



VARIANCE

Property address or Location 809 Delaware Ave.
 Parcel ID #(s) 24140-709-0019-005
 Project description Commercial Conversion to a neighborhood bistro cafe

Gina D. Dean - Bey / Darryl R.T. Bey
Property Owner(s)
1005 Kentucky Ave
 Street Address
 Ft. Pierce FL 34950
 City State Zip
772-971-0001 772-979-6176
 Phone Number
gdbey@gate.net darrylbey@icloud.com
 Email Address

Architectonic Inc.
Applicant/Representative, Title, Company
806 Delaware Ave.
 Street Address
 Ft. Pierce FL 34950
 City State Zip
772-460-7751
 Phone Number
mmenard@architectonic inc.
 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.

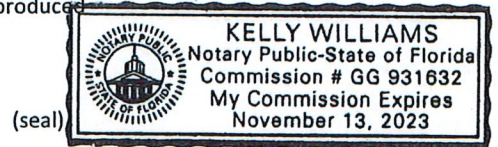
Darryl R. Bey
 Property Owner(s) Signature(s)

STATE OF FL. -- ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 2022 by

Darryl Bey who is personally known to me or has produced *Dr. LS #* as identification.

Kelly Williams
 Signature of Notary



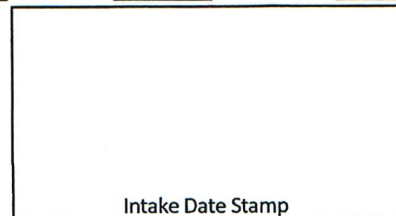
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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 # _____

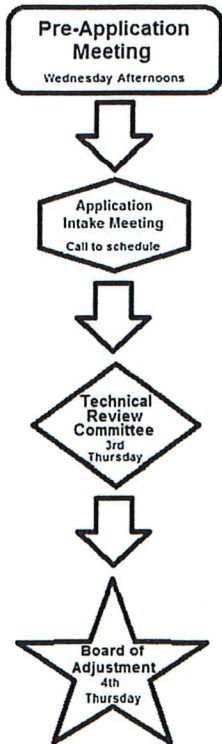


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Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- 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: Sec 125-198 front yard set back & Sec 125-315 reduction in offstreet parking

Reason for request: to be able to convert a business to a bistro / cafe

Existing Use : Business Date Property was Purchased: 4/23/2004

Alterations made to the site since purchase: New Roof

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:

Architectonic Inc

Criteria:

- 1.) This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally designed as a single-family residence.
- 2.) No special conditions or circumstances result.
- 3.) Do the Commercial Conversion Zone and the property size being 54' w x 130' d. A variance is required for use of the property. For example: Today's zoning ordinance requires 46' wide drive isle with 90 degrees parking and 10' Landscape buffer which is wider than the property.
- 4.) The minimum variance required is a reduction of the front yard setback of 15' and reduction in parking from 23 spaces without the 1200 s.f. exemption of 11 spaces with the exemption 4 spaces by allowing patrons to utilize the on-street parking.
- 5.) By granting this variance you will be expanding the downtown Pedestrian friendly feel into the Delaware Avenue / Peacocks Arts District.

