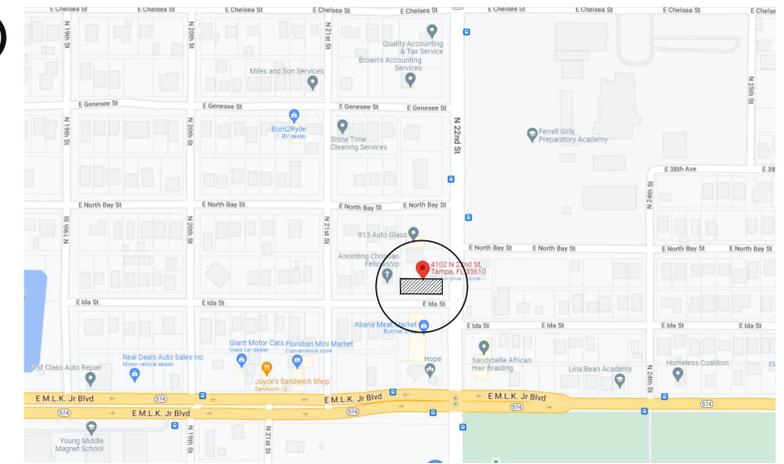


ABBREVIATIONS

- BC=BLOCK CORNER
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- I.D. = IDENTIFICATION
- F/C = FENCE CORNER
- CL CENTER LINE
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PT PALM & TRUNK TREE
- CT CANDOPY & TRUNK TREE
- PT PINE & TRUNK TREE
- 11.6 GROUND ELEVATION
- 16.23 PAVEMENT ELEVATION
- MANHOLE (UNKNOWN)
- UTILITY POLE

REZ-25-0000126 REQUEST TO REZONE FROM CG (COMMERCIAL GENERAL) TO PD (PLANNED DEVELOPMENT) FOR RESIDENTIAL SINGLE FAMILY ATTACHED USE - 4 UNITS
4102 N. 22ND STREET FOLIO #157726.0000



VICINITY MAP

SITE DATA

PARCEL ADDRESS:	4102 N 22ND STREET
FOLIO NUMBER:	157726.0000
ZONING:	CG
PROPOSED ZONING:	PD
FUTURE LAND USE:	CMU-35
PROPOSED # OF UNITS:	4
MAXIMUM # OF UNITS ALLOWED:	4
SITE AREA:	0.166 AC (7,236 SF)
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL SINGLE-FAMILY ATTACHED
PARKING SPACES REQUIRED:	2 PER UNIT + 1 VISITOR = 9 TOTAL
PARKING SPACES PROVIDED:	9 SPACES
STORIES:	3
BUILDING FOOTPRINT:	3,922 S. FT.
MAXIMUM BUILDING HEIGHT:	35'-0"
PROPOSED SETBACKS:	
EAST SETBACK:	15 FEET
NORTH SETBACKS:	7 FEET - 7'-11" PROVIDED
SOUTH SETBACKS:	5'-1" FEET
WEST SETBACK:	20 FEET - 24 FEET PROVIDED
A/C UNIT SETBACK:	5 FEET

PROPERTY ADDRESS:
 4102 N 22ND ST, TAMPA, FL 33610
 (FOLIO No. 157726-0000)

DESCRIPTION:
 LOT 13 OF BLOCK 13 OF "STRATHMORE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11 AT PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE E 1/2 OF THAT PORTION OF VACATED ALLEY PER ORDINANCE NO. 2001-147 RECORDED IN OFFICIAL RECORDS BOOK 10962, PAGE 720, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 COMMUNITY: CITY OF TAMPA-120114
 MAP/PANEL NO. 12057C0360H
 SUFFIX: H
 FIRM DATE: 08/28/2008
 FLOOD ZONE: X

CASE NO: REZ-25-0000126

DATE:

