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JAN 16 2019



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CITY OF FORT PIERCE
PLANNING & ZONING

VARIANCE

Property address or Location 920 Georgia Ave, Fort Pierce FL 34950
Parcel ID #(s) 2410 710 0019 0001
Project description ADD Kitchen/LAUNDRY/GARAGE Addition

John F.R. Morris
Property Owner(s)
1717 S U.S. Highway 1ste 5
Street Address
Fort Pierce FL 34950
City State Zip
954, 494, 9663
Phone Number

Email Address

David Cleveland
Applicant/Representative, Title, Company
100 Ave A Ste 2E
Street Address
Fort Pierce FL 34950
City State Zip
772 464 2010
Phone Number
vidand12@yahoo.com
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.

[Signature]
Property Owner(s) Signature(s)

STATE OF FLA - S LUCH COUNTY
The foregoing instrument was acknowledged before me this 15th day of January, 2019, by
John Fitz Morris who is personally known to me or has produced
FL-DL as identification.

[Signature]
Signature of Notary

(seal)

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 _____

Intake Date Stamp _____

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: VARIANCE OF 2' SIDE SETBACK ON Georgia Ave.

Reason for request: NON-CONFORMITY

Existing Use: SFR Date Property was Purchased: 2014

Alterations made to the site since purchase: PARTIAL DEMOLITION

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

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. Do 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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CITY OF FORT PIERCE
PLANNING & ZONING



Cleveland Design Group, Inc.

772.464.2010

vidand12@yahoo.com

100 Avenue A, Suite 2E

Fort Pierce, Florida 34950

January 16, 2019

To: City of Fort Pierce Planning Department
Historic Preservation Board
Maria Lewicka

Re: Variance request for 920 Georgia Avenue

Ms. Lewicka,

The following are responses to the five questions, meeting the criteria of Section 22-108 of City of Fort Pierce Code.

1. The original residential structure was built in 1930 and when built conformed to the City of Fort Pierce code. When Georgia Avenue was improved the City requested and was granted right-of-way from the property owner, resulting in the non-conformity.
2. The non-conformity is a result of the mandatory granting of right-of-way to the City.
3. A literal interpretation of the code would fail to acknowledge that the non-conformity exists as a result of the City's mandatory dedication of additional right-of-way.
4. A 2'0" variance in the side setback allows the property owner to improve the structure.
5. This variance has no impact on the general public welfare. This addition follows the same footprint of the previously demolished residential structure. The previous structure posed a life safety risk to the general public.

If you have additional question please feel free to contact me at the above contact information.

Thank You
David Cleveland

62.67'(P)
N00°04'58"E 62.47'(C)

5' VACATED ALLEY

35.00'

FND IRC
"ILLEGIBLE"

5' VACATED ALLEY

FND 3/4"
IRON PIPE 0.6N OF PL



ADDITION

LOT 3 BLOCK 4
STORY RESIDENCE

S89°57'27"E 134.95'(C)
135.00'(P)

LOT 2
BLOCK 4

CONC WALK

COVERED
ENTRY

5' CLE
0.6'S OF PL

S89°55'02"E 165.00'
GEORGIA AVENUE
70' RIGHT OF WAY

N89°55'02"W 134.98'(C)
135.00'(P)

7" CURB
TYPICAL

EQ

8" PLASTIC
FENCE BND
1.9'S OF PL

THE SOUTH 10'
LOT 2 BLOCK 4

IRIGATION
VALVE

10.00'(D)
9.99'(C)

S00°01'45"W 62.57'(C)
62.67'(P)

CONC WALK

30.00'

7" CURB
TYPICAL

7" CURB
TYPICAL

N00°04'58"E 97.60'
SOUTH 9TH STREET
60' RIGHT OF WAY

PLAN