, and submit an objection, recommendation and comment under the following standards, which differ from the conditions the Board of Adjustment must consider in determining whether to authorize a variance:

- (1) The variance shall be in harmony with the general appearance and character of the community;
- (2) The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare;
- (3) The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.

The Historic Preservation Board approved Case Nos. 19-00004 and 19-00006, and submitted a recommendation to the Board of Adjustment for the variance to the required side setback with the following comments;

1. The side yard setbacks are appropriate and will line up with the existing structure and will not have the impact of a new building.
2. The addition will line up with the existing setback and won't impact the adjacent neighbor any more than they currently are.
3. Visually lining up the addition with the existing structure is more pleasing.
4. This type of encroachment is a common issue across the city.

ANALYSIS

The applicant is proposing an addition to this locally-designated historic structure that encroaches into a required side yard setback. The Lot is 50 feet wide by 100 feet in length, and requires a side setback of 10 percent of the lot width (five feet) on both sides. When the single-family home was constructed, the western side of the building was constructed at 2.6 feet from the side property line, an encroachment of 2.4 feet under modern Land Development Code standards. The applicant is proposing to align the addition with the existing west-side setback of the structure, continuing the side encroachment of 2.4 feet for an additional 24 feet running toward the northern front property line.

As the proposed addition will encroach closer than three feet to the side property line, the addition if approved will be required to have a fire rated wall assembly and non-operable fire rated window glass. Furthermore, any projections must end two feet from the side property line. The applicant further proffered that the cypress siding proposed for the addition will be treated for fire resistance.

Land Development Code Section 3.12, Variances: The appropriate board of authority may authorize variances to the land development regulations if the applicant is able to demonstrate the following conditions:

- (a) **The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant;** *The existing building is peculiar, as it was developed prior to the adoption of the existing Land Development Code regulations. The existing structure does not meet required side setbacks, which is not uncommon for historic residential properties in Pass-a-Grille particularly. The adoption of new standards for the Pass-a-Grille Overlay District in early 2017 recognized the form, scale and character of buildings and properties in the district. These adopted form-based codes allow for greater encroachment of certain structures toward property lines than is typical in other residential districts throughout the city. In some cases, residential structures are permitted to encroach as close as three feet to the side property line, such as the case*

for homes in the House-Small category. The conditions and circumstances on the property are not the result of the applicant. However, denial of this variance would not deprive the applicant reasonable use of the land, structure or building. The addition could be constructed without encroaching into the required side setback for the property, albeit with some visual impact to the locally-designated historic structure.

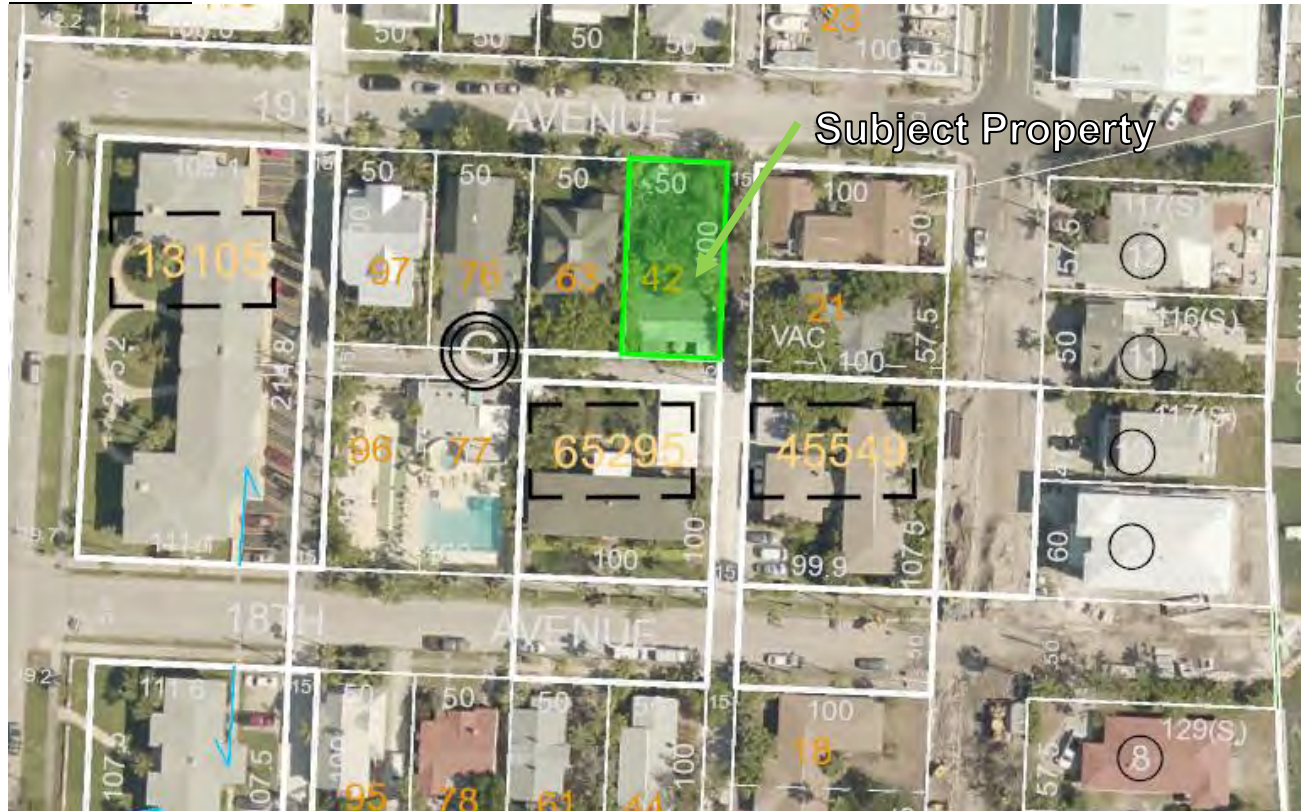
- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; No other structures or uses are being considered.**
- (c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; This variance will not change any district boundary on the zoning map, grant a nonconforming use, permit an increase in development density or permit a use not specifically permitted in the district.**
- (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; The requested variance is in general harmony with the land development regulations, particularly those related to historic properties, as this addition will extend the life and utility of a locally-designated historic structure and preserve the integrity of the historic district generally by permitting an addition that retains the general mass, scale, and historic materials of the existing structure.**
- (e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building. The literal enforcement of the provisions of the land development regulations would not result in a hardship for the applicant, as the design could be altered without continuing the building's encroachment into the side setback.**

Any variance granted hereunder shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

SUMMARY – Staff finds that the proposal to encroach 2.4 feet into the western side setback to accommodate a bedroom and bathroom addition to the structure does not meet the conditions for a variance. Although the addition preserves the distinctive look of the structure and will not have a significant negative impact on its historic nature, the addition could be designed to not extend the nonconforming encroachment currently found on the western side of the structure.

RECOMMENDATION: The proposed variance request is not consistent with the City of St. Pete Beach Land Development Code. Staff recommends further exploration, as the addition could be constructed on the site without the need of a variance.

