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OCT 25 2023

CITY OF FORT PIERCE
 PLANNING & ZONING

VARIANCE

Property Information

Property address or Location

210-212 Ave D

Parcel ID #(s)

2403 705 0093 0005

Project description

Fence

Reason for request

Neighborhood lots do not have setbacks

Existing Use: protect lot

Date Property was Purchased: Feb '23

Alterations made to the site since purchase: fence, trees

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

If yes, what changed since the denial?

Curtis Boyd

Property Owner(s)

421 N. 2nd St.

Street Address

FP FL 34950

City State Zip

772 468 1004

Phone Number

Boydlaw@hotmail.com

Email Address

Curtis Boyd

Applicant/Representative, Title, Company

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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

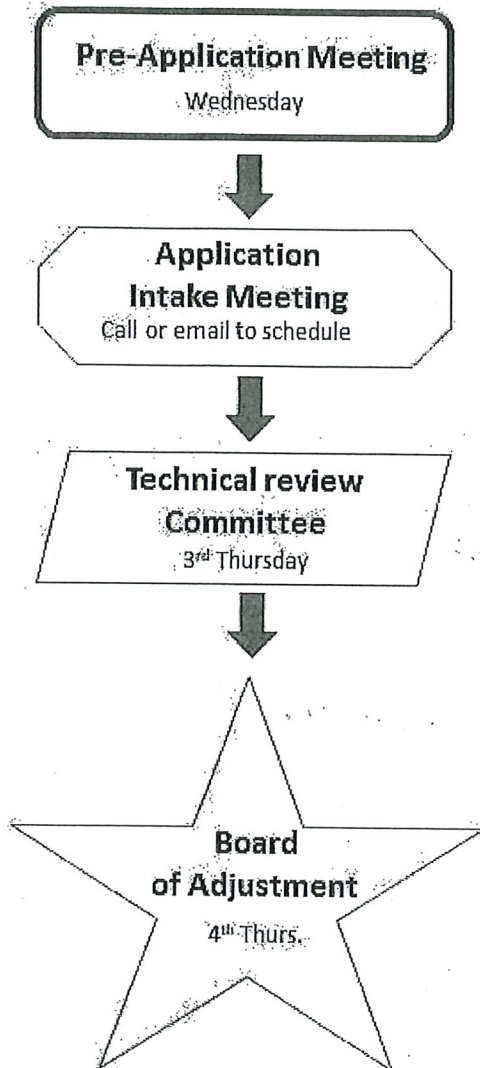
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule>
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees>



Submittal Requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- As-built Survey
- Floor Plan of Existing Buildings
- Site plan, to scale, including all relative improvements, existing and proposed structures, landscaping, parking, fencing, signs, etc.
- Criteria Narrative
- Complete Application

Criteria:

To determine whether your request for Variance meets all the criteria in Section 125-100 of the City Code, please answer the following questions. Please provide answers to the 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.



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Fort Pierce, FL 34950
772/468-1004
772/468-1034 - fax

October 25, 2023

City of Ft. Pierce
Planning Department

RE: VARIANCE APPLICATION (210-212 Ave. D)

To whom it may concern,

Please accept the following as my response to Application Criteria #1-5:

1. The suggested set back has not been a part of the Edgartown properties. Historically, in fact, fences have been place on the lot line, as can be seen presently. The requested variance would be in accord with surrounding properties.
2. The special condition is that surrounding properties do not have setbacks, which is due to the history of the neighborhood.
3. Property and fence would not match surrounding lots. The lot is 50 feet wide and surrounding owners have the benefit of the full lot inside of fencing.
4. The minimum reasonable variance is eliminating the suggested setback so as to allow uniformity with surrounding properties.
5. The variance would not be detrimental in any way. On the other hand, denying the variance would create non-uniformity along the surrounding sidewalks.

Thank you for your consideration.

Sincerely,


J. Curtis Boyd, Esq.