DATE CITY

CITY COUNCIL CHAIRMAN

DATE CITY

CITY CLERK

CERTIFIED DATE

ZONING ADMINISTRATOR

REVISIONS

1-HS-26
2-4-26

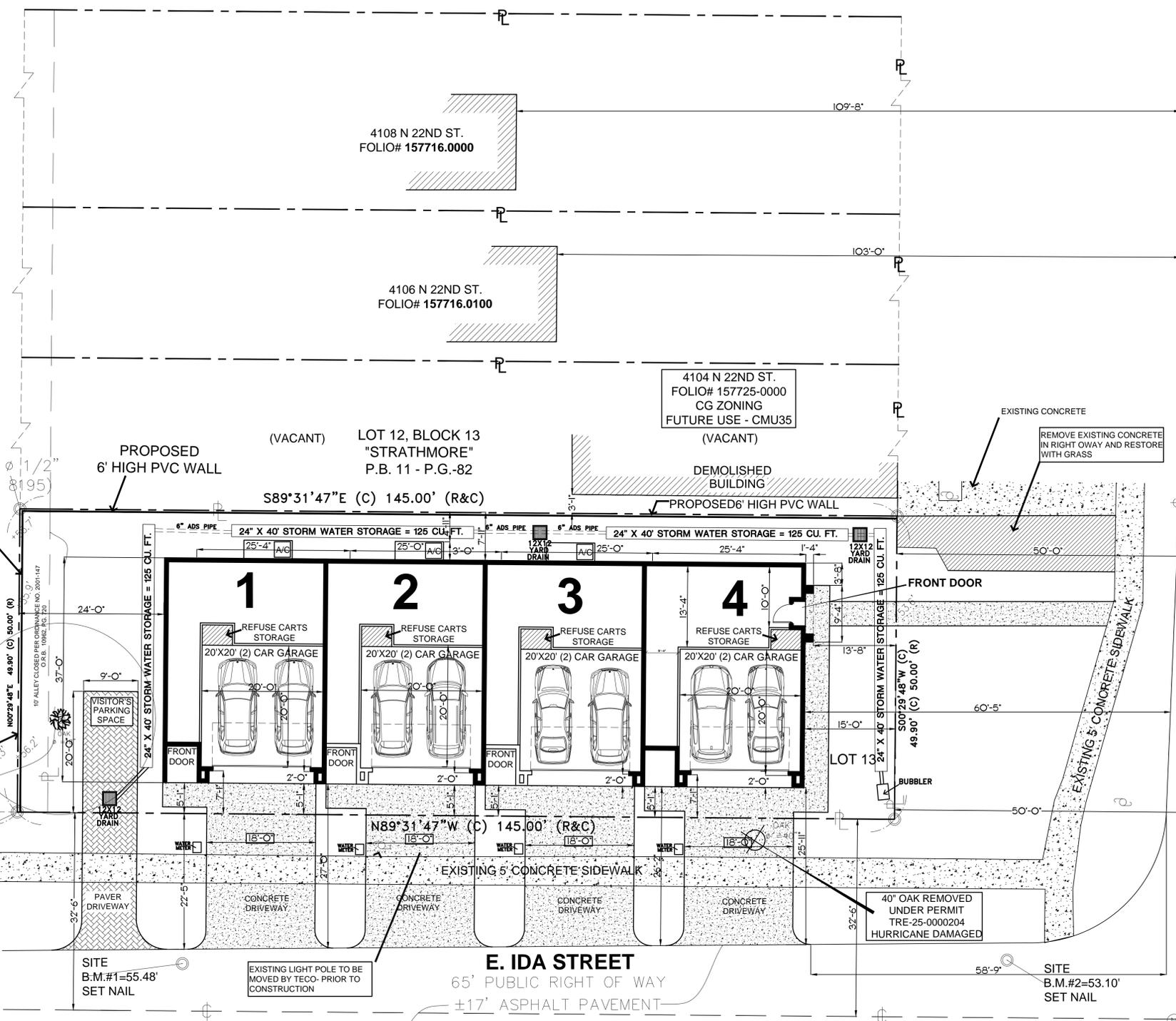
4102 N 22ND ST, TAMPA, FL 33610
 (FOLIO No. 157726-0000)

SCALE: 1" = 10'

DATE: 9-15-2025

SITE PLAN

Sheet **1 OF 4**



WAIVERS
 A waiver is requested for Sec. 27-240(e)(1)b -Front Door Orientation to allow for the front doors of Units 1, 2, & 3 to face E. Ida St.

