

VARIANCE

Property address or Location 3141 S Indian River Drive, Fort Pierce, FL 34982

Parcel ID #(s) 2426-501-0003-000-3

Project description Replace existing orchid house abutting property line with structure of same size. Variance needed because 8 ft height is required due to adjoining bathroom with slider at top of tub deck, 4 ft above grade. With only a six foot fence, people stepping into or exiting the tub will be clearly visible. Bathroom built to be integral with orchid house.

Eddie W. Stover; Kathy J. Davis

Property Owner(s)
 3141 S Indian River Drive
 Street Address
 Fort Pierce FL 34982
 City State Zip
 772-971-8990
 Phone Number
 ed.stover@ars.usda.gov
 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.

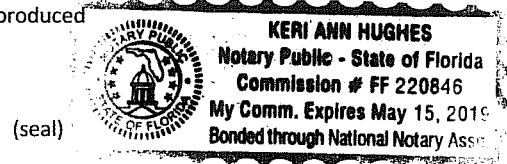
Eddie W. Stover Kathy J. Davis
 Property Owner(s) Signature(s)

STATE OF ~~Florida~~ St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 28th day of March, 2017, by

Eddie W. Stover and Kathy J. Davis who is personally known to me or has produced _____ as identification.

Keri Ann Hughes
 Signature of Notary



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 _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

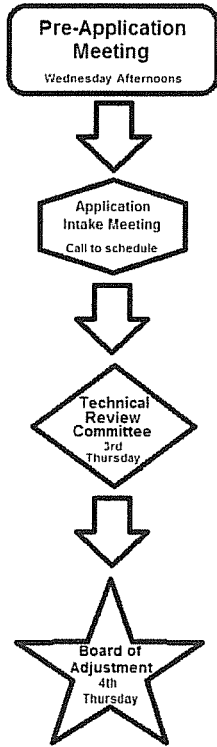
Intake Date Stamp

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

Application Outlook



Description of request: Replace existing orchid house abutting property line with structure of same size.

Variance needed because 8 ft height is required to maintain use of custom bathroom built to be integral with orchid house.

Reason for request: Bathroom has slider at top of tub deck, 40 in above grade, with custom stained glass on either side.

With only a six foot fence, people stepping into or exiting the tub will be clearly visible. Bathroom built to be integral with orchid house.

Existing Use : Orchid house, viewed from within bath Date Property was Purchased: 9/26/2008

Alterations made to the site since purchase: Extensive renovations, including change of all windows, many walls and metal roof

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

If yes, what has changed since the denial? _____

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:

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

We live at and are owners of 3141 S Indian River Dr. Our master bathroom was designed to look out on, and open up into, an orchid house (see photo). The structure needs replacing, but we are told that we cannot simply replace the existing 8 ft structure, as current zoning specifies no more than 6 ft structures within 15 ft of the property line.

We totally understand that 8 ft fencing would be disruptive in most situations, creating a fortress-like environment. In this case the orchid house is: only ~12 x 14 ft., is ~200 feet from IRD and up a hill so there would be no additional visual obstruction, and is otherwise visible only by our next door neighbor (JoAnne Gregory 772-595-8037) who does not oppose replacement. She would rather look at the orchid house than into our bathroom!

As you can see from the photo, the slider to the orchid house is raised due to being on a deck flush with the top of the tub, approximately 4 ft above the surrounding soil. With only a six foot fence, people stepping into or exiting the tub will be clearly visible. It has custom stained glass surrounding the slider which would be obscured by curtains, and the intent of the slider is to allow the bather to enjoy the view of the orchid house. Frankly, this very nice feature of our home will be compromised and made foolish rather than desirable if we cannot replace the orchid house. Failure to achieve this variance will detract from our use of the property and will compromise property value.

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

The custom bathroom and integral orchid house were built in the 1980s, prior to our purchase of the home.

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.

As you can see from the photo, the slider to the orchid house is raised due to being on a deck flush with the top of the tub, approximately 4 ft above the surrounding soil. With only a six foot fence, people stepping into or exiting the tub will be clearly visible. It has custom stained glass surrounding the slider which would be obscured by curtains, and the intent of the slider is to allow the bather to enjoy the view of the orchid house. Frankly, this very nice feature of our home will be compromised and made foolish rather than desirable if we cannot replace the orchid house.

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

We request a variance to permit an 8 ft orchid house enclosure, which abuts the property line, rather than the maximum 6 ft specified.

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

The orchid house is: only ~12 x 14 ft., is ~200 feet from IRD and up a hill so there would be no additional visual obstruction, and is otherwise visible only to our next door neighbor (JoAnne Gregory 772-595-8037) who does not oppose replacement. She would rather look at the orchid house than into our bathroom!



Beams (like a pergola)

Fence (8')

Master Bath