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FEB 18 2021

VARIANCE

CITY OF FORT PIERCE
PLANNING & ZONING

Property address or Location 2203 S. Indian River Dr Ft Pierce 34950
Parcel ID #(s) 2414-333-0002-000/4
Project description PLACEMENT OF AN EMERGENCY whole house generator.

JOHN V.L. PARRY & SUSAN M. PARRY
Property Owner(s)
2203 S. Indian River Dr.
Street Address
Ft. Pierce, FL, 34950
City
772 971-5684 + 772-974-
Phone Number
JVLPARRY@AOL.COM
Email Address

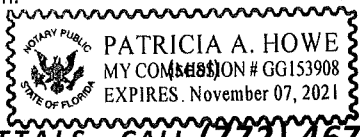
JOHN V.L. & SUSAN M. PARRY
Applicant/Representative, Title, Company
2203 S. Indian River Dr.
Street Address
Ft. Pierce, FL, 34950
City
772 971 5684 + 772 979-4008
Phone Number
JVLPARRY@AOL.COM,
Email Address

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 Florida COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 17 day of February 2021, by
John V.L. Parry who is personally known to me or has produced
as identification.

[Signature]
Signature of Notary



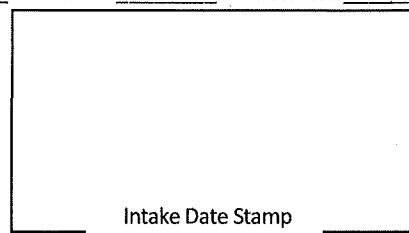
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

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

Fees _____ Control # _____ B. Permit # _____



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: Asking to have generator placed at the S. side of our home, adjacent to SW corner

Reason for request: Most protected place & furthest possible spot from both neighboring home

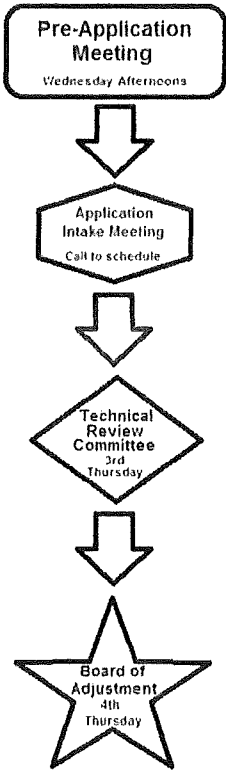
Existing Use: residence. Date Property was Purchased: 1988

Alterations made to the site since purchase: Solar system, roof, window, Dock, Electric service.

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

If yes, what has changed since the denial? _____

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.
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:

Answers to 5 "criteria" questions

1.) Our home is among the oldest on South Indian River Drive. Our home is placed on a non-conforming lot in an E-1 zone.

Our southern next door neighbor actually resides in a house approximated 100 yards behind our house. Our neighbor's lawn is directly south of our house and requested generator location

This placement request is entirely acceptable to both our northern and southern next door neighbors

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2.) No, not to our knowledge.

3.) Most all homes on Indian River Dr. are on conforming lots in the E-1 zoning district.

Conforming lots are approximately 44 feet wider than our lot and do not have the same space constraints as our non-conforming lot.

Also, to the south of requested gen. placement is a near half acre yard. Because of this fact, ANY sound or exhaust impacts to the quality of life for south neighbor doesn't exist. Proposed placement not concerning to either neighbor. (see letters)

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This is the minimum variance

4) This request is for a location that meets all the benefits NECESSARY to reduce impacts to both neighbors, to our north and south.

Location is furthest possible from neighbor to the south and from neighbor to the north.

