

KOSOY ENTERPRISES, INC.

June 9, 2014

Fort Pierce Planning and Zoning
P.O. Box 1480
Fort Pierce, Fl. 33454

Re: Variance Requests Lot 24 Block 1, Thumb Point

Variance #1: Criteria Response. (Board of adjustments)

1. Conditions peculiar to this property are the:

Large lot size, but a limited building area.

Lot 24 is Water Front Property with total 23700 sq feet of Land Area, but a buildable lot area of only 18,098 sq ft.

The usable side yard lot dimensions are 141' on the South and 160' on the North. Many waterfront lots around Thumb Point have the same 100' frontage but longer side yards dimensions, due to the location of the water's edge.

The water front exposure is along the rear property line & overlooks the city on the other side of the waterway.

2. Special Conditions Exist due to the actions of others that result in our request for this variance, regarding the Building Lot Coverage Area.

Such Conditions Are:

1) Large Lot with Limited Building Area

3. Hardship Created: Result in our clients restricted property usage, limiting their ability to enjoy their property. They would like to be able to have space for their children and themselves along with a shaded pool/outdoor kitchen area.

4. We have met all the setback Restrictions, the biggest factor impacting neighboring properties.

5. We have met setback requirements consistent with other homes on the street. The alternative is to fill the remaining lot boundarys which would have a negative impact on adjoining properties

The minimum variance that would give our client reasonable use of their land is the permitted building coverage of 25% of the entire Lot Size, or 30% of the Building Lot Area which is 55% over the current 25% building coverage.