AERIAL MAP

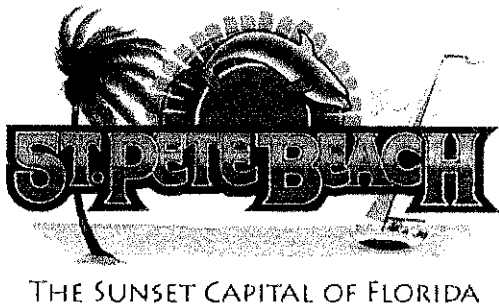


ZONING MAP









City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

VARIANCE APPLICATION

Case Number: 19-00005

PROPERTY FOR PROPOSED VARIANCE

Legal Description: LOT 42 BLOCK G PHILLIPS DIVISION OF PASS-A-GRILLE CITY RD. 4 PG 26 PINELLAS COUNTY, FLORIDA
Parcel ID: 18-32-16-68634-007-0420
Address: 102 NINETEENTH AVENUE, PASS-A-GRILLE ST. PETE BEACH

Current Zoning: RLM-2 PAG FLUM Designation: _____ Lot Area: 5000 SQ. FT.
Existing Use: SINGLE FAMILY RESIDENTIAL Proposed Use: SINGLE FAMILY RESIDENTIAL

APPLICANT/AGENT:

Name: RALPH O. LICKTON, DESIGNER

Address: 1700 PASS-A-GRILLE WAY #3

City: ST. PETE BEACH State: FLORIDA

Zip: 33706 Phone: (727) 368-0017

Email: LICKTONDESIGN
@ VERIZON.NET

PROPERTY OWNER:

Name: AMY LOUGHERY

Address: 102 NINETEENTH AVENUE

City: PASS-A-GRILLE ST. PETE BEACH State: FLORIDA

Zip: 33706 Phone: (727) 515-4835

Email: AMY@BAMBOOZLEPAG.COM

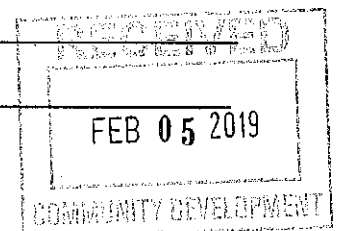
DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

2.4' SIDE YARD VARIANCE FROM REQUIRED 5' SETBACK

TO CONSTRUCT BEDROOM ADDITION FOLLOWING EXISTING

HISTORIC BUILDING SETBACK (WITH HISTORIC BOARD

RECOMMENDATION)



Additional Documents:

Check here if document is attached	Required Document
✓	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
✓	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

**ORIGINAL BUILDING (1944) CONSTRUCTED BEFORE
LAND DEVELOPMENT REGULATIONS**

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

**EXISTING RESIDENCE IS LISTED AS CONTRIBUTING STRUCTURE
ON STATE HISTORIC DISTRICT INVENTORY AS WELL AS
LOCALLY DESIGNATED BY CITY HISTORIC BOARD**

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

**PROPOSED ADDITION WILL BE CONSISTANT WITH
EXISTING BUILDING LINE**

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

CORRECT

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

CORRECT

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

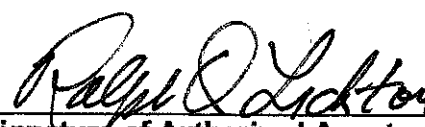
CORRECT

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

CORRECT

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

CORRECT

	_____		<u>2/4/19</u>
Signature of Applicant	Date	Signature of Authorized Agent	Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

RCH

I understand that the City will not accept or process an incomplete application.

RCH

I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RCH

On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

RCH

I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

RCH

I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

RCH

I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RCH

I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

[Signature]

Signature of Applicant

2/4/19

Date



THE SUNSET CAPITAL OF FLORIDA

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, AMY LOUGHERY, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicaht's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): AMY LOUGHERY

Address: 102 NINETEENTH AVENUE, PASS-A-GRILLE

X [Signature]

2/4/19
Date

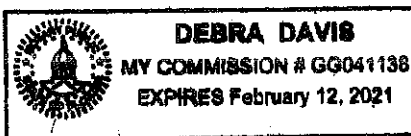
STATE OF FLORIDA

PINELLAS COUNTY

)
) SS:

The foregoing instrument was acknowledged before me this 4th day of Feb, 2019 by [Signature], who appeared before me, and is personally known to me, or has produced [Signature] as identification, and did take an oath.

My commission Expires:



NOTARY:

Print Name: Debra Davis

Notary Public, State of Florida

(Notarial Seal)

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, or Board of Adjustment, Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

Bill Palmer

From: Bill Palmer
Sent: Monday, December 17, 2018 2:49 PM
To: licktondesign@verizon.net
Cc: Wayne Saunders
Subject: Loughery Project

Ralph,

I apologize for the confusion again. As per our conversation this morning I didn't realize the building was as close as 2.6ft so it would need to have a fire rated wall assembly but you can still use a non-operable fire rated window glass in it. If the building is going to be between 3ft and 5ft as I previously thought than a fire rated wall assembly would not have been required but you would still have to use a non-operable fire rated window glass.

Also any projections are not allowed to be less than 2 feet so if your building line is at 2.6 ft. your roof can only project another 0.6". This is based on FBC-RES-Table R302.1.

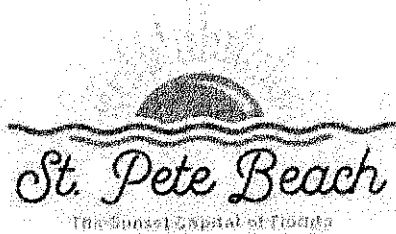
Have a good day

Bill

Bill Palmer, CBO
Building Official

City of St. Pete Beach
Sunset Capital of Florida
155 Corey Avenue
St. Pete Beach Florida 33706

bpalmer@stpetebeach.org
(727) 363-9276 – Office
(727) 235-5398 - Cell
(727) 363-9222 – Fax



From: Patrick Knapp <heavypk@aol.com>
 To: licktondesign <licktondesign@verizon.net>
 Subject: fire resistance assemblies
 Date: Wed, Jan 9, 2019 10:19 pm

- 15-1.12a • 2" x 6" wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard, 4' wide, applied horizontally or vertically with vertical joints over studs, and fastened with 2 1/4" Type S drywall screws, spaced 12" on center. Cavity to be filled with 5 1/2" mineral wool insulation.



- 15-1.13a • 2" x 6" wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard, 4' wide, applied vertically with all joints over framing or blocking and fastened with 2 1/4" Type S dry wall screws, spaced 12" on center. R-19 mineral fiber insulation installed in stud cavity.

- 15-1.15a • 2" x 4" wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard and sheathing, respectively, 4' wide, applied horizontally or vertically with vertical joints over studs, and fastened with 2 1/4" Type S drywall screws, spaced 12" on center. Cavity to be filled with 3 1/2" mineral wool insulation.

The above described assemblies give a 1 hour fire rating per FBC. This is from Table 721.1(1) in Section 721 PRESCRIPTIVE FIRE RESISTANCE in FBC Building.