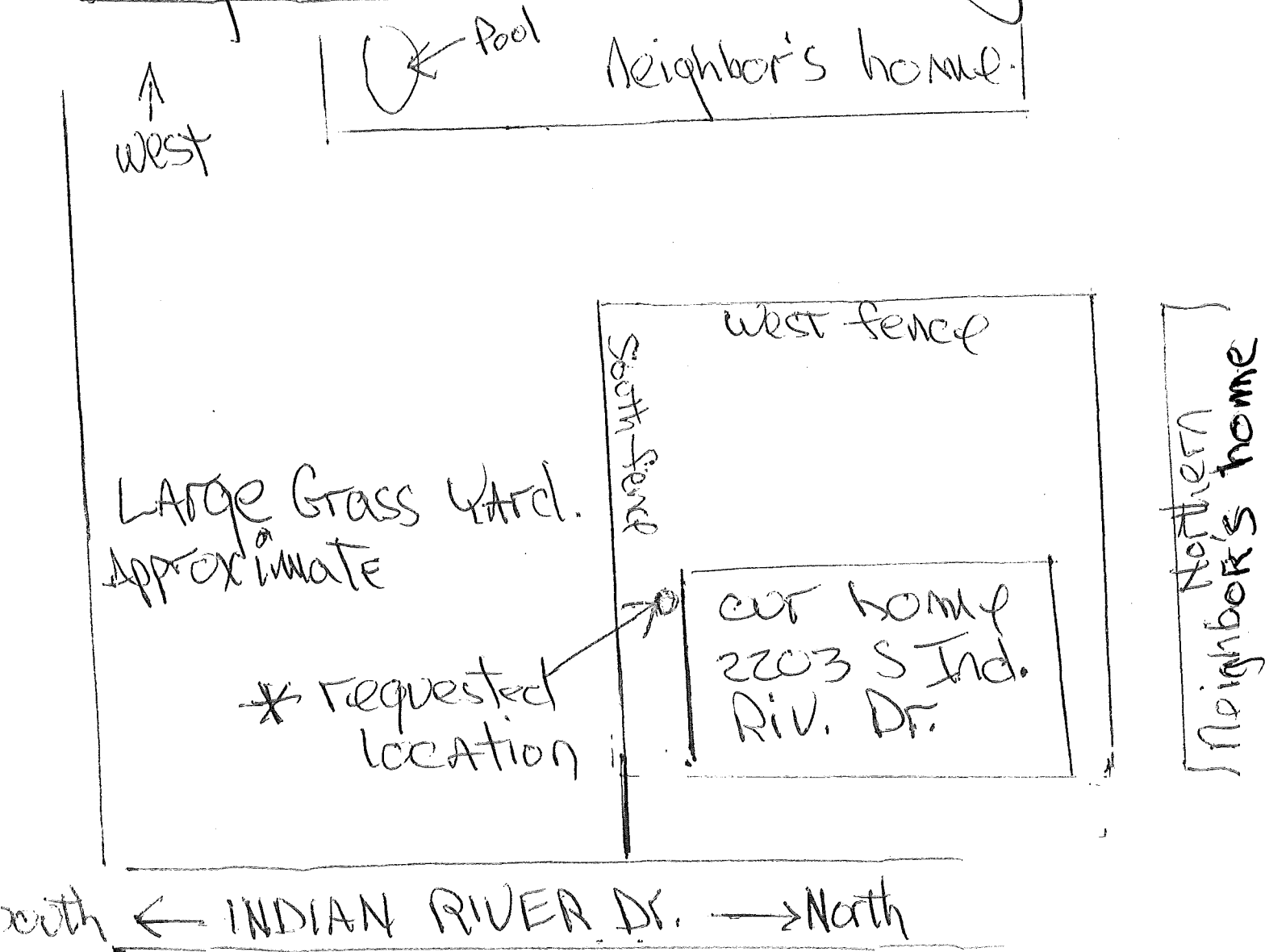
Also all considerations related to proximity to windows, flammable structures etc. are met with this placement.

8' feet from our southern property line is the only option which

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#4 continued

Minimizes exhaust impacts because the neighbor to our south actually resides in a home behind our home. Adjacent to our requested location, south of requested spot is a large lawn... See drawing below.



5.) The intent of this zoning ordinance is to reduce the impacts that the noise or exhaust from an emergency generator placement would make.

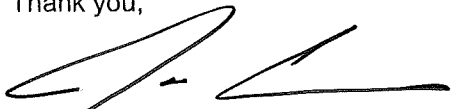
The general welfare, as it applies to our two next door neighbors, both to the north and south, is best served when this generator is located at this requested placement.

This requested spot is the furthest possible from both neighbor's homes.
(pages)

Regarding application for a zoning
variance for placement of a whole-
house generator at 2203 S. INDIAN RIVER
Dr., Ft. Pierce, 34950

I am Susan and John Parry's neighbor, directly next door and to their South. The emergency whole house natural gas fired generator they wish to have installed at the southwest corner of their home would be eight feet from the property line separating our properties. This communication is intended to give my permission to the City of Ft. Pierce to issue a zoning variance to the Parrys for the purpose of placing this generator at the aforementioned location.

Thank you,

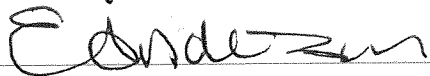


James CUNNINGHAM
2205 S. INDIAN RIVER DR.
Fort Pierce FL 34950

We, Erin Anderson & Benjamin Black
have no issues in regards to the
placement of John Parry & Susan Parry's
new generator. We live at 2111 S. Indian
River Dr.

Should you have any concerns, please
feel free to contact us anytime.

Sincerely,

Erin Anderson (716) 640-1284


Ben Black (954) 789 6497
