



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

VARIANCE

Property address or Location

1705 RIO VISTA

Parcel ID #(s) 2412-503-0023-0002

Project description CONSTRUCT NEW SINGLE FAMILY HOUSE

KATHLEEN GILMARTIN / CHARLES HAJEK

SAME

Property Owner(s)

1111 FERNANDINA ST.

Street Address

FORT PIERCE FL 34949

City State Zip

772 828 1080

Phone Number

CCHOWK77@AOL.COM

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Handwritten signatures of Kathleen Gilmartin and Charles Hajek]

Property Owner(s) Signature(s)

STATE OF FL COUNTY St. Leon
The foregoing instrument was acknowledged before me this 11 day of Dec, 20 15, by

G-456-501-52,544-0 who is personally known to me or has produced
G-456-501-52,544-0 as identification.

[Handwritten signature of Deanna M. Gerhart]
Signature of Notary



DEANNA M. GERHART
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF105260
Expires 3/23/2018

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS . CALL (772) 467-3739

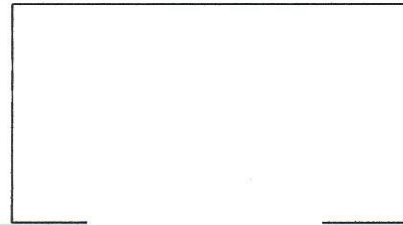
TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Approved



Intake Date Stamp

100 N. U.S. 1 ♦ P.O. BOX 1480 ♦ FORT PIERCE, FL 34954 -1480 ♦ 772-467-3739 ♦ FAX 772-466-5808

WWW.CITYOFFORTPIERCE.COM

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: ALLOW LOT COVERAGE OF MORE THAN 25%

Reason for request: _____

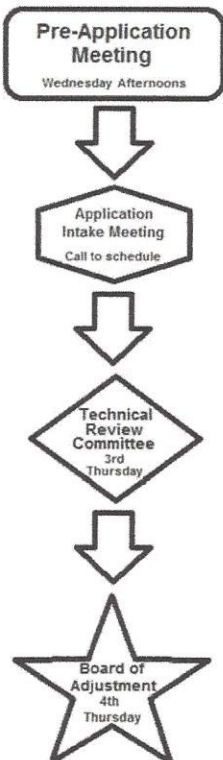
Existing Use : SINGLE FAMILY LOT Date Property was Purchased: _____

Alterations made to the site since purchase: TREES RELOCATED

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? _____

Application Outlook



Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Explanation of Request with regards to designated Criteria for Granting Variances

- 1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district**

VARIANCE REQUESTED IS LOT COVERAGE OF 26.24%, OR 1.24% OVER THE 25% AS ALLOWED IN THE R-1 DISTRICT. THE PATIO AREA IS 387 SQUARE FEET, AND IF IT WERE A SCREEN ROOF RATHER THAN A SOLID ROOF, THE HOUSE WOULD COMPLY WITH CODE.

- 2. Does special conditions or circumstances result from actions other than that of yours? Please explain**

ON JULY 28, 2008, A VARIANCE WAS GRANTED FOR A HOUSE AT 1718 RIO VISTA DRIVE FOR LOT COVERAGE OF 32.5%

- 3. Identify any undue hardship or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

IN ORDER TO COMPLY WITH CODE, THE PATIO WOULD NEED TO HAVE A SCREEN ROOF. THIS WOULD COMPROMISE THE ROOF CONFIGURATION AS IT WOULD NO LONGER BE A COMPLETE HIP ROOF, WHICH WOULD MAKE IT MORE SUSCEPTIBLE TO WIND DAMAGE IN THE EVENT OF A HURRICANE

- 4. What is the minimum variance that would give the reasonable use of the land, building or structure?**

1.24%

- 5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:**

AS THE AREA COVERED BY THE STRUCTURE DOES NOT DIFFER WHETHER THE PATIO ROOF IS SCREENED OR ROOFED, IT WOULD NOT BE NOTICEABLE TO NEIGHBORS. SIGHT LINES ARE NO DIFFERENT IN EITHER CASE

Property Identification

Site Address: Rio Vista DR
 Sec/Town/Range: 12/35S/40E
 Map ID: 24/12N
 Zoning: R1

Parcel ID: 2412-503-0023-000-2
 Account #: 24083
 Use Type: 0000
 Jurisdiction: Fort Pierce

Ownership

Charles C Hayek
 Kathleen A Hayek
 1111 Fernandina ST
 Fort Pierce, FL 34949


Legal Description

SURFSIDE-UNIT TWO- BLK 11 LOT 23(OR 3393-2534)

Current Values

Just/Market Value: \$285,300
 Assessed Value: \$285,300
 Exemptions: \$0
 Taxable Value: \$285,300

Taxes for this parcel: SLC Tax Collector's Office 

Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	14,840

This information is believed to be correct at this time but it is subject to change and is not warranted.
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