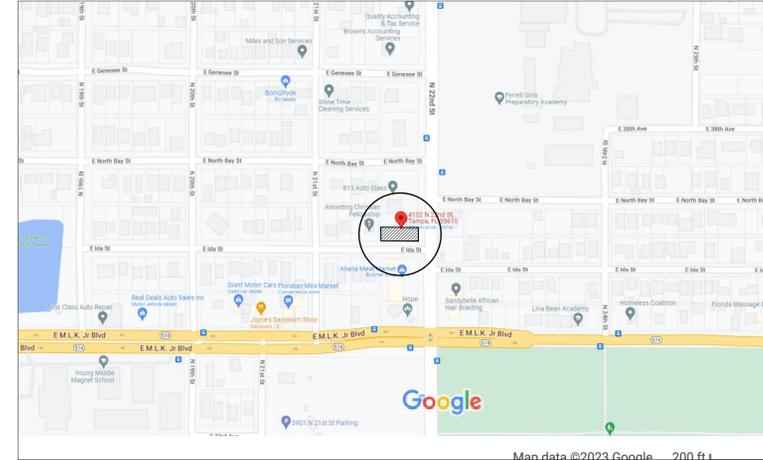
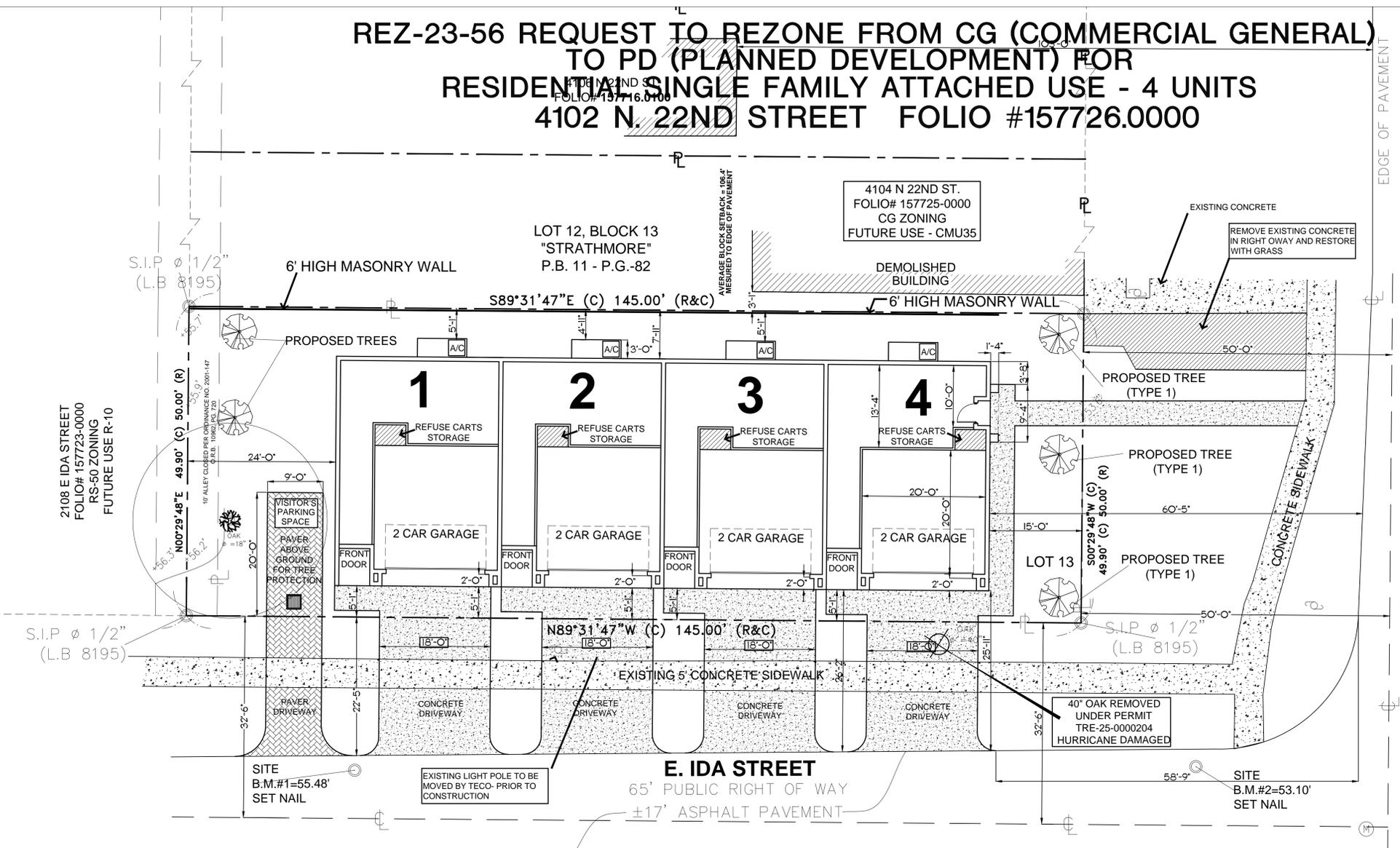
 A waiver to Sec. 27-240(e)(1)b -Corner Setback is requested to reduce the corner setback of a garage opening from 15' to 5'1".

