

VARIANCE

Property address or Location 3121 S. Indian River Dr Fort Pierce FL 34982
 Parcel ID #(s) 2426-122-0010-000-2
 Project description Summer Kitchen

Raymond Wild
 Property Owner(s)
3121 S Indian River Dr
 Street Address
Fort Pierce FL 34982
 City State Zip
772-216-7770
 Phone Number
arbwild@gmail.com
 Email Address

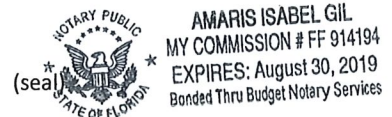
Applicant/Representative, Title, Company
 Street Address
 City State Zip
 Phone Number
 Email Address

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.

Raymond Wild
 Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY St Lucie
 The foregoing instrument was acknowledged before me this 3rd day of January, 2018, by Raymond B. Wild
Raymond B. Wild who is personally known to me or has produced
Amaris Gil as identification.

Amaris Gil
 Signature of Notary



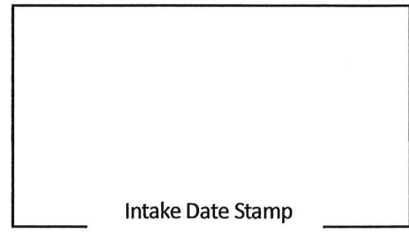
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739

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 # _____



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: Reduction of side yard set back to 10' for this structure only.

Reason for request: To correctly align this building with the house and pool and give proper separation from house roof.

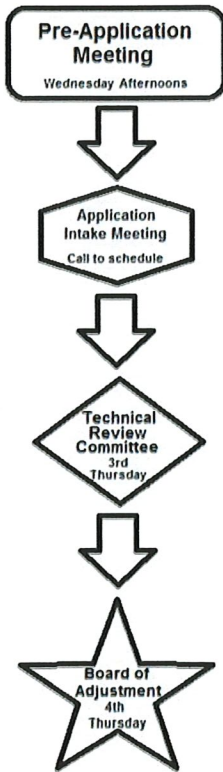
Existing Use: single family Date Property was Purchased: 1999

Alterations made to the site since purchase: House and pool

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:

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:
Sec/Town/Range:
Map ID:
Zoning:

Parcel ID:
Account #:
Use Type:
Jurisdiction:

Ownership

Legal Description

Current Values

Just/Market Value: \$665,800
Assessed Value: \$549,749
Exemptions: \$50,000
Taxable Value: \$499,749
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 3,941
Gross Area (SF): 7,893
Land Size (acres): 7.46
Land Size (SF): 324,957.6

This information is believed to be correct at this time but it is subject to change and is not warranted.
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January 3, 2018

To: Fort Pierce Planning Department Official

From: Ray Wild, Property Owner

Re: Request for Variance, Response to Application Questions

Property Address:

3121 S Indian River Dr
Fort Pierce Fl 34982

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

Our property, situated on Indian River Dr, includes nine acres total however, seven of the acres are still in native sand ridge habitat and some of it extends beyond the railroad tracks. The property includes 185 feet of road frontage. The home was built in 2000 and was positioned in the center of the road facing property in order to create an aesthetically pleasing appearance to the neighborhood. Unlike many properties, our property borders are not perpendicular but rather slanted to the north and extend behind the house immediately to the north of us.

We have applied for and received a permit in order to add a covered detached summer kitchen structure to the pool area. Due to the fact that our house is centrally positioned as well as other factors such as the drain field and septic tank requirements, there is very limited space by the pool. We obtained a professional architect in order to ensure that the structure adds aesthetic value to the existing house and neighborhood and to work as much as possible within these barriers.

Unfortunately, due to the 15 foot setback and the non-perpendicular property lines, the structure must be constructed approximately five feet off center to the pool. This creates a lack of visual alignment as well as an issue with the close proximity to the existing house roofline, a condition we seek to avoid.

The variance would allow us to construct the structure so that it is aligned with the house and pool.

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

The special conditions impacting this request are not a result of our actions but rather the pre-existing non-perpendicular boundary lines for the property.

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 request for variance is made in order to allow us to place the summer kitchen structure where it can be most aesthetically pleasing to the neighborhood as well as located where it can be fully utilized and enjoyed, directly facing the pool with river views and within close proximity of the primary kitchen since the summer kitchen is supplementary to the existing kitchen and full utilization of the cooking area would require frequent access to the house. Therefore, the placement options are very limited. Due to the significant investment in this improvement, placing it off center or further away is a hardship for which we are seeking relief. Additionally, the placement required due to the variance not only places the structure oddly off center of the pool but forces placement extremely close to the existing house roofline.

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

We are requesting a variance of five additional feet from the 15 foot setback to 10 foot for this structure only. This will allow for the proper alignment of the structure and give us adequate clearance with our existing roofline. This would allow the structure to be centrally placed behind the pool and properly aligned to the house. The front portion would have the full 15 foot setback but due to the border slanting, the back southwest corner of the building would need the five foot variance.

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 would allow for a more aesthetically pleasing placement of the structure and therefore enhance the impact on the neighborhood. It is not detrimental to the neighbors, as the structure would not impede their views of the riverfront. Additionally, there is rich foliage between the two properties. The neighboring property also has a storage structure on their side of the fence that faces south and is within five feet of our property line. The back of their structure abuts our property line but does not diminish our property. It is not visible and does not detract from our views due to the beautiful landscaping, trees and foliage.