



VARIANCE

Property address or Location 410 N 2nd St Ft. Pierce FL 34950
 Parcel ID #(s) 2403-705-0113-000-2
 Project description Rehab existing house add wrap around porch build garage, Add a bathroom to existing house, build fence
 Property Owner(s) Douglas and Linda Granfield Applicant/Representative, Title, Company Michael Menard - Architectonic, Inc
 Street Address 1017 S. 7th St Street Address 806 Delaware Ave
 City State Zip Fort Pierce FL 34950 City State Zip Fort Pierce FL 34950
 Phone Number 603 608 7446 Phone Number 772-460-7751
 Email Address granfield L@gmail.com Email Address Architectonic inc. com

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.

Douglas Granfield *Linda J. Granfield*
 Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY SAINT LUCIE
 The foregoing instrument was acknowledged before me this 5th day of OCTOBER, 2019, by
DOUGLAS & LINDA GRANFIELD who is personally known to me or has produced
FLDL & FLDL as identification.



Jasmine A. Reid
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG016036
Expires 7/27/2020

Jasmine A. Reid
 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 _____

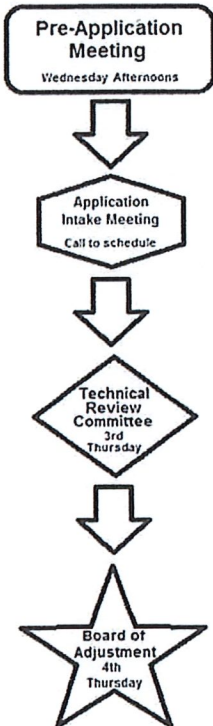
Intake Date Stamp

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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

Application Outlook



Description of request: SECTION 22-28.1 REDUCTION IN SET BACKS NORTH SIDE TO 4.9', SOUTH SIDE TO 0.07', REAR SET BACK TO 1.4' & CONSTRUCT A DETACHED GARAGE IN FRONT OF RESIDENCE

Reason for request: THE RESIDENCE IS EXISTING & SET TO THE REAR OF THE PROPERTY

Existing Use: RESIDENTIAL Date Property was Purchased: _____

Alterations made to the site since purchase: NONE

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

If yes, what has changed since the denial? _____

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:

Granfield Variance Criteria

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

Response: The existing structure encroaches in the setbacks and cannot be moved. The additions and renovations will not increase the encroachments. Also due to the location of the existing structure the garage has to be located in front of the residence.

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

Response: The zoning ordinances or lot separations have changed since the residence was originally constructed creating the encroachments.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the for the zoning district.

Response: If the variance is not approved the residence will not be able to have a covered porch to enjoy the great outdoors or garage for storage and vehicle parking, which is a need for all residences especially for a residence of this size and location.

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

Response: The variances are reduction to the north side setback to 4.9', the south side setback to .7', the rear setback to 1.4' and construct detached garage in the front yard.

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

Response: The structure is currently encroaching in the setbacks and in need of repair the proposed renovations and additions will match the existing structure and not make further encroachments than what is already existing.