

## Variance Request

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

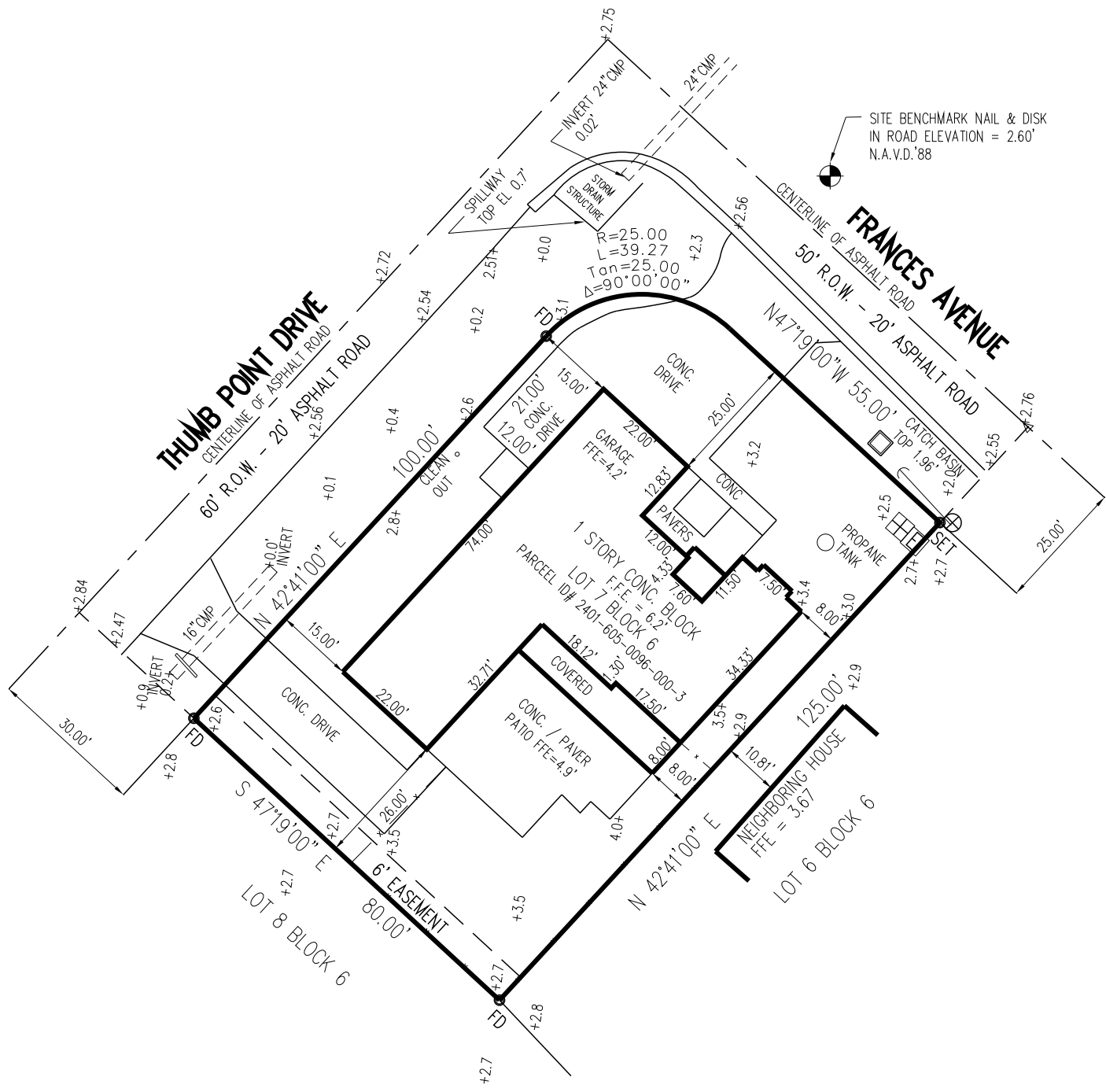
Mr. Helseth is seeking a dimensional variance from the current lot coverage code standard of 30% maximum building coverage (R-2).

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 3,000 SF + 486 SF additional = 3,486 SF Total building / lot coverage.

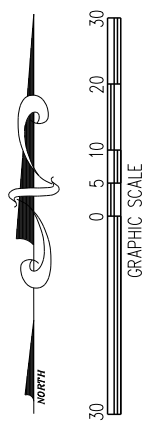
The 486 SF variance amount is the least departure from code standard which yields functional covered parking on this constrained corner lot with limited rear buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this corner 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.

# BOUNDARY SURVEY



ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.'88)



**LEGAL DESCRIPTION:**  
(Supplied by Client)  
LOT 7 IN BLOCK 6 OF THUMB POINT  
ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 10,  
PAGE 79, OF THE PUBLIC RECORDS  
OF ST. LUCIE COUNTY, FLORIDA.