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119 or UL 263 with exposure from the outside or calculated per <i>Florida Building Code, Building</i>	0 feet
	Not fire-resistance rated	0 hours	3 feet
	Not allowed	N/A	< 2 feet
Projections	Fire-resistance rated	1 hour on the underside, c	2 feet
	Not fire-resistance rated	0 hours	3 feet
	Not allowed	N/A	< 3 feet
Openings in walls	Unlimited	0 hours	3 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section F2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 8 feet or more in width on the opposite side of the property line.

b. The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

c. The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.



Notice note b. above that allows that roof eave can be reduced to 0 hours if fireblocking at plate to underside of roof sheathing is provided. This is from FBC Residential.

Patrick Knapp, P.E.
 A-Team Structural Moving Engineers, Inc.
 301 Woodward Avenue
 Oldsmar, Florida 34677
 (813) 508-8383 cell
 (813) 818-0420 fax

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

AMY LOUGHERY

(print name of property owner)

hereby authorize

RALPH O. LICKTON, DESIGNER

(print name of agent)

to represent me/us in an application for

HISTORIC BOARD APPLICATIONS & VARIANCE
BOARD OF ADJUSTMENT APPLICATION

(type of application: variance, conditional use, zoning, etc.)

X [Signature]
Signature of Owner

Signature of Owner

AMY LOUGHERY

Print Name of Owner

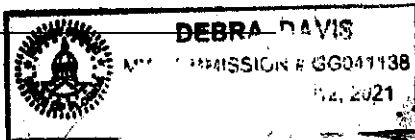
Print Name of Owner

The forgoing instrument was acknowledged before me this Feb 04th day of Feb
2018, by _____ or who is personally known ☒
produced _____ as identification.

X [Signature]
(Notary Signature)

2/4/19
(Date)

My Commission Expires



Brandon Berry

From: Bill Palmer
Sent: Friday, March 15, 2019 10:49 AM
To: 'licktondesign@verizon.net'
Cc: Brandon Berry
Subject: Loughery Project

Good Morning Ralph

The Prescriptive method you are proposing would be acceptable

2x6 P.T. Studs at 16" o.c. with R-19 insulation with the addition of 5/8" PT Plywood Sheathing (For Structural Diaphragm) on the exterior over the studs then covered with 5/8" fire code gypsum

Have a good day

Bill

Bill Palmer, CBO

Building Official

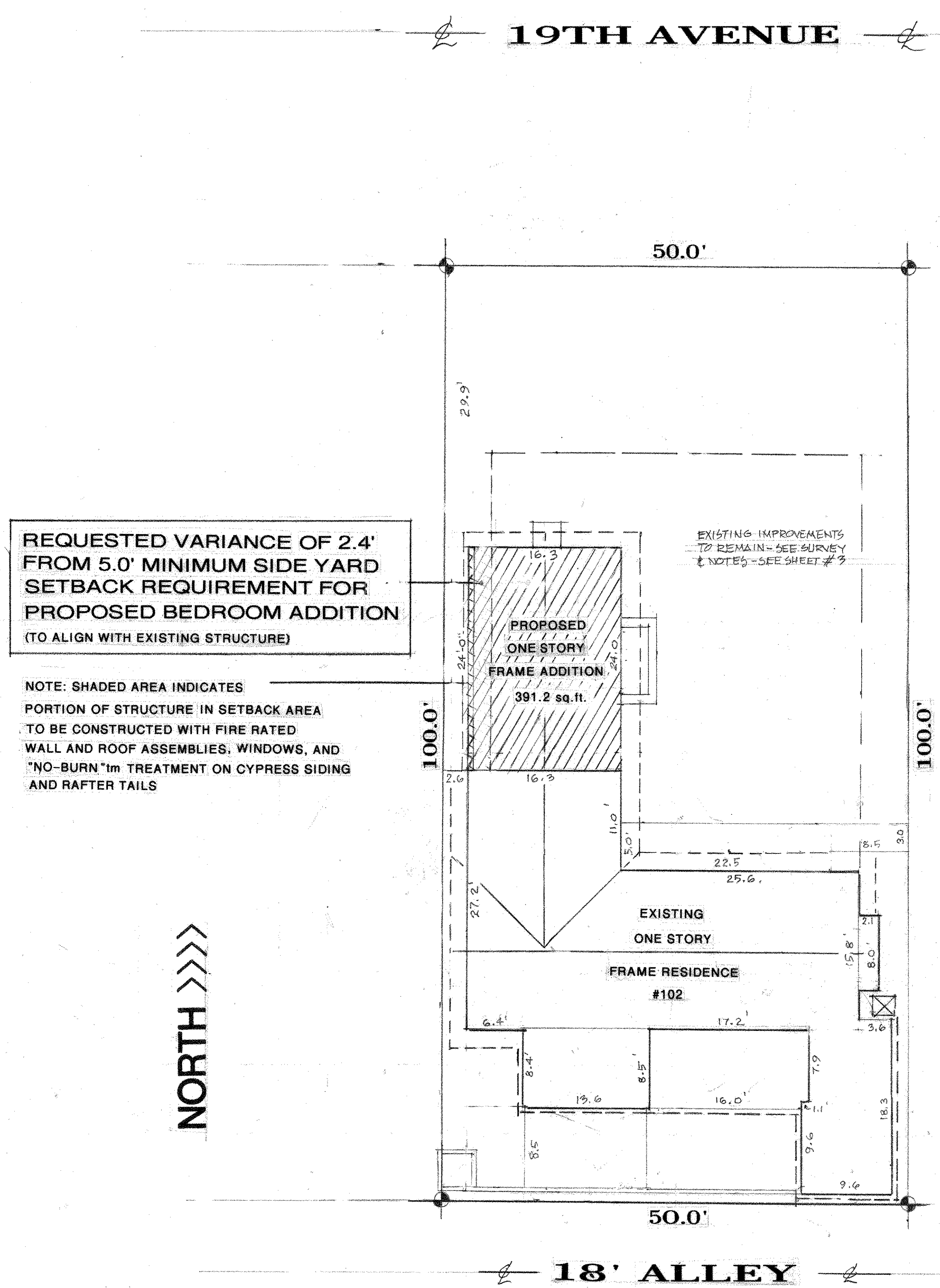
City of St. Pete Beach
Sunset Capital of Florida
155 Corey Avenue
St. Pete Beach Florida 33706

bpalmer@stpetebeach.org
(727) 363-9276 – Office
(727) 235-5398 - Cell
(727) 363-9222 – Fax



Download SPBConnect at www.stpetebeach.org/spb-connect.html

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



REQUESTED VARIANCE OF 2.4' FROM 5.0' MINIMUM SIDE YARD SETBACK REQUIREMENT FOR PROPOSED BEDROOM ADDITION (TO ALIGN WITH EXISTING STRUCTURE)

NOTE: SHADED AREA INDICATES PORTION OF STRUCTURE IN SETBACK AREA TO BE CONSTRUCTED WITH FIRE RATED WALL AND ROOF ASSEMBLIES, WINDOWS, AND "NO-BURN"™ TREATMENT ON CYPRESS SIDING AND RAFTER TAILS

