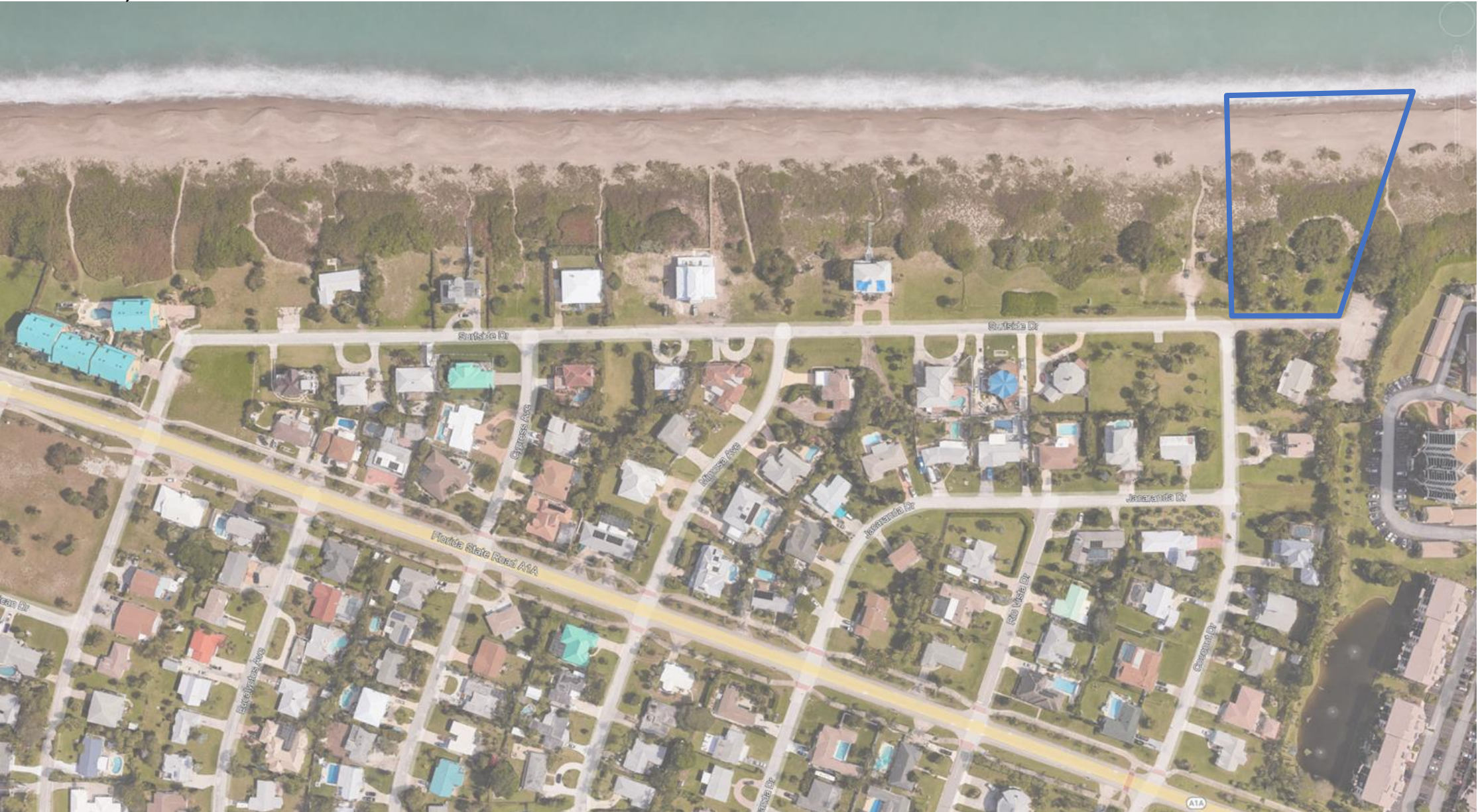
