

Variance Request

Helseth Residence
1601 Frances Avenue
Lot 7 Block 6 of Thumb Point
Parcel ID# 2401-605-0096-000-3

Mr. Helseth is seeking a dimensional variance from the current lot coverage code standard of 30% maximum building coverage (R-2).

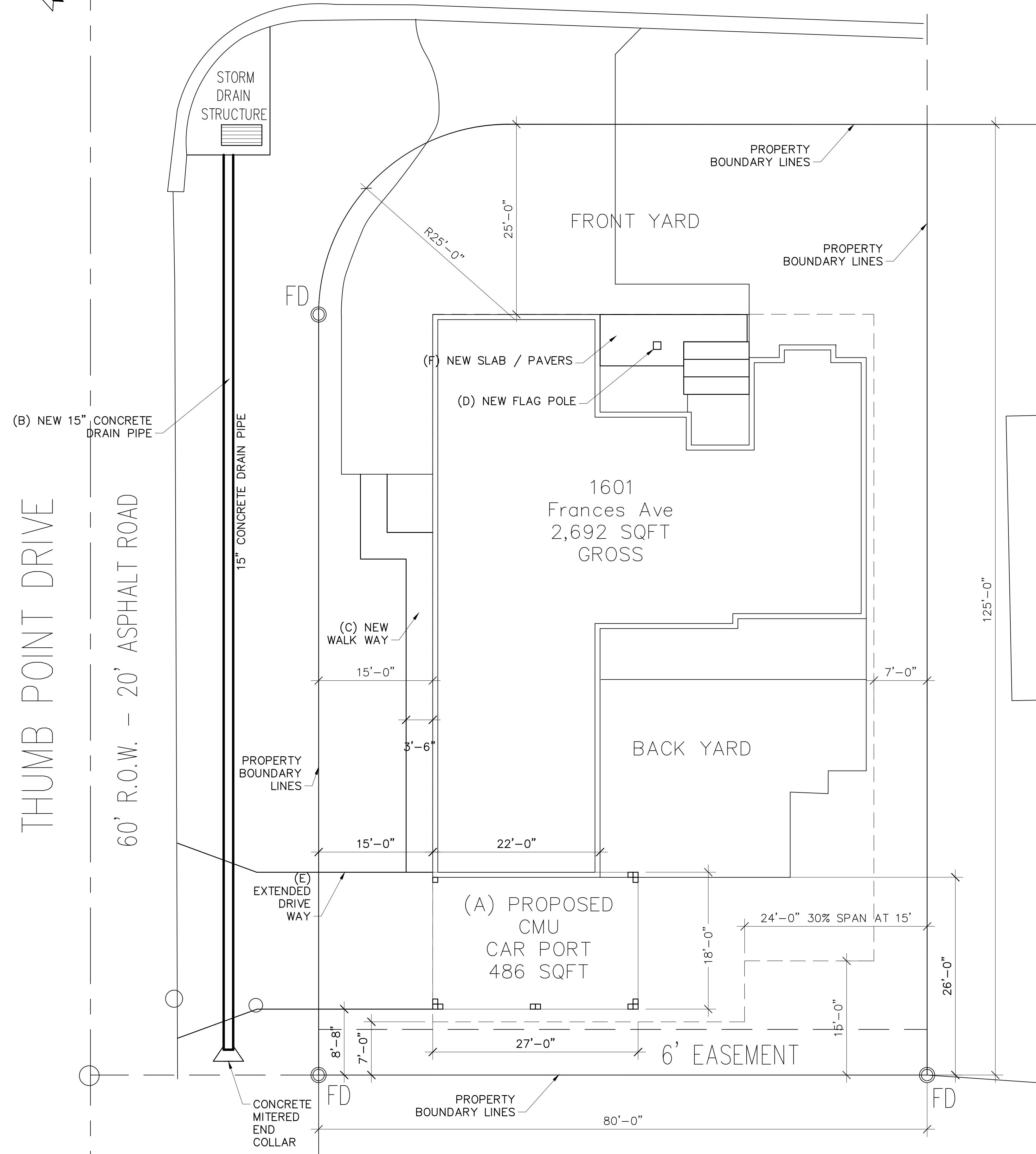
His home is on a 10,000 SF lot with an allowed building coverage of 3,000 SF. Building a proposed roof extension over the existing rear driveway would provide necessary covered storage. The proposed covered carport addition would add 486 SF of coverage. If approved, his existing building coverage of 2,692 SF + 486 SF additional = 3,178 SF Total building / lot coverage.