EXISTING IMPROVEMENTS TO REMAIN-SEE SURVEY & NOTES-SEE SHEET #3

AREA CALCULATIONS		
LOUGHERY AREA CALCULATIONS 11/18		
TOTAL SITE	50' X 100' = 5000 SQ. FT.	= 100%
EXISTING A/C SPACE	1008 "	"
II COVERED PATIO	146.2	
GARAGE	167.75	
CHIMNEY	16.8	
EXISTING STRUCTURE TOTAL	1338.75	
PROPOSED ADDITION	391.2	
	1729.95 SQ. FT.	
	706.35	
PATYERS, WALKWAYS	2436.3 SQ. FT.	
	= 48.6% (70% MAX)	

PRELIMINARY FOR REVIEW PURPOSES ONLY NOT FOR PERMIT OR CONSTRUCTION

CITY OF ST. PETE BEACH
RLM-2/PAG ZONING DISTRICT

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA
F.E.M.A. DESIGNATION "AE" ELEVATION 10.0' N.A.V.D. 1988
Community Panel #125149 0286 G
PINELLAS GULF BEACH COASTAL CODE ZONE 3

11/12/18

DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
NO. 2650
STATE OF FLORIDA

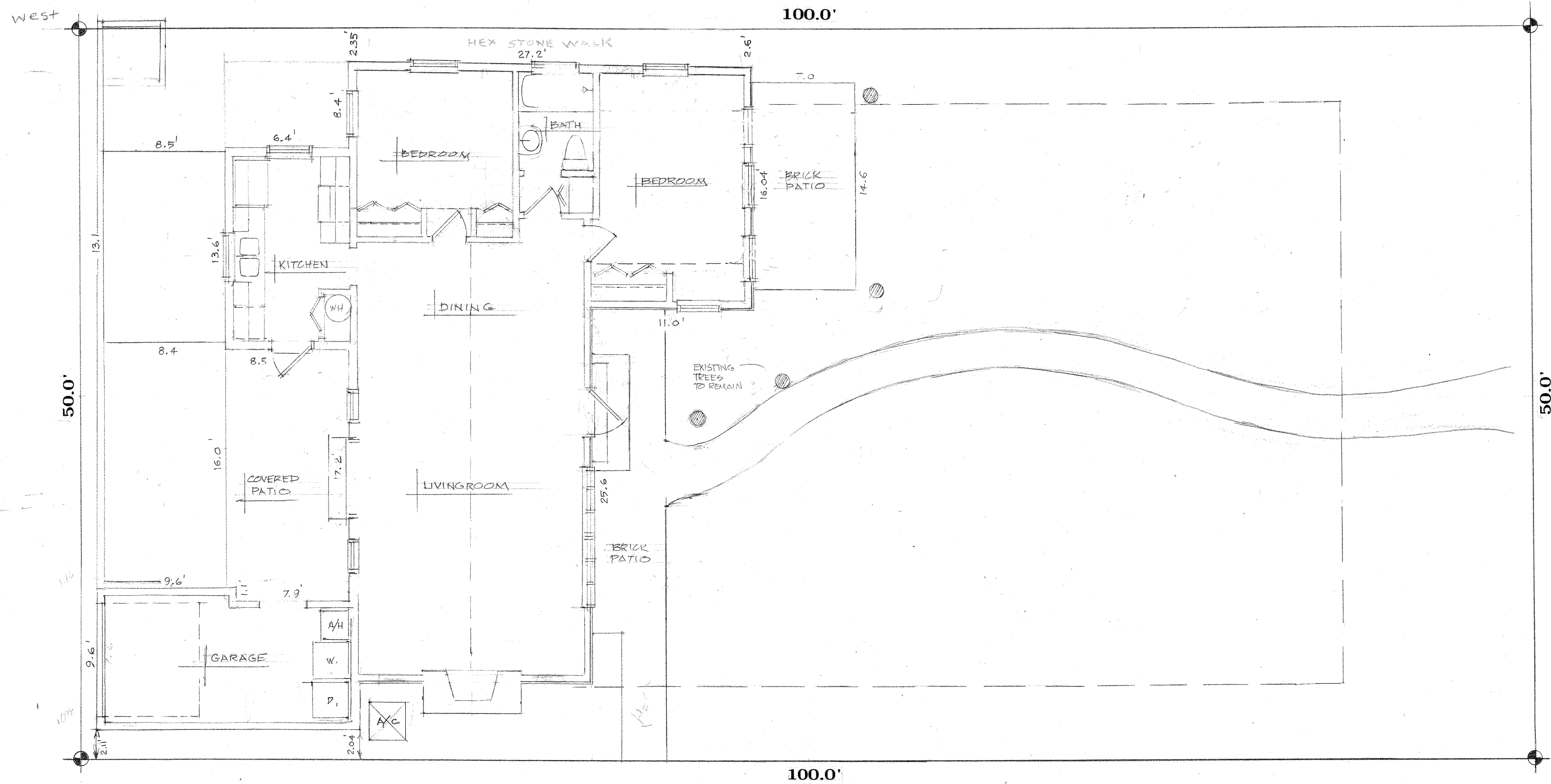
PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
BY AMY I. LOUGHERY
102 NINETEENTH AVENUE
ST. PETE BEACH, FLORIDA 33708

Comm. #0418

PROPOSED SITE PLAN

Ralph Orville Lickton Designer
1706 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33708-4277
Phone/Fax: 727-388-0017 rlicktondesign@verizon.net
In Association with PATRICK DAVID KNAPP, P.E.
301 Woodward Avenue
Orlando, Florida 32877
P.E. #41089 (813) 855-5743 HEAVYVPK@AOL.COM

ALLEY



NORTH >>>>

EXISTING FLOOR PLAN 3/12/18

SCALE 1/4" : 1'-0"

ALLEY

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

NINETEENTH AVENUE

A circular professional engineer seal for Patrick David Knapp. The outer ring contains the text "PATRICK DAVID KNAPP" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle contains the word "LICENSE" at the top, the license number "No. 41059" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars on each side. The seal is surrounded by a decorative border of short radial lines.

PROPOSED ALTERATIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
for **AMY I. LOUGHERY**
102 NINETEENTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. #0418

Ralph Orville Lickton Designer

Orville Lickton Design
1706 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 licktondesign@verizon.net