**ABBREVIATIONS:**  
SET = SET 5/8" IRON REBAR WITH  
YELLOW CAP MARKED "PSM5543"  
FD = FOUND 5/8 IRON REBAR  
R/W = RIGHT OF WAY  
(M) = MEASURED  
(P) = PLATTED  
(C) = CALCULATED  
R = RADIUS OF CURVE  
L = LENGTH OF CURVE  
D= DELTA OF CURVE  
FFE = FINISHED FLOOR ELEVATION  
OH-OH-OH- = OVERHEAD WIRES  
X-X-X- = CHAINLINK FENCE  
-□-□-□- = PLASTIC FENCE  
O-O-O- = WOOD FENCE  
CONC. = CONCRETE  
C.P.= CONCRETE PAD  
Cov.= COVERED

**SURVEYORS NOTES:**

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE AE5 MAP# 12111C0181K DATED: 2-19-20.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF LOT 7 BLOCK 6 AS BEING N42°41'00"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS HOME ADDITION CONSTRUCTION. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

- SYMBOLS:**
- = CATCH BASIN
  - ⊗ = WOOD POWER POLE
  - = ELECTRIC BOX
  - ⊗ = SANITARY SEWER MANHOLE
  - ⊙ = FIRE HYDRANT
  - ⊗ = SEWER VALVE
  - ⊕ = FPL TRANSFORMER
  - ⊕ = WATER METER
  - = GUY WIRE
  - ⊕ = WATER VALVE
  - ⊙ = LIGHT POLE
  - ⊙ = WELL
  - ⊕ = PROPANE TANK
  - = DRAINAGE PROPOSED AND EXISTING

