



VARIANCE

Property address or Location 1111 Fernandina Street
 Parcel ID #(s) 2401-431-0002-000-5
 Project description locate whole house generator in side yard

Charles Hayek and Kathleen Gilmartin

Property Owner(s)
 1111 Fernandina Stree

 Street Address
 Fort Pierce FL 34949

 City State Zip
 772-828-1080

 Phone Number
 cchawk77@aol.com

 Email Address

Charles Hayek

Applicant/Representative, Title, Company
 same as owner

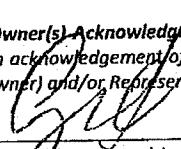
 Street Address

 City State Zip

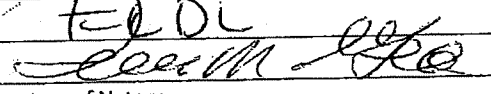
 Phone Number

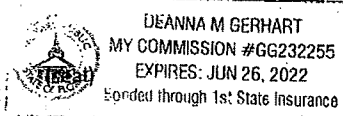
 Email Address

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.

Property Owner(s) Signature(s)


STATE OF FL COUNTY St. Lee
 The foregoing instrument was acknowledged before me this 19 day of March, 2021, by
Charles Hayek who is personally known to me or has produced

Ed DL as identification.

 Signature of Notary



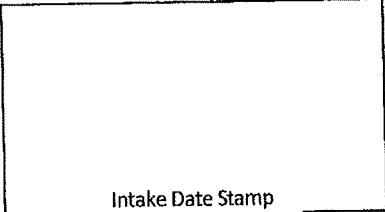
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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 # _____

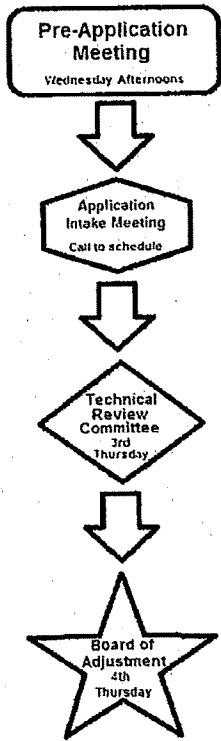


VARIANCE

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

Application Outlook



Description of request: locate whole house generator on side yard next to house within the 7' setback

Reason for request: there is no other adequate place to put the generator

Existing Use : residential Date Property was Purchased: 2014

Alterations made to the site since purchase: new house built

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:

ANSWERS TO QUESTIONS ON APPLICATION

1 As the frequency and severity of storms in our area has increased dramatically, it is important to have a back-up system in the event of power loss. To prepare for storms, we are trying to install a whole house generator system that will meet our needs. The ideal location of the generator is in the area on the side of the garage to be near both the electric panel and gas tank. From the pictures submitted, you can see that the generator will be hidden due to the large wall on my neighbor's side and the landscaping in the front of our house.

2 Due to the various codes of the placement of a gas generator such as distance from openings or gas tank, the placement would either be in the front yard closer to the street or way in the back making electrical connections difficult due to the distance and size of wire needed.

3 As the area in question is bordered by a gate and walls on both sides, the area is not easily accessed nor visible from the street. The placement of the generator will not visually impact my neighbor as there is both a 5 ½' CBS wall and a hedge of Areca palms of approximately 18' in height.

4. The distance between the wall and our house is 8 feet. The generator needs to be 18" from a structure and it is 24" wide, making the distance to the generator 4 ½". However, accordingly to the installer, if the unit was placed 18" from the wall it could be positioned so that the exhaust and noise is expelled to the front yard, lessening the impact to our neighbor. That would be the preferable location but if the board does not approve that we will ask for a 2 ½' variance which will put the unit 18" from our house but the noise and exhaust will be more noticeable to our neighbor.

5. As the generator, if allowed to be placed in our side yard, would not be visible from the street therefore the impact to the general public would be extremely minimal. We have some elderly friends that share our house in times of emergency making the generator more necessary than ever.