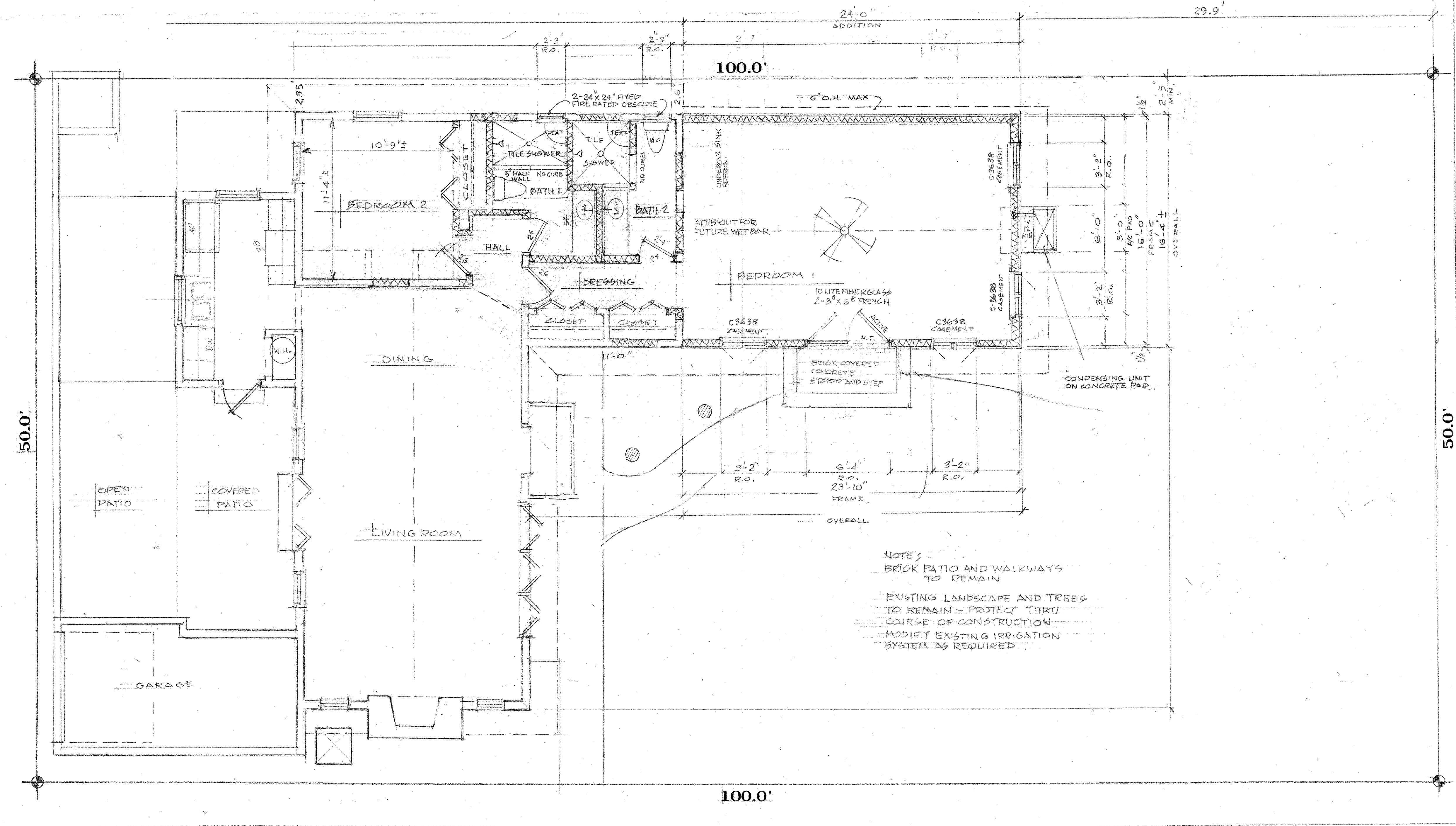
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41059 (813) 855-6743 HEAVYPK@AOL.COM

EXISTING FLOOR PLAN 3/12/18

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COPYRIGHT 2019 PATRICK KNAPP, P.E. AND RALPH O. LICKTON, DESIGNER
ALL RIGHTS RESERVED

2/4/19
1/24/19
11/26/18
3/22/18

ALLEY



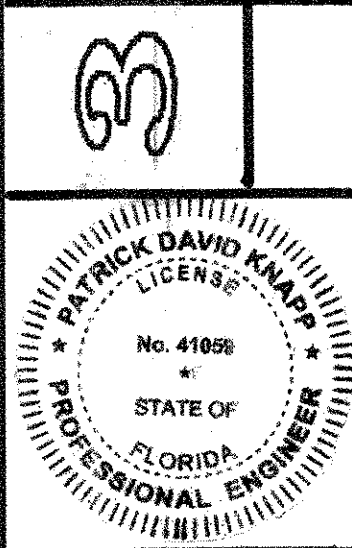
NORTH >>>>

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

ALLEY

PRELIMINARY
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NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
BY **AMY I. LOUGHERY**
102 NINETEENTH AVENUE
ST. PETE BEACH, FLORIDA 33706

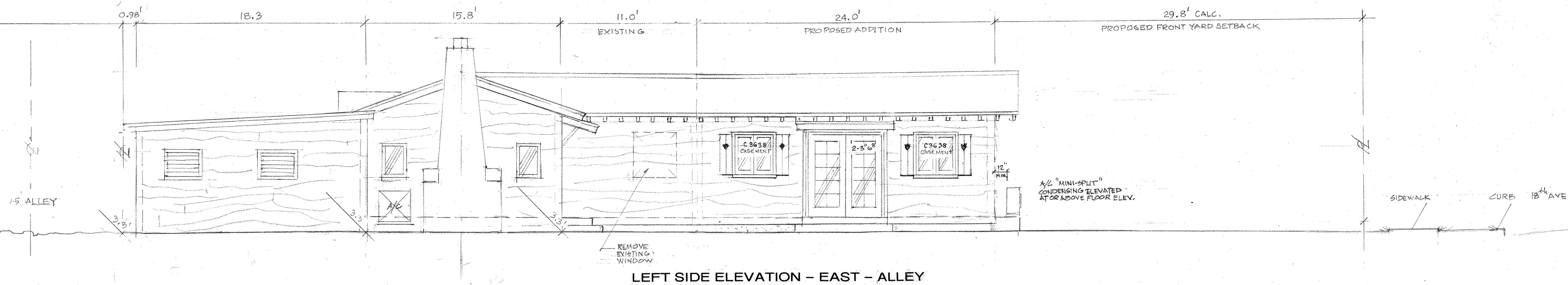
Comm. #0418

Ralph Orville Lickton Designer
1706 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 rlicktondesign@aol.com
In Association with: **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41099 (813) 866-6743 REAVTFR@AOL.COM

