



CITY OF FORT PIERCE

Board of Adjustment

February 12, 2026

Building Coverage– Variance

PZVAR2025-00009

1601 Frances Ave.

Parcel ID: 2401-605-0096-000-3

APPLICANT

Steven Helseth

PROPERTY OWNER(S)

Steven Helseth

PARCEL ID #(S):

2401-605-0096-000-3

(1601 Frances Ave.)

SUMMARY

In accordance with Article II Division 3 Section 125 of the City Code, the applicant is requesting to deviate from City Code Section 125-192(3) as it pertains to lot coverage. The applicant proposes to extend the roof over the existing rear driveway.



- SITE AREA= 0.24+/- Acres

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CITY CODE: DIVISION 3 - VARIANCES

Sec. 125-98

The purpose of a variance is to allow a modification of certain zoning ordinance regulations when such modification will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance provisions would result in unnecessary and undue hardship. Unnecessary and undue hardships may result from the size, shape or dimensions of a site; the location of existing structures on the site; geographic, topographic or physiographic features or other conditions on the site or in the immediate vicinity; or street locations or traffic conditions in the immediate vicinity.

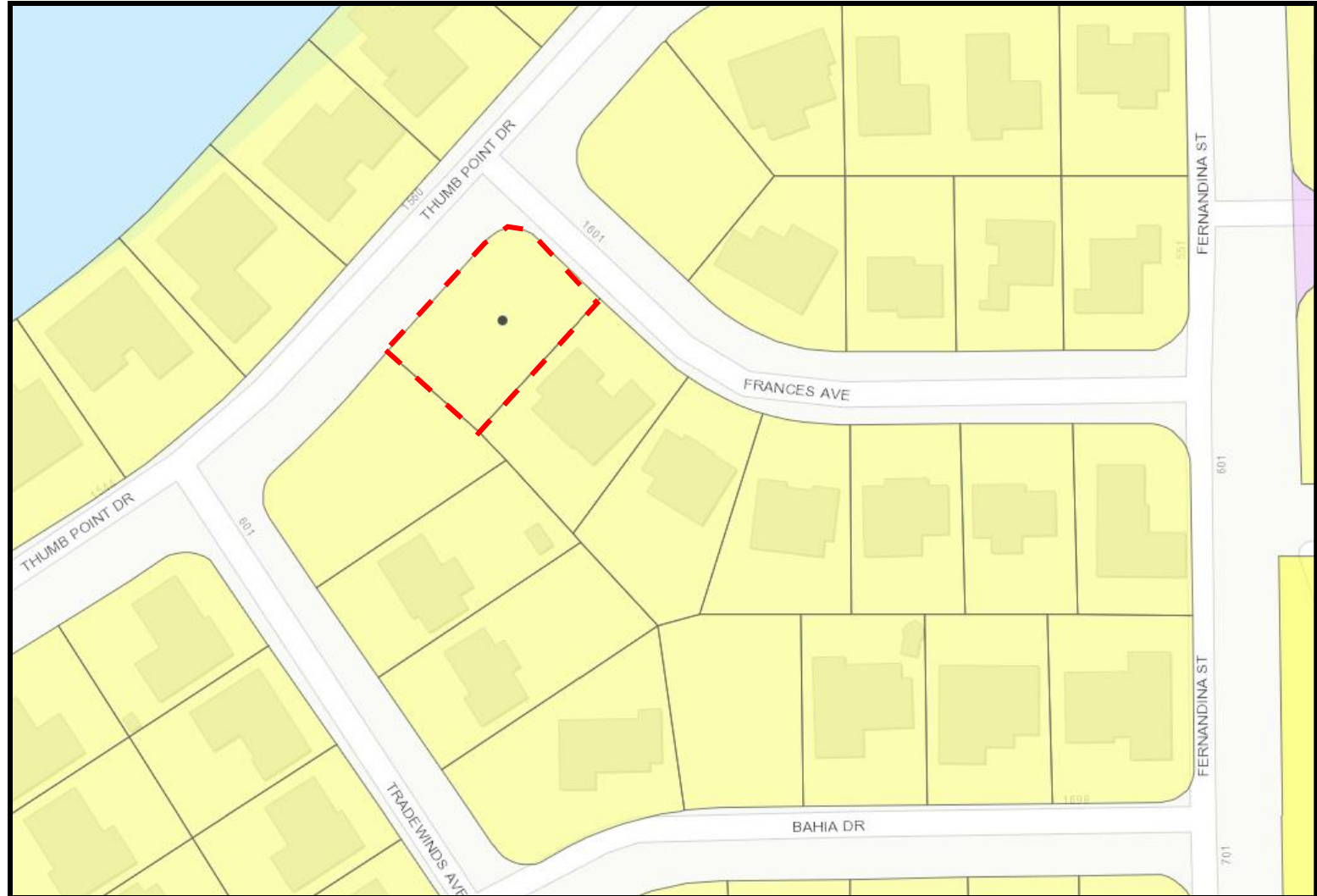
A variance may be granted only in the event that all of the following criteria are satisfied:

