



RECEIVED

MAR 15 2021

CITY OF FORT PIERCE  
PLANNING & ZONING

**VARIANCE**

Property address or Location 1907 Fulton Drive Fort Pierce, FL 34950

Parcel ID #(s) 2409-712-0079-000-1

Project description Adding an addition to home including living area, bedroom and bathroom to where it was previously a carport

Jose Chicas-Andrade, Elena Chicas owner

Property Owner(s) 1907 Fulton Drive Applicant/Representative, Title, Company \_\_\_\_\_

Street Address Fort Pierce FL 34950 Street Address \_\_\_\_\_

City 34950 State FL Zip \_\_\_\_\_

Phone Number 772-979-3046 Phone Number \_\_\_\_\_

Email Address elena.chicas@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] Jose Angel Chicas A.

Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF FLORIDA COUNTY ST. LUCIE

The foregoing instrument was acknowledged before me this 12 day of MARCH, 2021, by

Elena Chicas who is personally known to me or has produced

Dr. Use. # as identification.

[Signature]  
Signature of Notary

(seal) **KELLY WILLIAMS**  
Notary Public-State of Florida  
Commission # GG 931632  
My Commission Expires  
November 13, 2023

**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: REDUCTION OF FRONT YARD SET-BACK

Reason for request: EXISTING RESIDENCE IS NON-CONFORMING AND THE PROPOSED ADDITION DOES NOT EXTEND BEYOND THE EXISTING STRUCTURE.

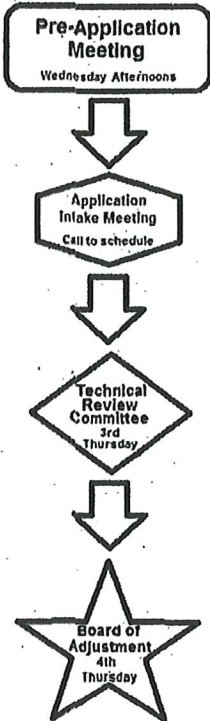
Existing Use: single family residential Date Property was Purchased: \_\_\_\_\_

Alterations made to the site since purchase: REMOVED EXISTING CARPORT AS REQUIRED FOR PROPOSED ADDITION

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



### 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. My home was built in 1952 so it was built on a 17-foot setback rather than a 25-foot setback that is required today. So, therefore my building is a legal non-conforming building.
2. Yes, special circumstances result from the fact that I was not the owner in 1952. I just recently purchased this home in 2017, so understandably I had no control over this.
3. If my home was built according to the code for the zoning district it would cause undue hardship because the home I would be creating wouldn't look continuous from the street. I would have to draw up the building plans with an additional 8-foot setback from the original line that was originally there when I demolished the carport, which would make the overall building appearance not look cohesive and awkward.
4. The minimum variance is that 8-foot variance in order to have the addition and the existing house line the same.
5. I am not asking for any other variances. All I am doing is keeping the same line of construction that I already have with the house that exist.
6. I am asking that you please take into consideration my plea and allow me to build onto my home in order to make my family comfortable. I understand the regulations have since changed since 1952, but I truly believe this is a special exception considering I am not adding onto the the lines that were already there. Thank you!



### Special Exception

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Parcel ID #(s) 2409-712-0079-000-1

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Jose Chicas-Andrade, Elena Chicas owner

Property Owner(s)

1907 Fulton Drive

Street Address

Fort Pierce, FL 34950

City State Zip

772-979-3046

Phone Number

elena.chicas@yahoo.com

Email Address

Applicant/Representative, Title, Company

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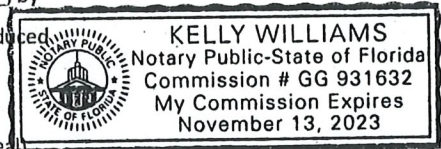
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Property Owner(s) Signature(s)

STATE OF FLORIDA Florida COUNTY ST. LUCIE  
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DR. USE # as identification.