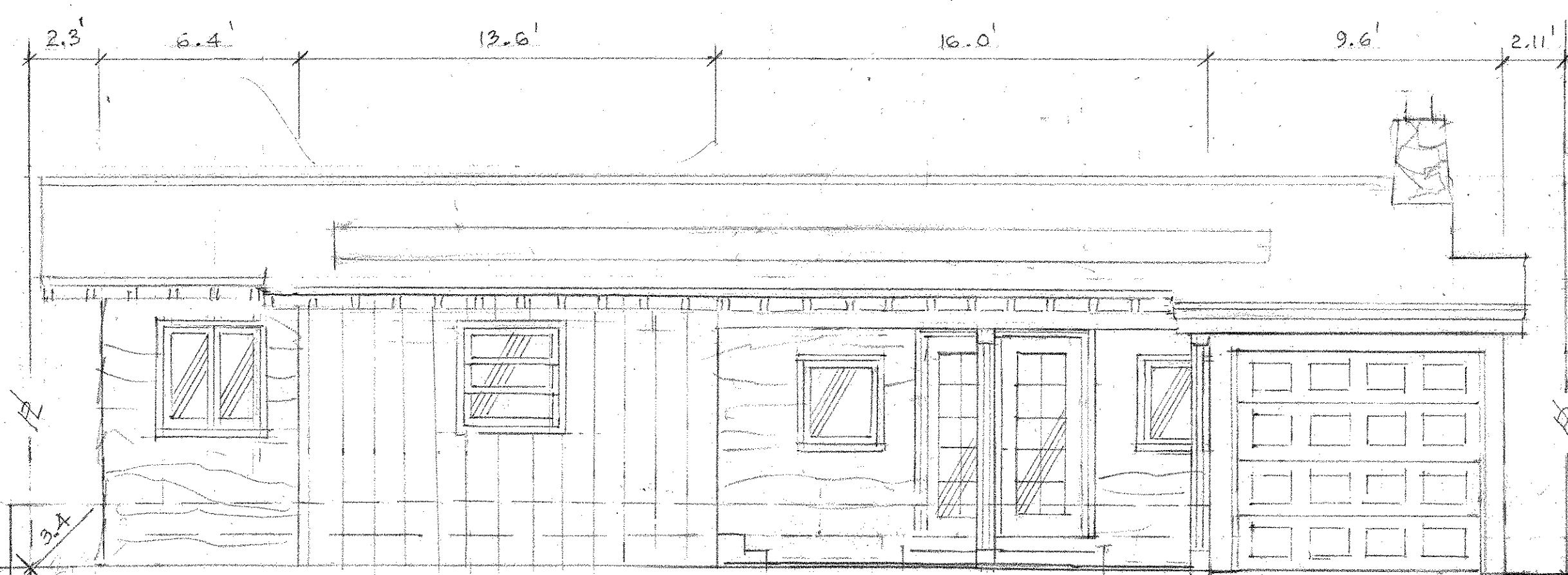
PROPOSED FLOOR PLAN

REPRODUCTION OR REUSE OF THESE DRAWINGS AND/OR DESIGN
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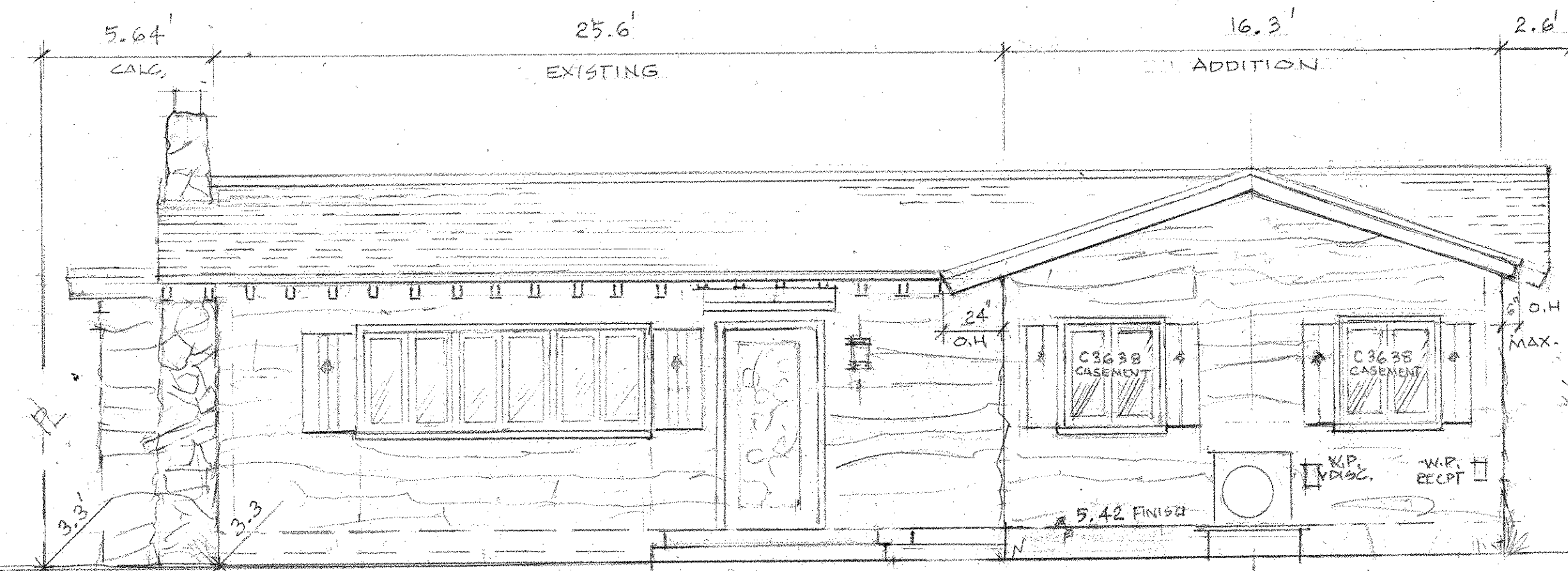
2/4/19
Revised 1/24/19
11/26/18
Conceptual 11/11/18



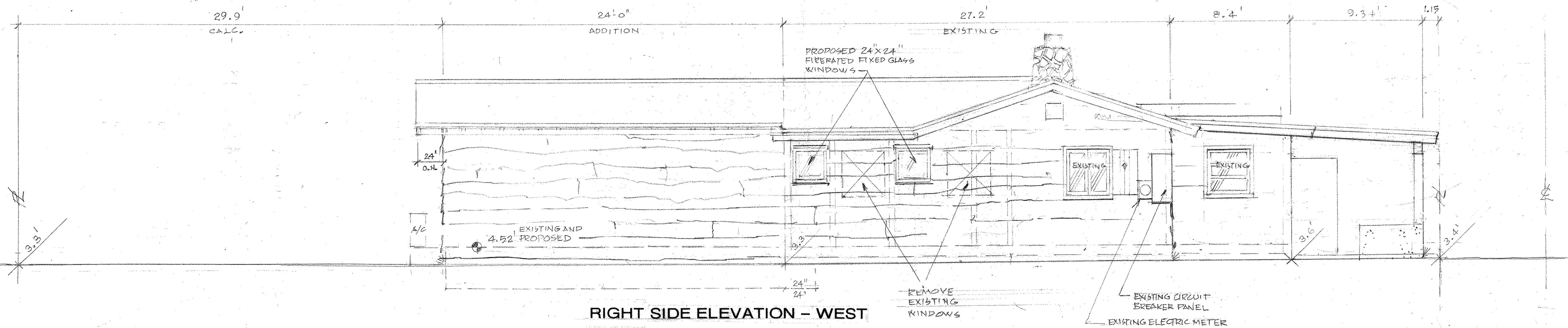
LEFT SIDE ELEVATION - EAST - ALLEY



REAR ELEVATION - SOUTH - ALLEY



FRONT ELEVATION - NORTH - NINETEENTH AVENUE

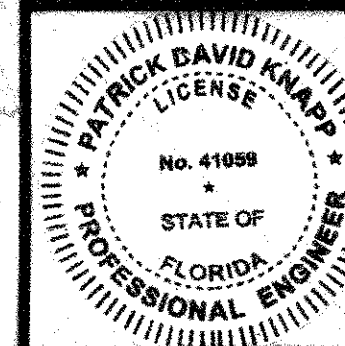


RIGHT SIDE ELEVATION - WEST

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PRELIMINARY
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NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
BY **AMY I. LOUGHERY**
102 NINETEENTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. #0418

Ralph Orville Lickton Designer
1706 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 rlicktondesign@aol.com
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301 Woodward Avenue
Oldsmar, Florida 34677
P.E. #41099 (813) 955-6743 HEAVYPK@AOL.COM

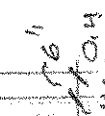
EXTERIOR ELEVATIONS

REPRODUCTION OR REUSE OF THESE DRAWINGS AND/OR DESIGN
WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS
STRICTLY PROHIBITED. THE PROJECT ENGINEER'S AND DESIGNER'S
WRITTEN PERMISSION IS REQUIRED FOR ANY REUSE OF THESE
DRAWINGS. ALL RIGHTS RESERVED.