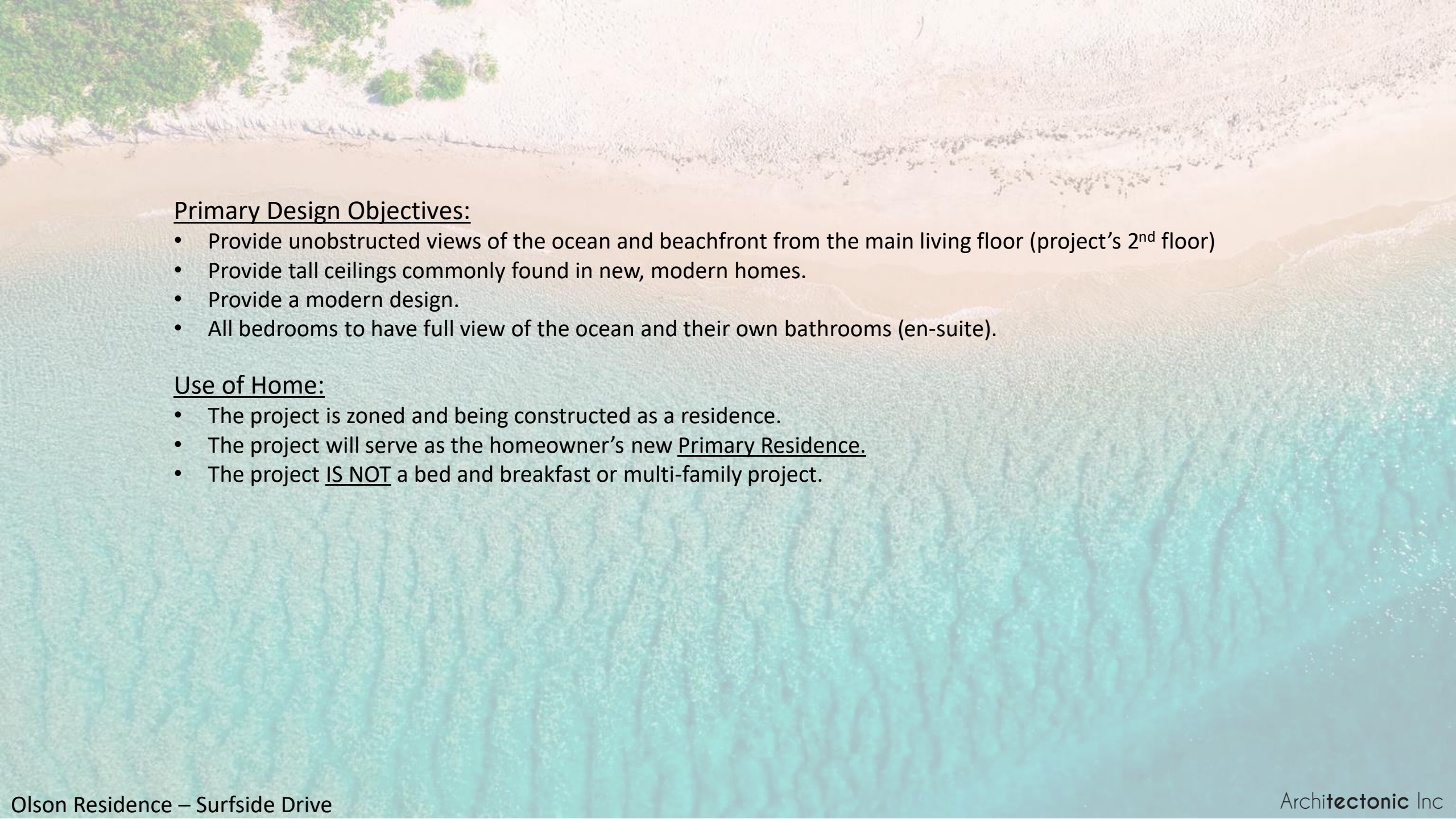