The 178 SF variance amount is the least departure from code standard which yields functional covered parking on this constrained corner lot with limited rear buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this corner lot parcel.

The minimum impact design of this open ended carport (no walls) would allow for safe covered parking, maneuvering and storage of vehicles. No new enclosed area is requested beyond the roof. The design would ensure property setback compliance with no encroachments. The proposed construction quality is engineered to ASCE 7-22 wind loads and complies with impact protection as required in hurricane prone regions. The proposed concrete stucco / metal roof carport addition is compatible with similar structures in the neighborhood and would match the current home design. The roof addition would be well under the maximum height allowed by R-2 zoning requirements and under the highest point of the current home roof. On-site drainage would be maintained per current existing rear driveway plan.

FRANCES AVENUE

50' R.O.W. - 20' ASPHALT ROAD



- SITE PLAN SCOPE OF WORK:**
- (A) PROPOSED CMU CAR PORT 486 SQFT
 - (B) NEW 15" CONCRETE DRAIN PIPE
 - (C) NEW WALK WAY
 - (D) NEW FLAG POLE
 - (E) EXTENDED DRIVE WAY
 - (F) NEW SLAB / PAVERS

PROJECT DESIGN DATA	
JURISDICTION	City of Fort Pierce
CODE	FBC 2023 8th Edition, FBCR 2023 8th Edition
PROJECT NAME	1601 Frances Ave, Fort Pierce, FL 34949
PROJECT ADDRESS	1602 Frances Ave, Fort Pierce, FL 34949
RISK CATEGORY	II
WIND SPEED ASCE 7-16 (3 Sec Gust)	160 MPH
ASD	132 MPH
EXPOSURE	C
MEAN BUILDING HEIGHT	<15'-0"

PRELIMINARY CODE REVIEW / ZONING NOTES (SHEET-READY)

ADDRESS: 1601 FRANCES AVE, FORT PIERCE, FL • ZONING: R-2 (SINGLE-FAMILY INTERMEDIATE DENSITY) • LOT TYPE: CORNER LOT.

LOT & BASIS OF DESIGN

PLATTED DIMENSIONS USED ON THIS SHEET: 80' (REAR WIDTH) x 125' (DEPTH).

LOT AREA USED ON PLANS: 10,000 SF (PER PROPERTY APPRAISER).

YARD SETBACKS - R-2 (SEC. 125-192(B)(2))

FRONT: 25 FT MINIMUM.

INTERIOR SIDE: 7 FT MINIMUM.

STREET SIDE (CORNER): 15 FT MINIMUM.

REAR (SPECIAL RULE): PROVIDE 15 FT SETBACK ALONG A CONTIGUOUS 30% OF THE REAR WIDTH; THE REMAINDER MAY BE 7 FT (WATERFRONT/DOUBLE-FRONTAGE = 15 FT ACROSS 100%).

REAR WIDTH USED = 80' → 30% = 24' AT 15' SETBACK; 70% = 56' AT ≥7'. KEEP THE 24' SPAN CONTIGUOUS.

LOT COVERAGE - R-2 (SEC. 125-192(B)(3))

MAX BUILDING COVERAGE: 30% OF LOT AREA → ALLOWED = 3,000 SF ON A 10,000 SF LOT.

EXISTING ROOFED FOOTPRINT: 2,692 SF.

PROPOSED NEW WORK: CARPORT 27' x 18' = 486 SF.

COVERAGE CHECK: 2,692 + 486 = 3,178 SF = 31.78% → OVER BY 178 SF RELATIVE TO 3,000 SF ALLOWED.

COMPLIANCE OPTIONS: SEEK VARIANCE TO 31.78% COVERAGE. (ACCESSORY COVERAGE COUNTS TOWARD THE CAP.)

BUILDING HEIGHT - R-2 (SEC. 125-192(B)(4))

MAX HEIGHT: 28 FT ABOVE GRADE (CARPORT INTENT ≈ 14 FT).