- (1)
Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2)
The special conditions and circumstances do not result from the actions of the applicant;
- (3)
The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
- (4)
The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5)
The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



FUTURE LAND USE

FLU: RL, Residential Low



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ZONING

Zoning: R-2, Single-family Intermediate



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CITY CODE: Article IV – Basic Zoning

Sec. 125-192 Single-family Intermediate Density Zone (R-2)

(b) Basic use standards

- (1) Lot size: minimum 9,000 sq ft, 70ft wide, 110ft depth
- (2) Yards: 25ft in front, 7ft side (15ft corner), 7ft rear
- (3) **Lot coverage.** Buildings will not over more than 30 percent of the lot area.
- (4). Building heights: shall not exceed a height of 28ft above grade



SITE LOCATION/CONDITION



Front view

1601 Frances Ave. Building Coverage Variance

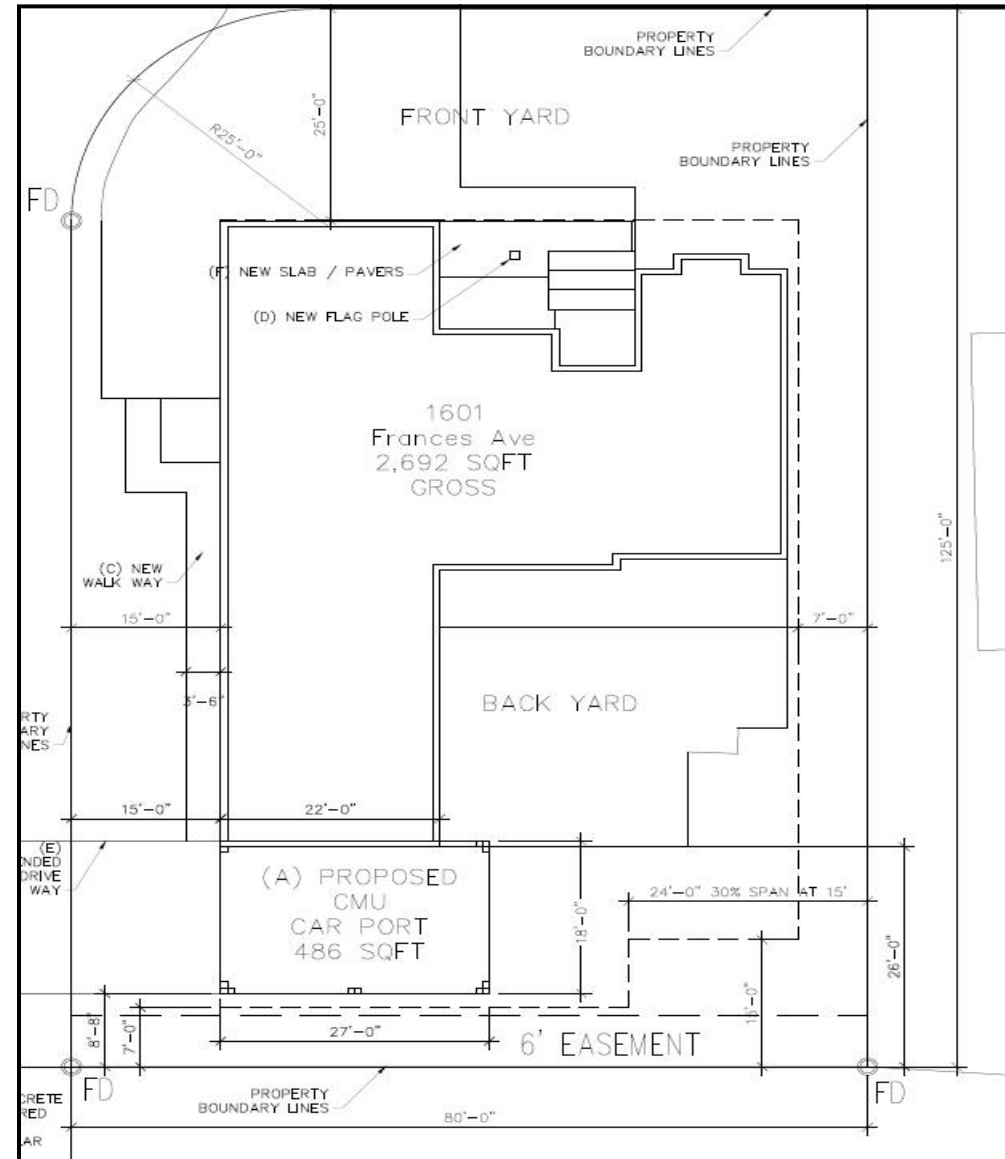


PROPERTY/EXTENSION DETAILS

- Code
- Land size..... 10,000 sq. ft.
 - Lot coverage.....30%
 - Building allowance.....3,000 sq. ft.

- Existing
- Existing building coverage.....3,000 sq. ft.
 - Proposed carport addition.....486 sq. ft.
 - Proposed total building.....3,485 sq. ft.