2/4/19
1/24/19
Revised
11/26/18
Conceptual 11/1/18



SCALE 1/4" : 1'-0"



SCALE 1/4" : 1'-0"

SCALE 1/2" : 1'-0"

1. DESIGN OF THE STRUCTURE IS BASED UPON F.B.C. 6th EDITION (2017) AND ACSE 7-10.
2. DESIGN WIND - 150 M.P.H. 3 SECOND GUST WIND VELOCITY.
3. RISK CATEGORY - II
4. WIND EXPOSURE CATEGORY - D
5. ENCLOSURE CLASSIFICATION - ENCLOSED
6. DESIGN PRESSURES FOR COMPONENTS AND CLADDING NOT SPECIFICALLY DESIGNED HEREIN:

COMPONENTS AND CLADDING—WALL PRESSURE (p.s.f.)

ZONE	EFFECTIVE WIND AREA (sq. ft.)			
	<10		>500	
4	43.3	-60.6	30.3	-34.6
5	43.3	-47.6	30.3	-34.6

COMPONENTS AND CLADDING - ROOF PRESSURES (p.s.f.)

ZONE	EFFECTIVE WIND AREA (sq. ft.)			
	<10		>100	
1	13.0	-39.0	21.7	-34.4
2	13.0	-73.6	21.7	-52.6
3	13.0	-112.6	21.7	-86.6

COMPONENTS AND CLADDING – OVERHANG PRESSURES (p.s.f.)

ZONE	EFFECTIVE WIND AREA (sq. ft.)	
	<10	>100
2	-95.3	-95.3
3	-160.2	-108.3

NOTE: FOR EFFECTIVE AREAS BETWEEN THOSE LISTED ABOVE, VALUES MAY BE INTERPOLATED.

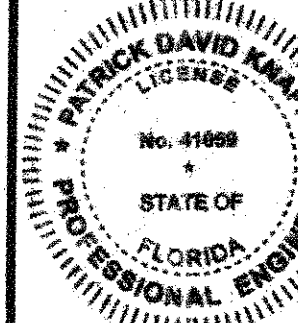
8. MINIMUM ROOF LIVE LOAD: 16 P.S.F.
9. ASSUMED ALLOWABLE BEARING CAPACITY OF SHALLOW SANDY SOILS IS 2000 PSF.
10. CONCRETE SHALL BE MINIMUM 3000 P.S.I. AT 28 DAYS
11. MINIMUM REINFORCEMENT STEEL STRENGTH SHALL BE GRADE 40.
12. STRUCTURAL STEEL TO BE A36 OR BETTER.
13. ALL WOOD SHALL BE #2 S.Y.P. OR BETTER UNLESS OTHERWISE NOTED AND SHALL BE PRESSURE TREATED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE.
14. ALL NEW WINDOWS SHALL BE IMPACT RESISTANT TYPE AND INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.
15. ALL NEW DOORS SHALL BE IMPACT RESISTANT TYPE AND INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.
16. CONFIRM ALL DIMENSIONS ON SITE.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

Ralph Orville Lickton Designer

Comm. #0418

PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
FOR AMY I. LOUGHERY
102 NINETEENTH AVENUE



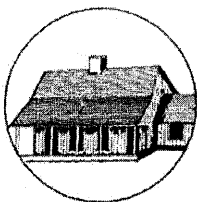
**FOUNDATION/SLAB PLAN
ROOF FRAMING PLAN
TYPICAL SECTIONS/DETAILS**

2/4/19
1/24/19
11/26/18
11/11/18

706

1102 NINETEENTH AVENUE
ST PETE BEACH FLORIDA 33706

1102 NINETEENTH AVENUE
ST PETE BEACH FLORIDA 33706

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12567**
 Field Date 1-5-2015
 Form Date 3-17-2015
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 102 19th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 102 Direction _____ Street Name 19th Street Type Avenue Suffix Direction _____
 Address: 102 19th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-007-0420 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block G Lot 42
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1933 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1933 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature Obstructed by vegetation
 Architect (last name first): _____ Builder (last name first): Possibly Rhodes from Tampa
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay, Local Landmark

DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1-light vinyl casement
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, rough-sawn cypress siding

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 1-story, 1-bay garage is clad with weatherboard and features a roll-up door and wood louvers on the side.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)		

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stone 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) A 1-leaf door is sheltered by a shed hood.

Porch Descriptions (types, locations, roof types, etc.) A shed hood is on the front and a pergola is in the rear.

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource The building is one of the few dwellings with the irregular cypress siding. An exterior-end chimney is clad with rubble stone veneer. Set among 20 original cabbage palms, vegetation obstructs photography.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