**1601 FRANCES AVENUE**

**SCALE:** 1"=30'

**DATE:** 9/16/25

**DRAWN:** MC/JC

**2025-0568**

DATE: \_\_\_\_\_ REVISIONS \_\_\_\_\_

LAST FIELD DATE: 9/3/25

Certified to: STEVEN HELSETH

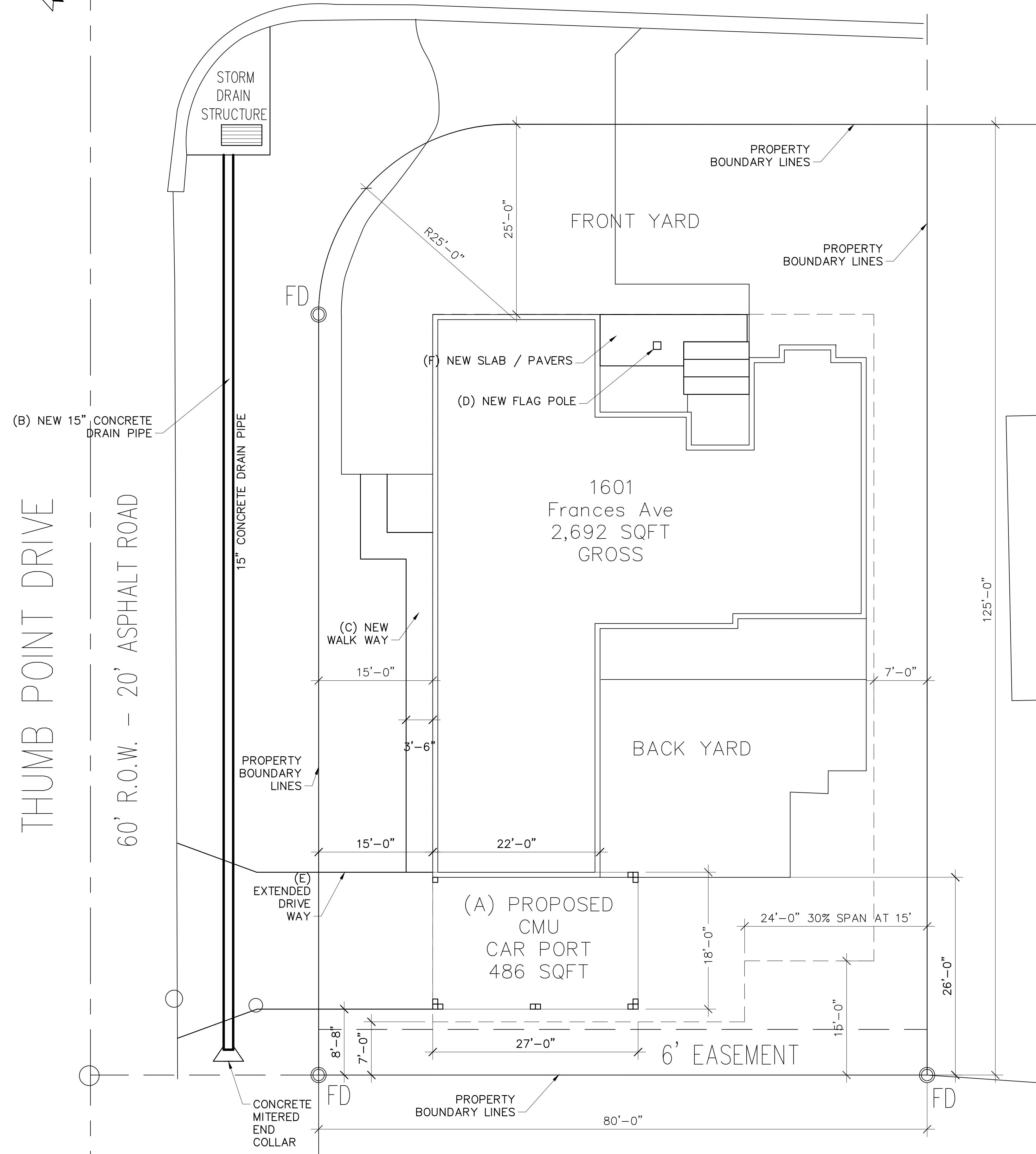
---

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5543  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

# 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) × 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' × 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' × 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' × 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

THIS DRAWING IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAD-CON DESIGN LLC DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO ORDERING.

CAD-CON DESIGN  
DRAFTING SERVICES  
4111@CADCONDESIGN.COM  
WWW.CADCONDESIGN.COM  
FORT PIERCE & STUART, FL  
(772) 408-8175

