

1. Owner: Igor & Olga Melnichuk

Mailing Address: 3320 70th Ave N

City: St. Petersburg State: FL Zip Code: 33702 Daytime Phone: (386) 864-9647

Email: IOM2020@mailfence.com

2. Representative's Name: Alex Rios

Company Name: RIOS Architecture, Inc

Mailing Address: 700 S Harbour Island #235

City: Tampa State: FL Zip Code: 33602 Daytime Phone: (813) 591-0159

Email: alex\_rios@riosarchitecture.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specify interest held: \_\_\_\_\_

- B. Is there an existing contract for sale of subject property: \_\_\_\_\_ Yes ☒ No

If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_ Conditional \_\_\_\_\_ Absolute

- C. Are there any options to purchase on subject property? \_\_\_\_\_ Yes ☒ No

If so, list names of all parties to option including all partners, corporate officers and members of any trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. This hearing is being requested to consider: land use change, to be able to build 8 units (single family homes)

5. Location of subject property (street address): 3320 70th Ave N St. Petersburg, FL 33702

6. Legal Description of Property: (attach additional documents if necessary)

BAUGHMAN'S, E.C. GARDEN HOMES LOTS 63, 64 AND 65

7. Size of Property: 150 feet by 297 feet, 1.023 acres

8. Zoning classification Present: R-4 Requested: R-4

9. Future Land Use Map designation Present: \_\_\_\_\_ Requested: \_\_\_\_\_

10. Date subject property acquired: 07/08/2022

11. Existing structures and improvements on subject property:

single family house (2 beds, 1 bath), in-laws suite, garage, and shed

12. Proposed structures and improvements will be:

8 two-stories townhomes with attached garages

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).

We believe the application should be granted because we are only slightly exceeding the current density of the surrounding neighborhood while only being a block away from US 19 along with its commercial intense uses and public transit. Furthermore, this property is well suited for this density with its large frontage and side/rear alley access.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?  
\_\_\_\_ Yes ☒ No When? \_\_\_\_\_ In whose name? \_\_\_\_\_

If so, briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? \_\_\_\_ Yes    ☒ No  
If so, give complete legal description of contiguous property:

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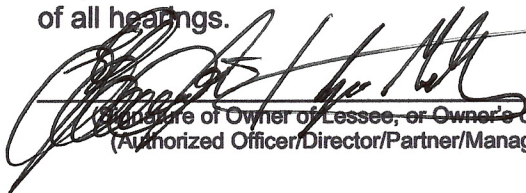
16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.  
*(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) A concept plan is not required for zoning and land use applications but may be submitted as supplemental information.
- d) Development Agreement: If the Application includes consideration of a Development Agreement, a completed draft of the Agreement must be submitted with this application. Please contact the County Attorney's Office at (727) 464-3354 to obtain the approved form for a Development Agreement.
- e) A recent survey.
- f) If the request is for a Future Land Use Map amendment for residential density over 5.0 units per acre in the 100-year floodplain, the following information is required:
  - Impact on the demand for shelter space.
  - Meets County Floodplain, Flood Protection & Stormwater Regulations.
  - Approved water shed plan.
  - Comparable compensation pertaining to floodplain storage.
- g) Additional information may be required by Staff, such as but not limited to, verification of adequate access to the subject area, documentation that the mandatory rules regarding transferable development rights or density/intensity averaging are being adhered to, compliance with Airport zoning regulations, etc.



### CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

  
(Signature of Owner or Lessee, or Owner's or Lessee's)  
(Authorized Officer/Director/Partner/Manager)

Olga Melnichuk / Igor Melnichuk  
(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ on-line notarization, this 17 day of August, 2023 by Olga Melnichuk and Igor Melnichuk as

owners (type of authority, e. g. officer, trustee, attorney in fact) for

Olga Melnichuk and Igor Melnichuk as owners  
(type of authority, e. g. officer, trustee, attorney in fact)

for Pineellas County Gov (name of party of whom instrument was executed).

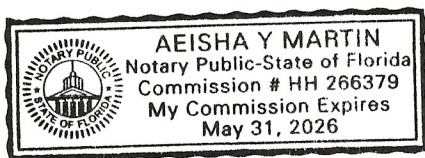
Personally Known ☐

Produced ID ☒

Type of ID \_\_\_\_\_

Notary Signature 

Print Name Aisha Martin



\*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.