



FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

JUL 15 2020

VARIANCE

CITY OF FORT PIERCE
PLANNING & ZONING

Property address or Location 209 Ave D Fort Pierce, FL 34950
Parcel ID #(s) Lot 4 Block H
Project description Restoration of Home

James(Ed) + Jennifer Durrett
Property Owner(s)
209 Ave D
Street Address
Fort Pierce FL 34950
City State Zip
(502) 409-3959
Phone Number
edwardjames1111@gmail.com
Email Address

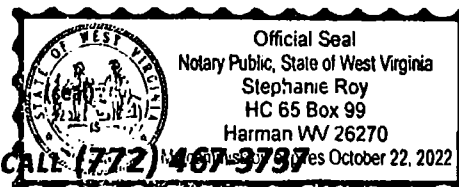
James(Ed) + Jennifer Durrett
Applicant/Representative, Title, Company
209 Ave D
Street Address
Fort Pierce FL 34950
City State Zip
(502) 409-3959
Phone Number
edwardjames1111@gmail.com
Email Address

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.

Jennifer L. Durrett
Property Owner(s) Signature(s)

STATE OF WV - COUNTY Randolph
The foregoing instrument was acknowledged before me this 11th day of July, 2020, by
Jennifer Durrett who is personally known to me or has produced
WV Florida Dr. Lic as identification.

Stephanie Roy
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-9797

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

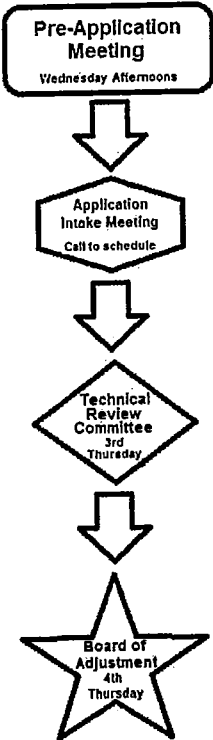
Intake Date Stamp

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

Application Outlook



Description of request: Remove non original, structurally unstable rear of home and build rear addition meeting modern day living conditions while preserving the original historic home.

Reason for request: Structural integrity and functionality of this space exceeds any normal expectation for anyone willing to invest and rehabilitate this home.

Existing Use : connected shed and apartments Date Property was Purchased: Feb 2020

Alterations made to the site since purchase: Gutted the interior to understand the structural integrity.

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:

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

This home has been recommended to be torn down due to the condition of the property. The cost to repair the original historical portion of the home exceeds the cost to tear down and rebuild a new structure.

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

Rebuilding the rear portion of this home will allow for additional sound buffering of train noise to homes of my east and south east.

- 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.**

No hardships exist. This lot is on the train tracks.

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

The variance request is to allow the word attached and not just detached. With a detached garage the set back to the rear is two feet. Zoning also allows for a common space above to be used as a secondary space. The proposed plan is a garage with secondary space above but would be attached to the structure. So the variance request is to allow the word attached and not just detached.

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

The request does not impact the zoning other than the use of detached vs attached.