



VARIANCE

Property address or Location 1711 S. Indian River Dr, Ft Pierce, FL 34950
 Parcel ID #(s) 2415-411-0004-000-0
 Project description Variance request for south side setback of 14.31' and for north side setback of 2.3'

Conrad G. Stegner and Margaret E. Cook

Property Owner(s)
1711 S. Indian River Dr

Street Address
Ft Pierce, FL 34950

City State Zip
(772) 882-9808

Phone Number
margaret_e_cook@yahoo.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.

Conrad G. Stegner Margaret E. Cook
 Property Owner(s) Signature(s)

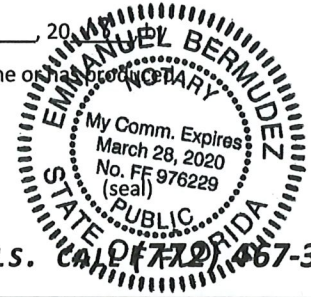
STATE OF Florida - St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 5th day of January, 2018

Conrad G. Stegner and Margaret E. Cook who is personally known to me on the basis of

Florida State Drivers License as identification.

Emmanuel Bermudez
 Signature of Notary



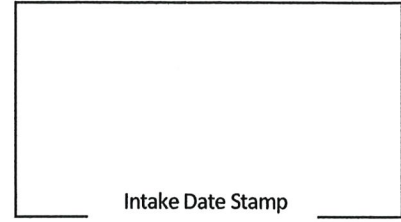
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739

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 # _____



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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: Variance Request for setback of 14.31' on southside of home, and 2.3' on north side of home.

Reason for request: want to add covered lanai and closet/ laundry in rear of home. Both addition will have 15'+ setbacks

Existing Use: primary home Date Property was Purchased: 10/14/16

Alterations made to the site since purchase: Drain field, doors, water heaters, roof

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

If yes, what has changed since the denial? _____

Application Outlook

Pre-Application Meeting
Wednesday Afternoons

Application Intake Meeting
Call to schedule

Technical Review Committee
3rd Thursday

Board of Adjustment
4th Thursday

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:

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Parcel ID#: 2415-411-0004-000-0

Variance Application Questions/Answers:

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

Answer: Our home was built in the late 1970's, and we purchased it in October 2016. It has had several owners and has been renovated across the years. Like most homes on Indian River Drive, our home does not sit parallel to the River. The home and view are slightly angled toward the south. Also, our lot has a bend in it and is not fully perpendicular to the water. Our home is set back 91 feet from the road which is approximately the same distance as both neighbors' homes. We do not impede each others' views.

Evidently, when our home was built, they believed that the south edge of the house was positioned in accordance with the 15' setback requirement; however, it has become apparent that the Southeast corner of our home is in fact 14.3' from the property line. The Southwest corner is 16.1' from the property line.

With regard to the north side of the house, a carport was added in 1991. At that time, a variance was granted to allow the north side of the house to be 7' from the property line. We did not know that the variance was specifically for a 7' set back until January 4, 2018 when we received a phone call from Brandon Creagan in your Planning office. . The current survey shows that The Northwest rear corner of the carport is only 2.3' from the property line. The Northeast front corner of the carport is approximately 5' from the property line. We do not know how or why the carport was built differently than the approved variance.

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

Answer: We have not made any additions to the house since we purchased it 2016.

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.

Answer: If we had to comply with the 15' setback requirement, we would have to demolish and rebuild the Southeast corner of our home, and we would have to rebuild or remove the carport.

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

Answer: We seek a variance which would allow the South side of our home to be 14.3' from the property line, and for the carport on the north side of the home to be 2.3' from the property line.

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

Answer: These situations have existed since the house was built almost 40 years ago, and since the carport was added in 1991. Our adjacent neighbors have signed letters to support our variance request. (See attached.) We are not seeking permission to move our home any closer to the property line. This variance will not impact the building density calculation for the area.