OLSON RESIDENCE - CONDITIONAL USE VARIANCE HEARING  
SURFSIDE DRIVE, FT. PIERCE



An aerial photograph of a beach and ocean. The top of the image shows a sandy beach with some green vegetation on the left. The middle section shows the ocean with gentle waves washing onto the shore. The bottom section shows the deep blue water of the ocean.

### Primary Design Objectives:

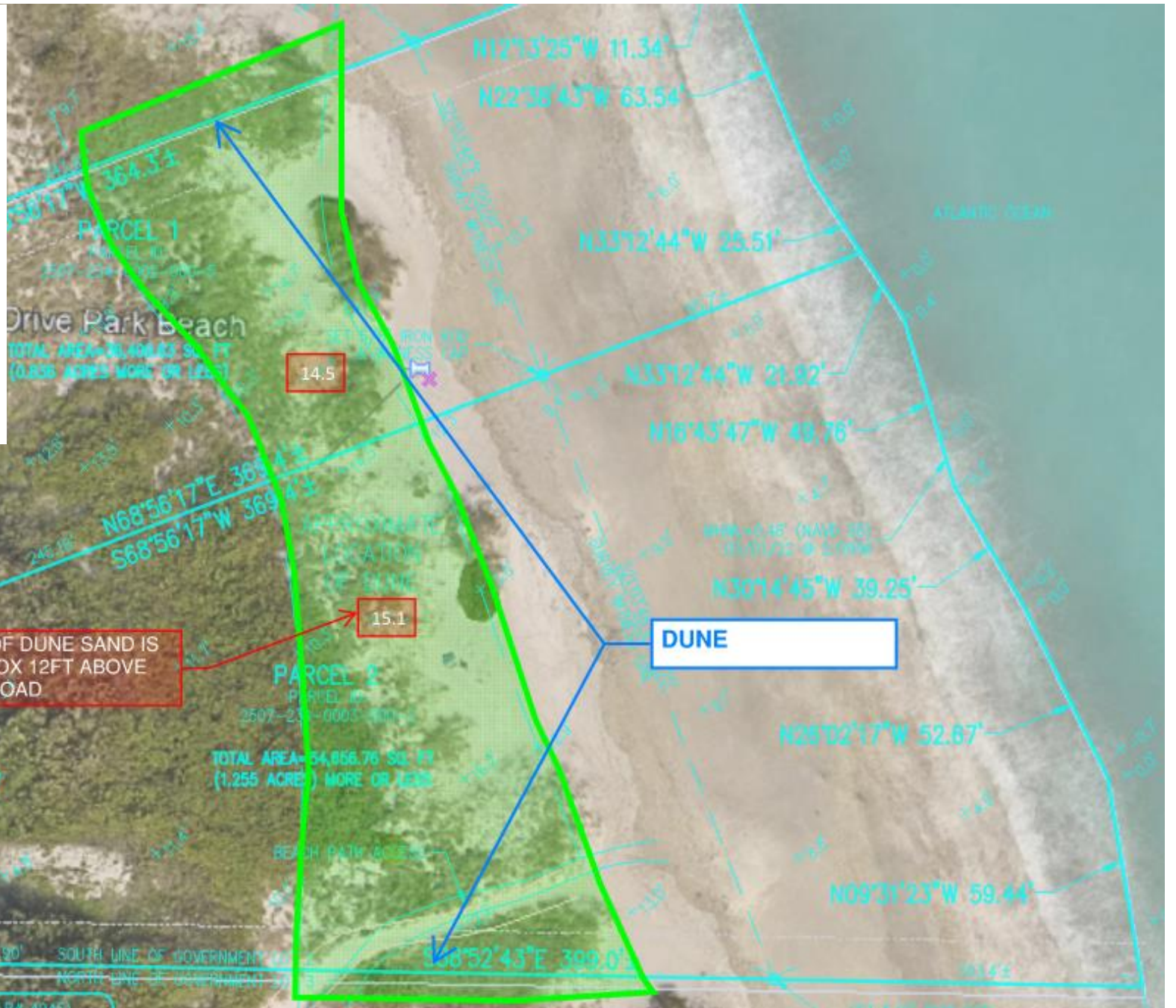
- Provide unobstructed views of the ocean and beachfront from the main living floor (project's 2<sup>nd</sup> floor)
- Provide tall ceilings commonly found in new, modern homes.
- Provide a modern design.
- All bedrooms to have full view of the ocean and their own bathrooms (en-suite).

### Use of Home:

- The project is zoned and being constructed as a residence.
- The project will serve as the homeowner's new Primary Residence.
- The project IS NOT a bed and breakfast or multi-family project.

