



VARIANCE

Property address or Location 1679 Thumb Point Dr.
 Parcel ID #(s) 2401-244-0001-000-4 R4DE, T35S, Sec. 01, N-CQ10, B1K1, LT 4D
 Project description Swimming Pool + Chickee Hut (Tiki)

Rafael + Karen + Ryan + Marshall Crotty Same - R.C. Crotty
 Property Owner(s) Applicant/Representative, Title, Company
1679 Thumb Point Dr 1104 W. Oak St.
 Street Address Street Address
Ft. Pierce Fl. 34949 Kissimmee Fl. 34741
 City State Zip City State Zip
407-908-8630 407-908-8630
 Phone Number Phone Number
rc@hallmarkpool.com rc@hallmarkpool.com
 Email Address Email Address

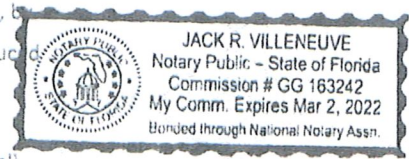
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Rafael Crotty, Karen Crotty, Ryan Crotty, Marshall Crotty
 Property Owner(s) Signature(s)

STATE OF FL COUNTY SE
 The foregoing instrument was acknowledged before me this 21 day of MAY, 2018.

R.C. Crotty, Karen Crotty, Ryan Crotty, Marshall Crotty who is personally known to me or has produced RC Crotty as identification.

[Signature]
 Signature of Notary

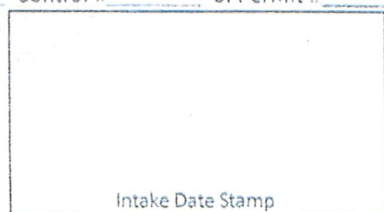


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____



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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 to allow setback for swimming pool to be 2ft on rear and 6' on side to property line. Also to place upright poles for Tiki 6ft off rear prop line

Reason for request: Existing setbacks would NOT allow either a pool or a Tiki due to only 17'7" of space.

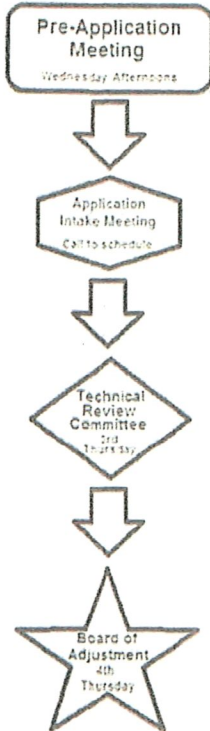
Existing Use: R1-SF Date Property was Purchased: May 2016

Alterations made to the site since purchase: wooden deck on grade, Fence

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

If yes, what has changed since the denial? N/A

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. Property backyard has 17'7" of room to build on. Need variance to build.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain Yes. Lot is small + house built in 1978 did NOT allow for room in rear for a pool.
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. Literal interpretation would not allow owner to build pool or Tiki which would prevent enjoyment
4. What is the minimum variance that would give the reasonable use of the land, building, or structure? pool Needs 2' on rear + 6' on side to waters edge. Tiki Needs 6' to support posts.
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare: There is 10' of additional spoils land owned by the state between rear property line and slope to water. Improvements would NOT be detrimental to views of any neighbor and would NOT change their water view or use + enjoyment of their property.