

## Application for a variance for detached garage at 2521 S. Indian River Drive

### 1. Conditions peculiar to property...

The lot at 2521 S. Indian River Drive is a deep lot that backs up the railroad tracks on the east side of the savanna's. We only have residential lots on the sides of the property as the property to the west of the site in question is operated by the railroad.

### 2. Conditions from actions other than our own...

The property at 2521 S. Indian River Drive has multiple wood aluminum sheds already on the south side of the property that were present when we purchased the property in 2017. Neither of those sheds is within the normal setbacks as determined by current code, and they are smaller and not on concrete foundations. Our goal is to remove those two sheds and have built this detached garage on a concrete slab. There is a chain-link fence at the west border of the property and there is a fence east of it that is the west boundary of an existing tennis court. Those fences do not run parallel to one another, and the west most fence diverges away from the tennis fence as it runs north. Concrete slab has already been installed but was turned to run parallel to the tennis court fence on property and that put the northeast corner of the slab within the normal 15-foot setback required.

### 3. Undue hardship or deprivation of commonly enjoyed rights...

The only hardship resulting from denial of this variance involves manipulation of the current concrete slab. That slab can have additional length added to the south side to allow the shed to be built as currently planned (35' x 24'). The slab is built with three garage door entrances formed at the east side of the slab. The garage doors drop into these small recesses to keep rain from coming in under the door. The slab will need to be modified to account for new door positions if changed.

### 4. Minimum variance giving reasonable use of land...

The minimum variance is three feet on the north side of the property for the corner of the shed to now be acceptable and permissible. The current setback is 15 feet and we are asking for a 3-foot variance to allow the corner that is within 12 feet of the current property line.

5. Variance request in relation to intent of zoning ordinance, and public welfare...

The only person that could be impacted by a variance at this location is the neighbor to the north. The shed would be within 12 feet of the property line instead of 15. There is no impact to the general-public as the site can not be viewed by any other persons. The depth of the properties in this area of Fort Pierce prevent any public from viewing this section of the property. Our goal is to plant taller palms or shrubs on the north and south side of the garage once built to lessen any unfavorable view of the garage to either our neighbor or ourselves. The south side fence is already planted to reduce the view of the trains in the back.

General comment.

We feel the property is generally improved by the removal of the two smaller sheds currently on site, and the building of this larger detached garage further to the back of the property. Once properly landscaped the overall impact to us and the neighbors will be positive for all parties.