[Signature]  
Signature of Notary



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**TO BE COMPLETED BY STAFF**

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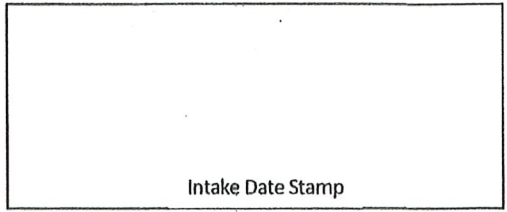
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Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_



# SPECIAL EXCEPTION

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  - Fencing, signs, etc.

- As-built Survey

For Duplex:

- Verification of zoning prior to 1985 from City Clerk
- Complete, notarized application

Special Exception Type:

Enlargement or Alteration of a Non-Conforming Structure

Duplex as Special Exception

1667 INCLUDED ORIGINAL CARPORT THAT HAS BEEN REMOVED FOR THE ADDITION.

Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	1667'	10'	RESIDENTIAL	1
Proposed	1722 S.F.	13'	RESIDENTIAL	1

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
RESIDENTIAL			

## Application Outlook

**Pre-Application Meeting**

Wednesday Afternoons



**Application Intake Meeting**

Call to schedule



**Technical Review Committee**

3rd Thursday



**Board of Adjustment**

4th Thursday



APPROVED BY:	DATE:
R. KEMERSON	02/09/21
REVERSED DRAWING	02/09/21
REVISIONS	
NO.	DATE
1	02/09/21

DRAWN BY:	DATE:
B.K.	02/09/21
SCALE:	1" = 20'
PROJECT:	1907 FULTON DRIVE
SURVEY MAP	

JOB NUMBER:	SHEET:
21-2018	1 OF 1

**LEGAL DESCRIPTION:** LOT 3 AND 4, BLOCK 6, TUCKER TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 54 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**ADDRESS:** 1907 FULTON DRIVE  
 FORT PIERCE, FL 34950

**NOTES:**

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

ELEVATIONS ARE IN FEET AND WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) USING REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FRTN). WITH REDUNDANCY OF MEASUREMENTS PERFORMED. VERTICAL ACCURACY IS 1.0 CM PLUS OR MINUS. ALL MEASUREMENTS ARE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD'83).

BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN, ALONG THE SOUTH-EASTERLY RIGHT OF WAY LINE OF FULTON DRIVE, SAID BEARING BEING N 45°00'00" E. ALL OTHER BEARINGS ARE RELATIVE THERETO.

PROPERTIES F.T.R.W. ZONE "V". PER MAP NUMBER 121110179K DATED 02/19/20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 51-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL STENOGRAPHIC AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1436, PAGE 2524, ST. LUCIE COUNTY PUBLIC RECORDS.

THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

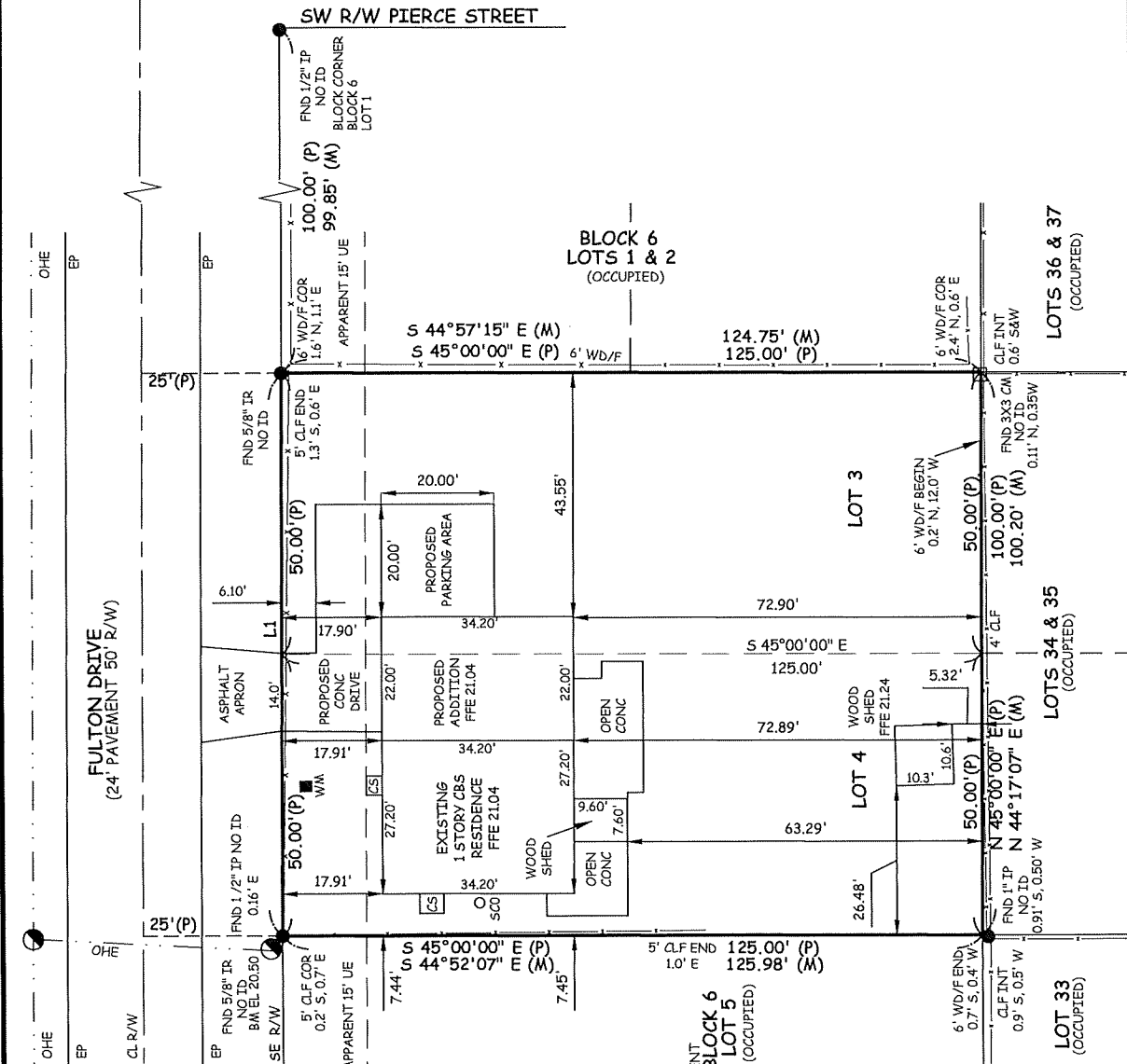
PUBLIC WATER & SEWER AVAILABLE.

LOTS CONTAINS 12,500 SQUARE FEET.

THERE APPEARS TO BE A 15' UTILITY EASEMENT ALONG THE FRONT LINES OF THE PLAT BUT THERE IS NO CLARIFICATION VERIFYING THE WIDTH OF SAID EASEMENT.

ORIGINAL BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 06-13-05.  
 UPDATE BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 02-04-21.

**Robert F. Kemerson**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA (PSM)#6285



**LINE CHART**  
 L1  
 BEARING BASIS  
 N 45°00'00" E 100.00' (P&M)

- LEGEND**
- BM = BENCHMARK
  - CBS = CONCRETE BLOCK STRUCTURE
  - CE = COVERED ENTRY
  - CLF = CHAIN LINK FENCE
  - CL = CENTERLINE
  - CM = CONCRETE MONUMENT
  - CONC = CONCRETE
  - COR = CORNER
  - COV = COVERED
  - CS = CONCRETE SLAB
  - CU = CURB & UTILITY EASEMENT
  - DE = DEVIATION
  - EL = ELEVATION
  - EP = EDGE OF PAVEMENT
  - FFE = FINISH FLOOR ELEVATION
  - FO = FOUND
  - ID = IDENTIFICATION
  - INT = INTERSECTION
  - IP = IRON PIPE
  - IR = IRON ROD
  - LI = LINE INFORMATION
  - LB = LICENSED BUSINESS
  - MB = MEASURED DISTANCE
  - OHE = OVERHEAD ELECTRIC
  - P = PLAT DISTANCE
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - R&C = IRON ROD & CAP
  - R/W = RIGHT OF WAY
  - SCO = SANITARY CLEAN OUT
  - UE = UTILITY EASEMENT
  - WD/F = WOOD FENCE
  - WM = WATER METER
  - W = WOOD POWER POLE