



Dear Local Planning Agency,

I, Mahadev Financial LLC, am in **SUPPORT** of 4500 40th street N, St Petersburg, FL 33714

No. FLU-25-01). This designation is being granted **without increasing the existing square footage** of the existing structure. The house will be one unit. The entire second floor of the garage building will be one unit. The four garage bays will be converted into one large unit.

I own: 4049 45th Ave N, Saint Petersburg, FL 33714

My reasons to be **IN FAVOR** of this change include:

- This new designation for my neighbor will increase my property value.
- The structure has historically attracted stragglers and mischievous kids because of misuse, nonuse and abandonment of the garage building. Renovating it into two livable units will detract these types of crowds.
- The building has been sitting idle and in decay for a long time. It's an eyesore. It needs to be renovated to revive that corner and beautify the neighborhood. Granting this designation will propel that forward.
- My property is currently legally nonconforming. I eventually want to make the same change in designation to legalize my property and therefore retain the number of units I currently have on my parcel. If the city approves my neighbor's request for a new designation, the city is more likely to approve mine if/when I choose to do the same.
- I don't have a strong reason to be for or against this designation therefore I am okay with this change.
- Other: _____

Harshadrai V Mistry
Harshadrai V Mistry (Mar 25, 2025 16:02 EDT)

Mar 25, 2025



Neighborhood Approval letter to Esign

Final Audit Report

2025-03-25

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