19th_102_P112567_05



19th_102_P112567_04



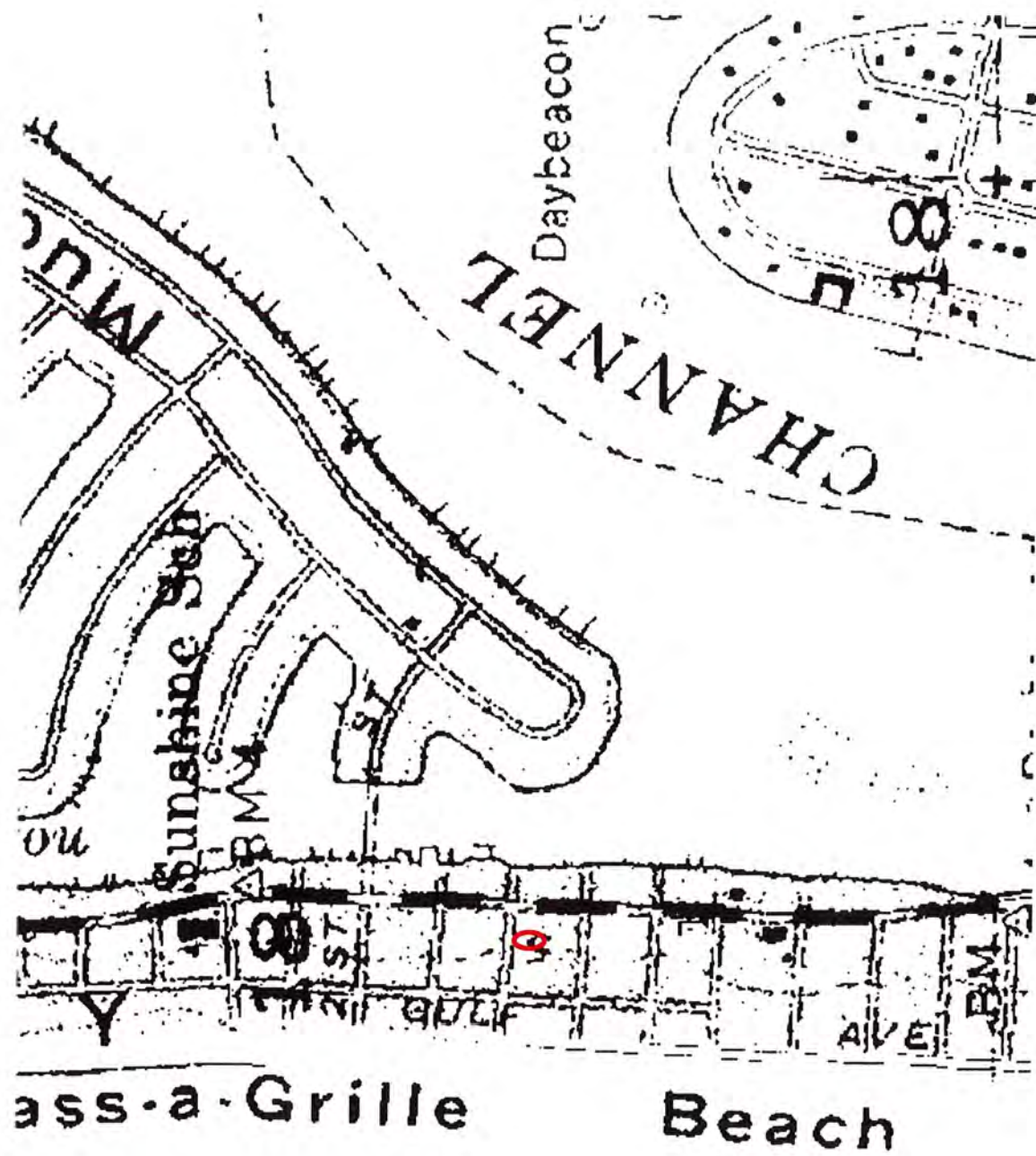
19th_102_P112567_02



19th_102_P112567_03

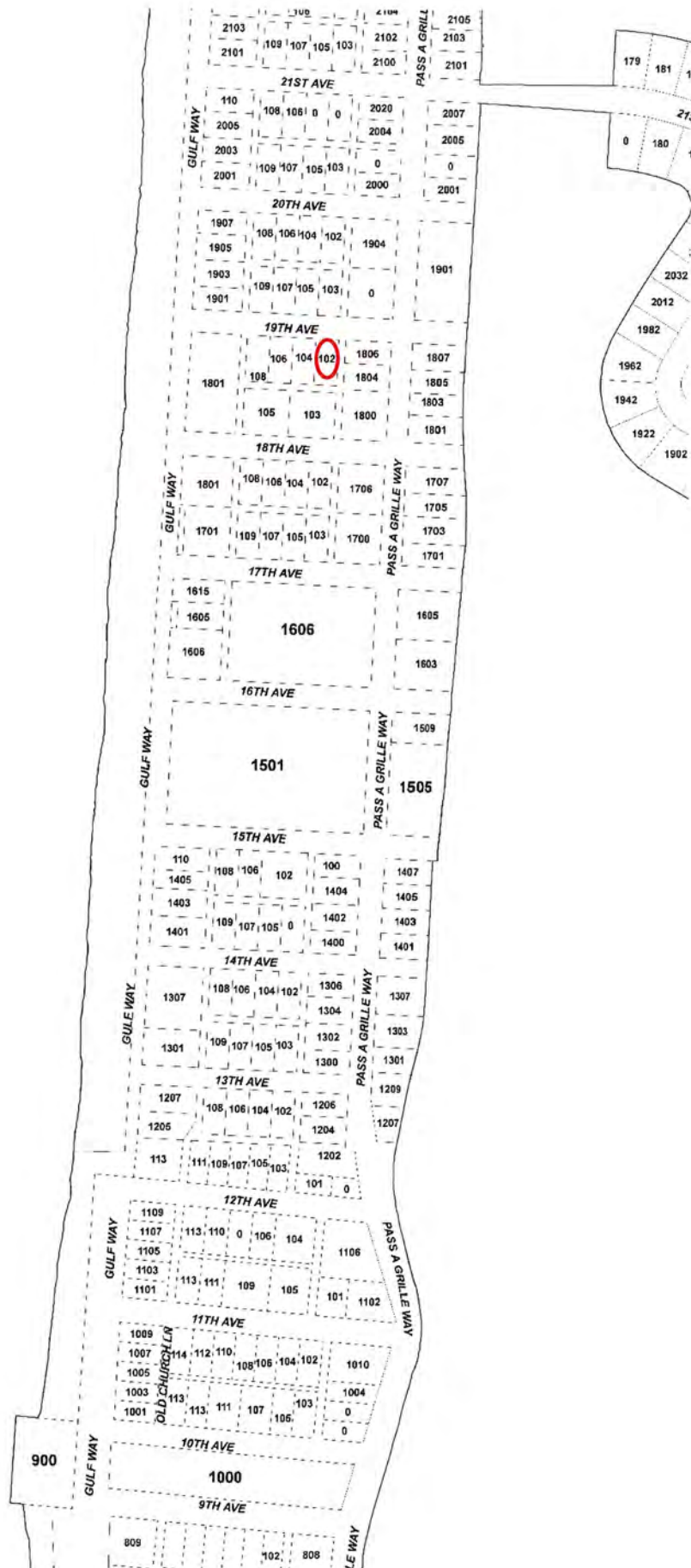


10h_102_P112567_01



Site #8P112567

Address: 102 19TH AVENUE





155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

**CITY OF ST. PETE BEACH
HISTORIC PRESERVATION BOARD
DEVELOPMENT ORDER
Case No. 19-00004 and 19-00006**

NAME: Amy Loughery
ADDRESS: 102 19th Avenue
St. Pete Beach, FL 33706

PARCEL ID: 18-32-16-68634-007-0420

REQUEST: A Certificate of Appropriateness for a variance to the floodplain management regulations to construct a bedroom and bath addition that constitutes a substantial improvement (Case No. 19-00004), an installation of an AC condensing unit, replacement of windows, and a new concrete stoop (Case No. 19-00006), and a reduced setback request for the side setback by way of a recommendation to the Board of Adjustment for a variance to the required side setback (Variance Application No. 19-00005), was APPROVED with the following conditions:

1. The variance request would need to be approved by the Board of Adjustment. If the Board of Adjustment denies the request then the proposed addition would need to meet the five-foot setback as required by the LDC (this application would not have to be heard by the HPB again).
2. The applicant will be required to illustrate compliance during the permitting process that shows setbacks for locally designated historic properties and contributing structures.
3. The A/C be concealed by a fence and/or vegetation that make the A/C unit not visible from the street.

DATE OF HEARING: March 7, 2019

IT IS HEREBY ORDERED:

Pursuant to Division 28 of the City's Land Development Code, Case Number 19-00004 and 19-00006 is **APPROVED with CONDITIONS** for the subject property.

Laura A. Marley
Senior Planner

Date