



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: **Variance -Exceed Allowable Lot Coverage**
Onachila Residence
61 Southpointe Dr

DATE: March 19th, 2015

STAFF REPORT

Owners/Applicants: Carl & Cynthia Onachila
61 Southpointe Dr
Fort Pierce, FL 34949-9134

Requested Action: Approval of a variance to construct a single-family home which exceeds the permitted lot coverage by 3.382%, an increase from the allowable 40% to 43.38%, to construct a 160 sq. ft, covered porch addition to the structure.

Location: 61 Southpointe Drive

Parcel ID: 2507-713-0010-000-4

Zoning: R-4A, Hutchinson Island Medium Density Residential

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Future Land Use: Hutchinson Island Residential (HIR)

Parcel Size: .14 acres / 6,000 sq. ft.

Construction Date: 2002

Structure Size: Finished/Under Air Area: 1,967 sq. ft.
Gross Total Area: 2,443 sq. ft.

Existing Lot Coverage: 40.72%

Proposed Lot Coverage: 43.38%

Staff Analysis:

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a variance to deviate from Section 22-27.1(b)(3)a. of the City Code construct a single-family home which exceeds the permitted lot coverage by 3.382%, exceeding the allowable area by 203 sq. ft., an increase from the allowable 40% to 43.38%, to construct a 160 sq. ft., covered porch addition to the structure.

The subject site is a 6,000 sq. ft. lot in the Southpointe Subdivision, within Ocean Village. The existing 2,443 sq. ft. single-family home on-site was constructed in 2002. The home consists of 1,967 sq. ft. of finished area under air, a 440 sq. ft. attached garage, and a 36 sq. ft. open-air front porch. The gross total building area equates to a lot area coverage of 40.72%, presently. City Code Section 22-27.1(b)(3)a., mandates that single-family home structures, within the R-4A zone, shall not cover more than forty (40) per cent of the lot area.

The applicants purchased the property in October 2014, in its existing state, unaware of the non-conformity. The applicants are proposing the rear addition of a covered screen room, with the intent to enhance the rear of the existing single-family home, and provide outdoor seating centered upon views of the abutting golf course. The proposed addition is 160 sq. ft. in size, featuring an impervious roof, white aluminum frame, and screen panels to protect the interior space from weather and bug intrusion.

The requested addition to the structure necessitates the review and approval of a Special Exception, and the presented Variance, based on the structure failing to meet the allowable lot area coverage for single family homes in the R-4A zoning district, in addition to the proposed increase in lot coverage to approximately 43.38%.

The addition will exceed the lot area restrictions noted, however the enlargement will not violate the required yard (setback) and height standards of the district, the requested expansion requires the further authorization of a Special Exception by the Board of Adjustment to the subject request, based upon the expansion of the structure, which presently exceeds the allowable coverage of lot area. The proposed improvement plan and conceptual design are provided for review.

Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant, in the attached application and supporting documents, cites various factors and explanation with regard to the above-referenced criteria.

Property Owner Response Summary:

A total of 7 notifications were mailed to abutting property owners. As of March 19, 2015, 3 responses have been received. The collected responses approved of the applicant's request. An updated recording of responses will be provided to the Board at the hearing.

Staff Comments:

The characteristics associated with the presented lot, existing single-family home, and the applicant's application present factors for the Board of Adjustment to consider compliance with the criteria specified in Section 22-108 of the City Code, and act accordingly.