

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

The conditions that are specific to 1722 Coconut Dr., Ft. Pierce are as follows:

- a. Each lot in Jennings Cove is a different size ranging from a size of 88 ft. X 120 ft. to 80 ft. X 248 ft. The lot at 1722 Coconut Dr. is one of the smaller lots.
- b. Each house in Jennings Cove is a custom home and none are alike.
- c. The house at 1722 Coconut was permitted and built in 2001 with a pool and pool enclosure. In 2004 a hurricane destroyed the enclosure and the owner at the time did not reinstall the enclosure. When the house was purchased in 2016, the new owner saw that an enclosure had existed in the past and proceeded down the path of permitting and reinstalling the enclosure. That was when it was discovered that the original permit was approved in error.

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

The special conditions or circumstances that lead to the current conditions are:

- a. The original owner built a house, pool and pool enclosure in 2001. At that time all permits were reviewed and approved by the City of Ft. Pierce.
- b. The original screen enclosure was destroyed by a hurricane in **2004** and not reinstalled at that time.
- c. When the house was purchased in 2016 the previous owner and contractor both stated that a screen enclosure could be reinstalled because it was permitted and approved in 2001.

**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.**

The undue hardships that would result in the literal interpretation of the code are as follows:

- a. In the evenings without an enclosure the insects such as sand fleas and mosquitoes reduce the time that the pool and patio can be enjoyed.
- b. If a literal interpretation of the code is followed and no variance is approved the screen enclosure would land at the edge of the pool and not at the edge of the patio. This would not allow you to walk around the pool on the north side and you could not climb out of the pool on the north side because the screen would be in the way.

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

The minimum variance that I would like is the variance that allows the enclosure to be reinstalled in its original location that was permitted and approved in 2001.

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

The variance will not impair the intent of the zoning ordinance or be detrimental to the public because:

- a. The variance will return the property to its as built condition which was approved in 2001.
- b. The enclosure will not encroach on any public or private property.
- c. I have spoken with the neighbors on both sides and they have not expressed any objections to the enclosure.