



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Special Exception
 Addition to a Non-Conforming Structure
 1611 Binney Drive**

DATE: June 30th, 2017

STAFF REPORT

Owner/Applicant: Stephen A Eaton
 1611 Binney Drive
 Fort Pierce, FL 34949-3190

Requested Action: Recommendation of Approval to the Board of Adjustment for a Special Exception to expand a nonconforming structure by 550 sq. ft.

Location: 1611 Binney Drive

Parcel ID: 2401-501-0213-000-1

Zoning: R-1, Single-family Low Density Residential

Surrounding Zoning:

North	East	South	West
R-3	R-1	A2 (Aquatic)	R-1

Future Land Use: RL, Low Density Residential

Parcel Size: .46 acres

Construction Date: 1980

Staff Analysis:

The subject single-family home was constructed in 1980 on South Hutchinson Island. The property owner is requesting to construct a 550 sq. ft. addition to the home. The existing structure fails to meet the setback requirement of the western side yard as set forth by the R-1, Single-Family Low Density Residential District, classifying this structure as non-conforming.

The requested addition to the structure necessitates the review and approval of a Special Exception based on the main structure failing to meet City Code Section 22-24 (b)(2)b., which mandates that the minimum depth of the side yard shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The structure rests at a distance of 6.3 feet from the western property line. This property is not a corner lot and therefor all structures must maintain at least a seven (7) foot distance from the side yard property line. The lot that abuts the western property line is currently vacant.

The proposed addition is intended to provide a covered patio to enhance the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-24, Single-Family Low Density District (R-1).

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such special exception. The Planning Board is requested to review the Special Exception for the proposed addition and advise the Board of Adjustment prior to action by the Board of Adjustment on the proposal.

Staff Recommendation:

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore, Staff recommends that the Planning Board forward a recommendation of **approval** to the Board of Adjustment.