1601 Frances Ave, Fort Pierce, FL 34949

DATE 08-20-25  
SCALE  
DRAWN 08-20-25  
JOB  
SHEET  
OF SHEETS

SP

R1\_10-22-25\_1601\_RAT









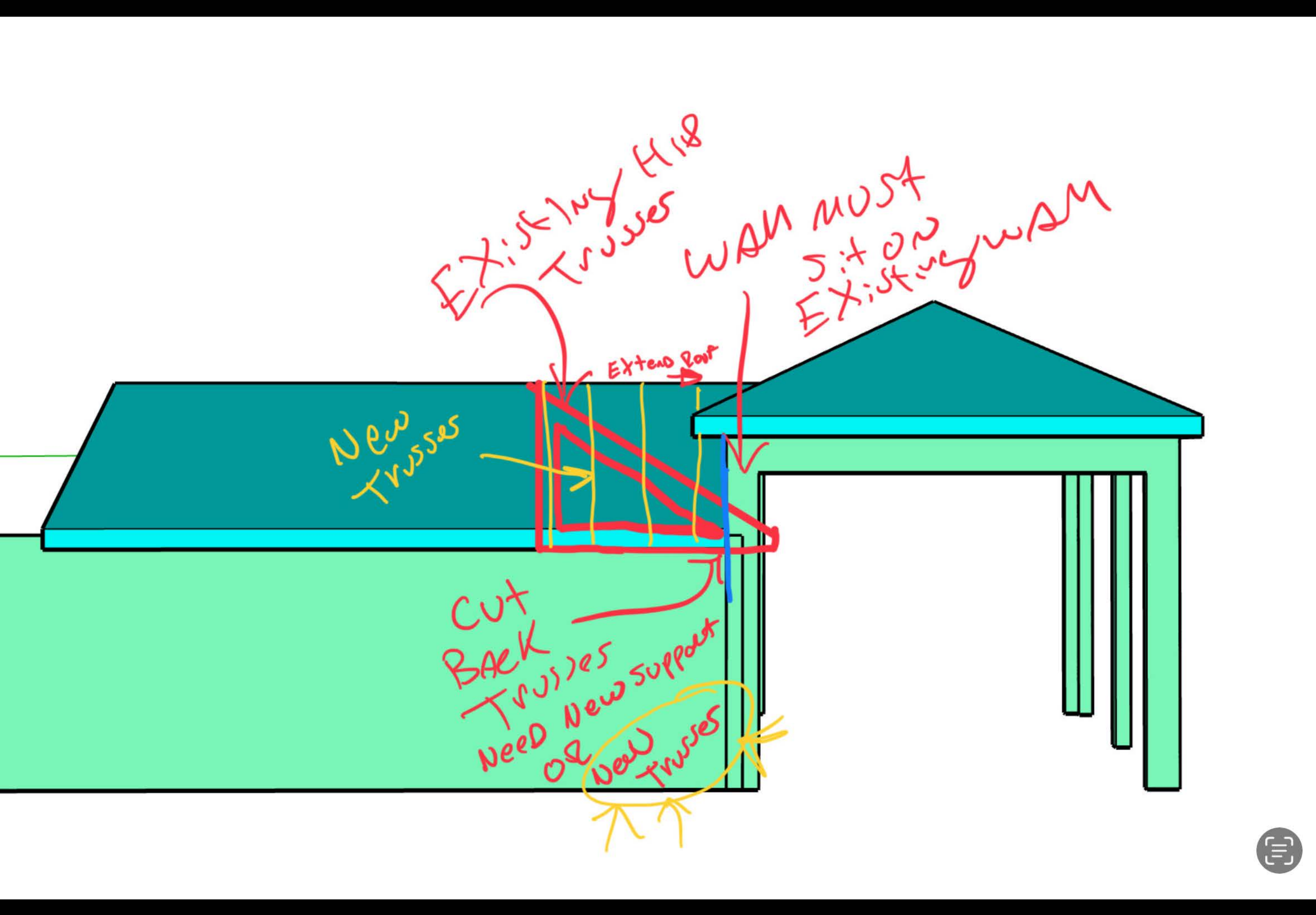


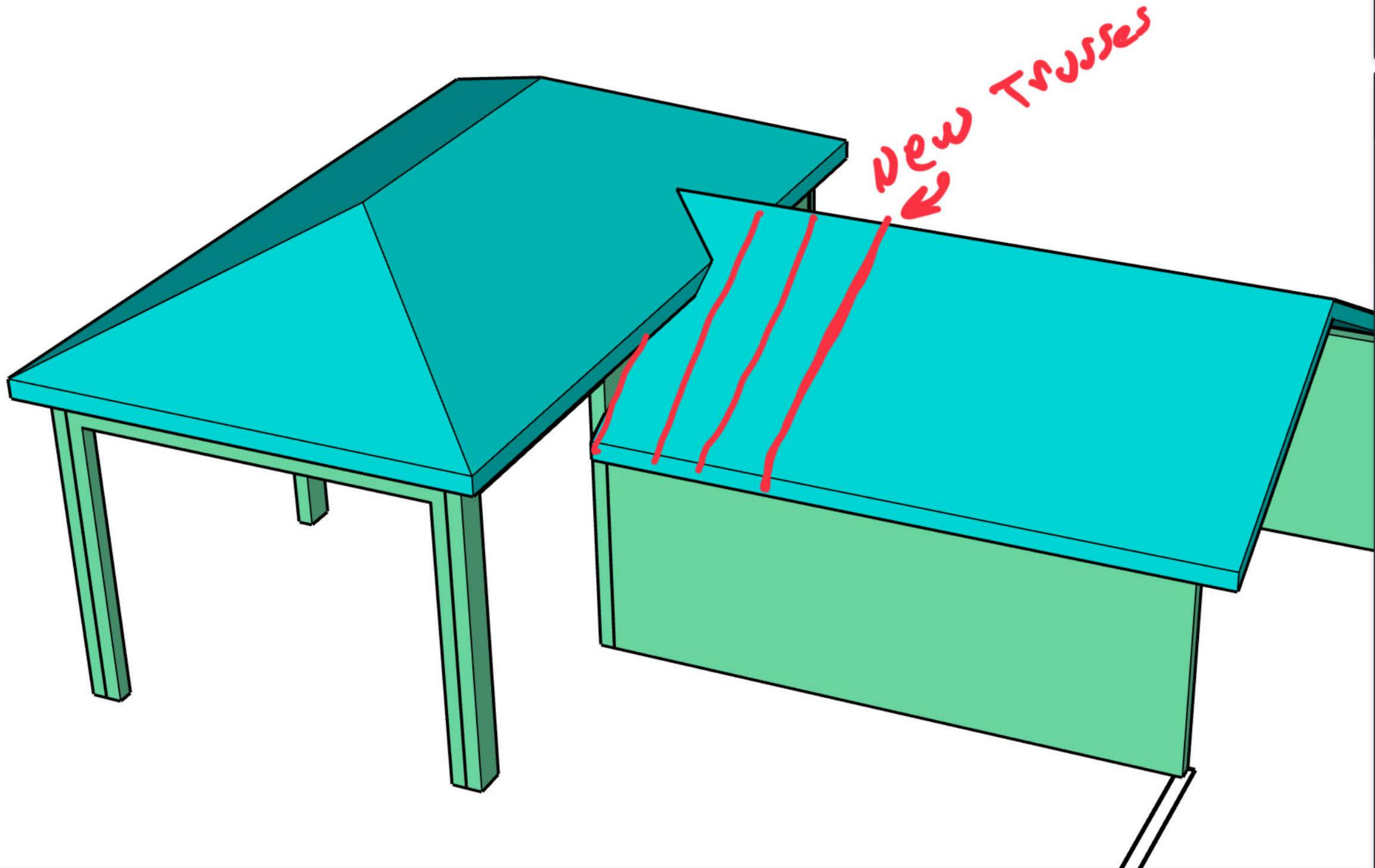












New Trusses

## 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.