ACCESSORY STRUCTURES - R-2 (SEC. 125-192(C)(1))

ACCESSORY ELEMENTS MUST MEET ALL YARD, COVERAGE, AND HEIGHT LIMITS; ON NON-DOUBLE-FRONTAGE LOTS THEY MAY BE IN THE REAR YARD IF ≥7' FT FROM THE REAR LINE (SUBJECT TO THE REAR-YARD RULE ABOVE).

WIND DESIGN (ASCE 7-22)

ULTIMATE 3-SEC GUST (RISK CAT II): VULT = 160 MPH AT THIS SITE; HURRICANE-PRONE REGION; GLAZED OPENINGS REQUIRE WIND-BORNE DEBRIS PROTECTION PER §26.12.3. DESIGNING TO 180 MPH IS ACCEPTABLE WITH ENGINEERING/PRODUCT APPROVALS.

ACCESS / PARKING / DRAINAGE

PROVIDE DRIVEWAY/GRADING/DRAINAGE TO MEET JURISDICTIONAL STANDARDS; ALL USES MUST COMPLY WITH ACCESS, PARKING, AND LOADING REQUIREMENTS (CODE §§125-315, 125-316).

PLAN NOTES / APPROVALS

PRELIMINARY ZONING/CODE REVIEW FOR PERMITTING GUIDANCE. FINAL COMPLIANCE SUBJECT TO CURRENT SURVEY, FIELD VERIFICATION, PRODUCT APPROVALS, AND ENGINEERED CONSTRUCTION DOCUMENTS (FOUNDATIONS, CONNECTIONS, UPLIFT/OVERTURNING CHECKS, ROOF SYSTEM, DEBRIS PROTECTION).

REQUESTED RELIEF (DIMENSIONAL VARIANCE — LOT COVERAGE) CODE STANDARD: 30% MAXIMUM BUILDING COVERAGE (R-2).

LOT AREA (USED ON PLANS): 10,000 SF ALLOWED COVERAGE: 3,000 SF EXISTING ROOFED FOOTPRINT: 2,692 SF

PROPOSED ROOFED ADDITION: CARPORT 27' x 18' = 486 SF PROPOSED TOTAL COVERAGE: 3,178 SF = 31.78%

VARIANCE AMOUNT REQUESTED: +178 SF OVER THE 3,000 SF CAP (≈ +1.78 PERCENTAGE POINTS OVER THE 30% LIMIT).

JUSTIFICATION (SUMMARY POINTS FOR NARRATIVE)

CORNER-LOT GEOMETRY + REAR-YARD FORMULA CONSTRAIN BUILDABLE AREA; ACHIEVING REQUIRED CLEARANCES AND FUNCTIONAL ON-SITE COVERED PARKING WITHIN SETBACKS CREATES A UNIQUE DIFFICULTY AT THIS PARCEL.

MINIMUM-IMPACT DESIGN: OPEN-SIDED CARPORT (NO WALLS) AT 27' x 18' FOR SAFE MANEUVERING; NO NEW ENCLOSED AREA REQUESTED BEYOND THE ROOF.

SETBACK COMPLIANCE: NO SETBACK ENCROACHMENTS—FRONT 25', STREET-SIDE 15', INTERIOR SIDE 7', AND REAR-YARD RULE ALL SATISFIED; THE REQUEST IS COVERAGE-ONLY.

PUBLIC SAFETY / CONSTRUCTION QUALITY: ENGINEERED TO ASCE 7-22 WIND LOADS; SITE VULT ≈ 160 MPH (OWNER REQUESTS 180 MPH DESIGN). IMPACT PROTECTION AS REQUIRED IN HURRICANE-PRONE REGIONS.

NEIGHBORHOOD COMPATIBILITY: NO HEIGHT INCREASE; OPEN FORM PRESERVES LIGHT/AIR; ON-SITE DRAINAGE MAINTAINED PER PLAN.

MINIMUM NECESSARY RELIEF: THE +178 SF REQUEST IS THE LEAST DEPARTURE THAT YIELDS FUNCTIONAL COVERED PARKING ON THIS CONSTRAINED CORNER LOT.

1 PROPOSED SITE PLAN (10,000 sqft lot)
 SCALE: 1/8" = 1'-0" A/R:N/A

REVISIONS	BY
10-23-25	RAT

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DATE 08-20-25
 SCALE
 DRAWN 08-20-25
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