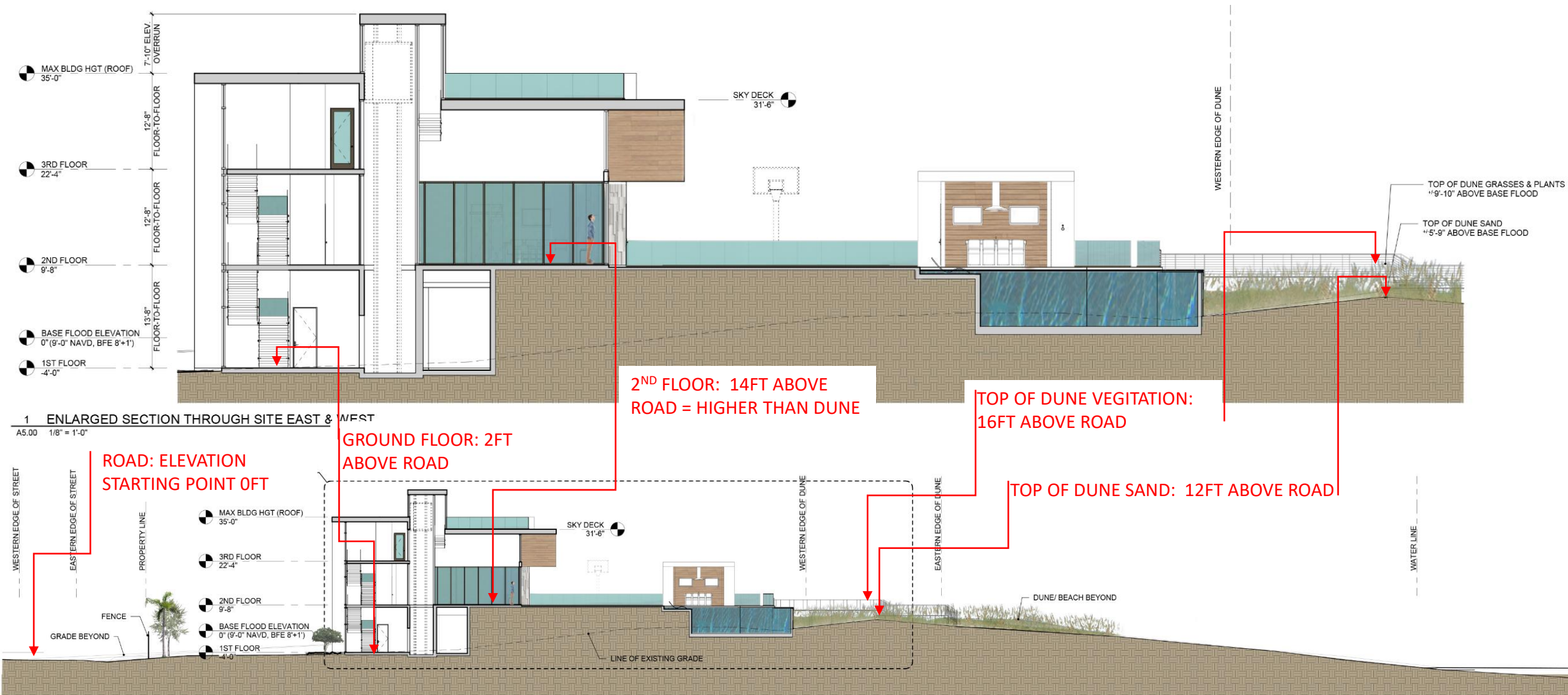
Project Hardships:

- Dune height in this portion of the beach is high. Top of sand is approx. 12ft above the road, adding existing vegetation (grasses & bushes) on top of the dune sand brings the required height to see the ocean approx. 16ft above the road.
- Project's Base Flood Elevation (BFE) is approx. 6ft above the road.



# Project Design Response to Hardships:

- Design main living floor (project's 2<sup>nd</sup> floor) to an elevation 14ft above the road to allow for viewing of the ocean over the dune and vegetation.



\*STRUCTURAL FOUNDATIONS NOT SHOWN

## Precedents of Similar Variances:

- Multiple houses on Surfside Drive have obtained the Conditional Use Variance for exceeding 28’.
- All have variances have been granted within the past 5 years.
  - 1812 Surfside – 2021
  - 1814 Surfside – 2019
  - 1912 Surfside – 2019