GENERAL NOTES:

- Development shall comply with City of Tampa Stormwater Technical Standards, Chapter 21 of the City of Tampa Code
- All development on site to comply with City of Tampa Sec. 27-240 East Tampa Overlay Standards.
- All development on site to comply with City of Tampa Sec. 27-240(1)e.4 - Fencing and Walls.

4104 N 22ND ST.
 FOLIO# 157748-0000
 CG ZONING
 FUTURE USE - CMU35

REZ-23-56 REQUEST TO REZONE FROM CG (COMMERCIAL GENERAL) TO PD (PLANNED DEVELOPMENT) FOR RESIDENTIAL SINGLE FAMILY ATTACHED USE - 4 UNITS
4102 N. 22ND STREET FOLIO #157726.0000



VICINITY MAP

CALCULATIONS

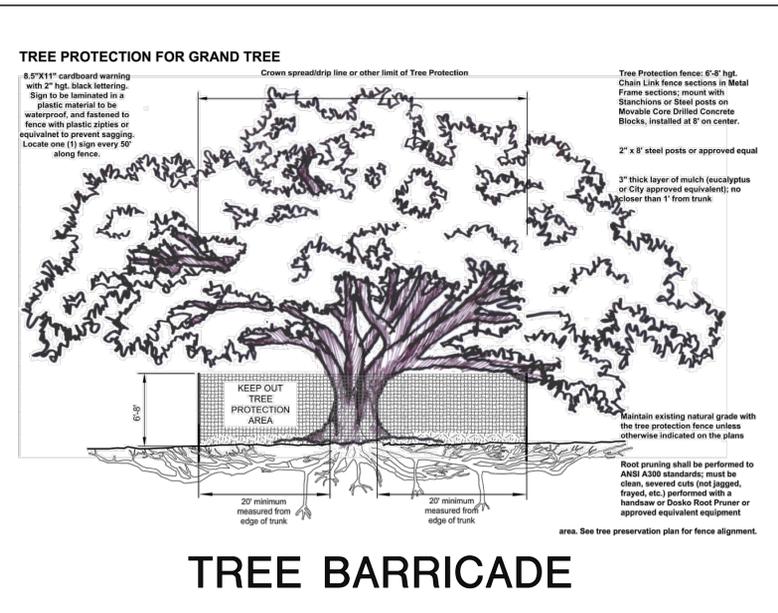
Required MF greenspace = 350 sq feet per unit = 350
 350 * 4 = 1400 sq feet ---- 2,907 S.F.T PROVIDED.

Required VUA greenspace (greenspace within 10' of the VUA) = 477 s.f. *20% = 95.4S.F.T.

- VUA (vehicular use area) = 180 s. ft.
- 1 per 40 lf = 1 required tree
- 1 per 1500 sf of VUA = 180/1500 = 1 required tree
- SF attached trees = (7236-180-3426)/1500 = 3 trees required

TREES TO BE PLANTED = 5

LANDSCAPING NOTES



ABBREVIATIONS

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 I.D. = IDENTIFICATION
 F/C = FENCE CORNER

○ CENTER LINE
 ⊕ PROPERTY CORNER
 ⊕ PROPERTY LINE

✳ PALM & TRUNK TREE
 🌳 CANOPY & TRUNK TREE
 🌲 PINE & TRUNK TREE
 17.6 GROUND ELEVATION
 16.23 PAVEMENT ELEVATION
 Ⓜ MANHOLE (UNKNOWN)
 ⚡ UTILITY POLE

"In locations where the protective radius conflicts with the proposed construction, alternate construction methods shall be implemented which may include pier and lintel foundation, continuous footers, alternative paving materials for road/sidewalk/driveway, wane systems, re-routing of sidewalks/impervious surfaces to go around structural roots, flexi-pave or similar surfaces to be placed no closer than 6' (only for flexi-pave or like material) to trunk of tree."

Development and Growth Management
 Development Coordination
 1400 North Boulevard
 Tampa, Florida 33607
 Office: (813) 274-3100

"Per CoT Tree and Landscape Technical Manual, an airspaded root/canopy pruning report shall be required at the time of permitting to justify construction can take place and no adverse impacts will occur to the preserved trees."

"CoT Tree and Landscape Technical Manual - all canopy and/or root pruning must follow ANSI A 300 standards and be supervised by an ISA certified arborist."

