



TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Variance**
Exceed Allowable Lot Coverage
71 Southpointe Drive

DATE: June 18, 2018

STAFF REPORT

Owner/Applicant: Randall & Stacy Hicks
 8397 Greenside Drive
 Dublin, OH 43017

Requested Action: Recommendation of Approval to expand a non-conforming structure which already exceeds the permitted lot coverage of 40% pursuant to City Code 22-27.1(b)(3)(c). The current lot coverage is 42.78% and the applicant would like to construct a screened enclosure (216 square feet) that would increase the lot coverage to approximately 46.38%. This would represent a Variance of 3.60% of additional lot coverage.

Location: 71 Southpointe Drive

Parcel ID: 2507-713-0009-000-4

Zoning: R-4A, Hutchinson Island Medium Density Residential

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Future Land Use: HIR, Hutchinson Island Residential

Parcel Size: .14 acres/6,000 Square Feet

Construction Date: 2002

Existing Lot Coverage: 42.78%

Proposed Lot Coverage: 46.38%

Staff Analysis:

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a Variance to deviate from Section 22-27.1(b)(3)(c) of the City Code to construct a screened enclosure onto a single-family home which already exceeds the permitted lot coverage by 2.78%.

The subject site has a lot size of 6,011 square foot in the Southpointe Subdivision, within Ocean Village. The existing 2,572 square foot single-family home was constructed in 2002. The gross total building area equates to a total lot coverage of approximately 42.78%. City Code Section 22-27.1(b)(3)(c), states that single family home structures, within the R-4A zone, shall not cover more than forty (40) percent of the lot area. The existing structure exceeds the allowable lot area coverage for single family homes in the R-4A zoning district, classifying this structure as non-conforming.

The applicants purchased the property in March 2018, in its existing state, unaware of the non-conformity. The applicants are proposing a rear addition to the structure that will be a screened patio. The applicants would like to have the ability to entertain guests outside and take advantage of the weather in Florida. They also note that the home was constructed without any hard surface area in the back yard and that their neighbors also have a patio similar to what they are proposing. The proposed screened patio will be 12X18 or 216 square feet and will have a poly roof over it.

The requested addition to the structure necessitates the review and approval of a Special Exception, and the presented Variance, based on the structure failing to meet the allowable lot coverage of forty (40) percent for single family homes in the R-4A zoning district. The new proposed lot coverage with this 216 square foot screened enclosure would be approximately 46.38%. This would represent a Variance of 3.60% from the current lot coverage to the proposed lot coverage.

The addition, as presented, will further violate the established lot area restrictions noted, however the enlargement will not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The proposed addition will meet the yard (setback) and height standards of the district. The proposed site plan and conceptual design are provided for review.

As a note, the next door neighbor at 61 Southpointe Drive received Special Exception and Variance approval for their screened enclosure in March 2015, for the same issue as presented in this staff report.

Variance Criteria:

The following criteria are specified in City Code 22-108, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Property Owner Response Survey:

A total of 6 notifications were mailed to abutting property owners. As of June 18, 2018, 0 letters have been received. An update will be provided at the Board of Adjustment meeting.

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the Variance to increase the lot coverage by 3.60% from 42.78% to 46.38% in consideration of the criteria specified in Section 22-108 of the City Code.