REVISIONS

1-15-26

4102 N 22ND ST, TAMPA, FL 33610
 (FOLIO No. 157726-0000)



SCALE: 1" = 10'

DATE: 9-15-2025

LANDSCAPING PLAN

Sheet **2 OF 4**

REZONING REQUEST FOR 4102 N 22ND STREET FROM CG TO PD

REVISIONS

1-15-26



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2,865 SQ.FT. NEED 10% = 286.5 SQ. FT. OF TRANSPARENCY REQUIRED
360.00 SQ. FT. TRANSPARENCY PROVIDED



EAST ELEVATION
SCALE: 1/4" = 1'-0"

1,026 SQ.FT. NEED 20% = 205.2 SQ. FT. OF TRANSPARENCY REQUIRED
206.32 SQ. FT. TRANSPARENCY PROVIDED

4102 N 22ND ST, TAMPA, FL 33610
(FOLIO No. 157726-0000)

DATE: 9-15-2025

PROPOSED ELEVATIONS

Sheet **3** OF **4**

REZONING REQUEST FOR 4102 N 22ND STREET FROM CG TO PD

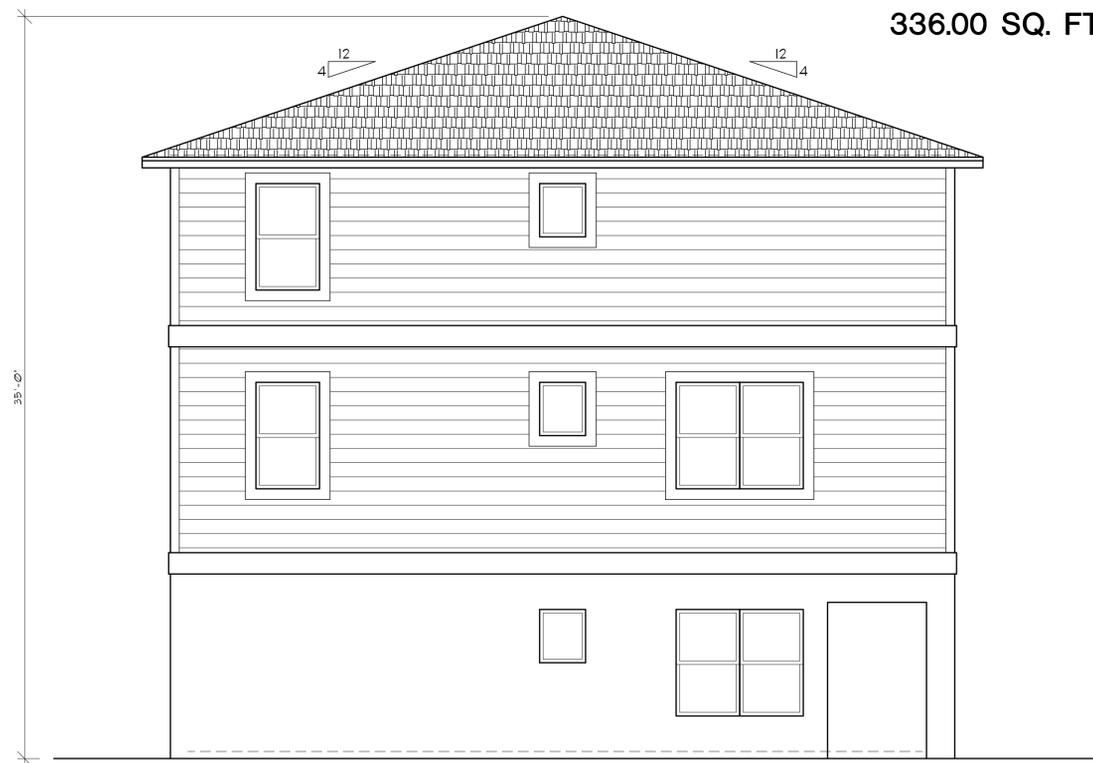
REVISIONS

1-15-26



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2,860 SQ.FT. NEED 10% = 286.0 SQ. FT. OF TRANSPARENCY REQUIRED
336.00 SQ. FT. TRANSPARENCY PROVIDED



WEST ELEVATION
SCALE: 1/4" = 1'-0"

1,026 SQ. FT. NEED 10% TRANSPARENCY = 102.6 S.F.
106.23 S.F.T. TRANSPARENCY PROVIDED

4102 N 22ND ST, TAMPA, FL 33610
(FOLIO No. 157726-0000)

DATE: 9-15-2025

PROPOSED
ELEVATIONS

Sheet **4 OF 4**