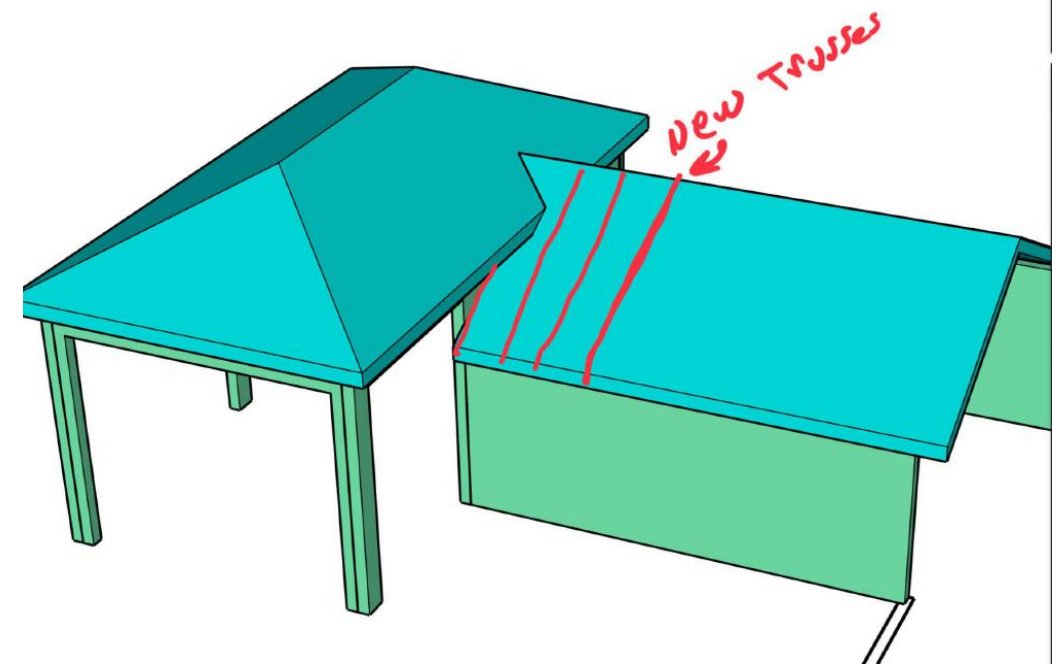
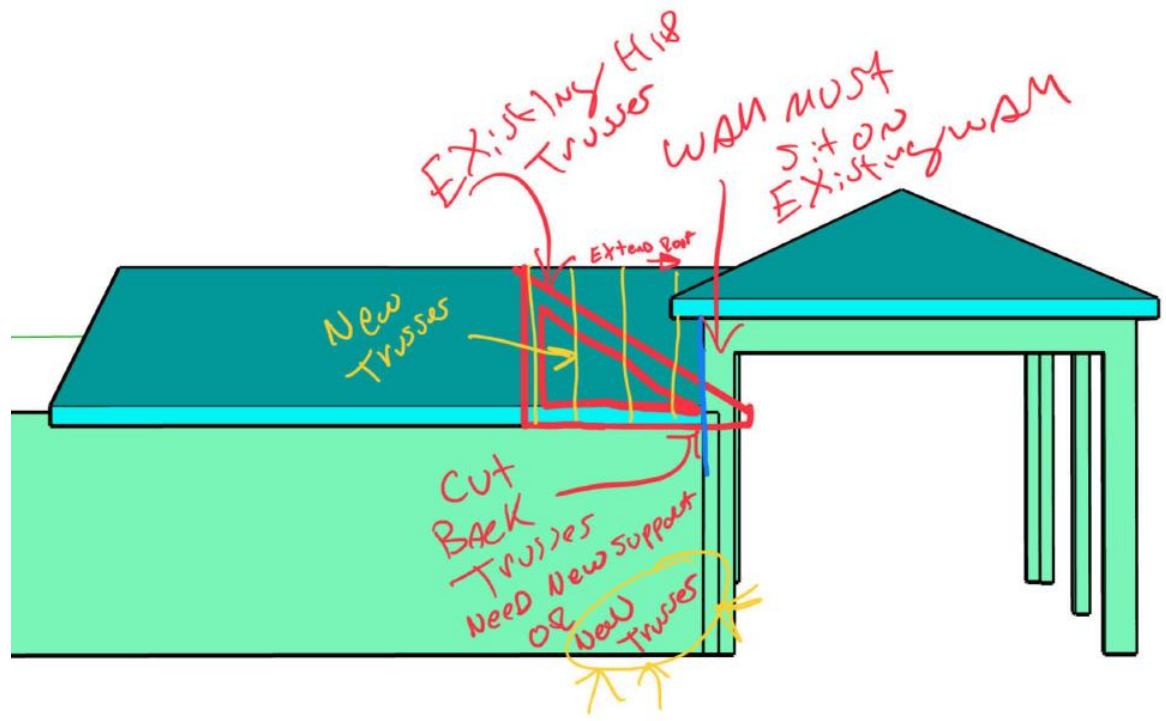
- Request
- Variance amount.....486 sq. ft.
 - Open-ended carport (no walls)
 - On-site drainage maintained



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PROPOSED BUILDING EXTENSION



VARIANCE CRITERIA

Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:

- x Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- x The special conditions and circumstances do not result from the actions of the applicant;
- x The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
- ✓ The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- ✓ The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



*At the 01/22/26 BOA hearing, the project review was recessed due to a discrepancy with the building coverage.

RECOMMENDATION

Planning Department confirms that the proposed roof extension for coverage over the carport will not be injurious to the area involved or otherwise detrimental to the public welfare. Furthermore, the impervious area will not increase.

Due to the five (5) variance criteria's not being met, Planning Department **cannot** recommend approval for the roof extension.

ALTERNATE RECOMMENDATIONS:

1. Recommend approval with or without conditions





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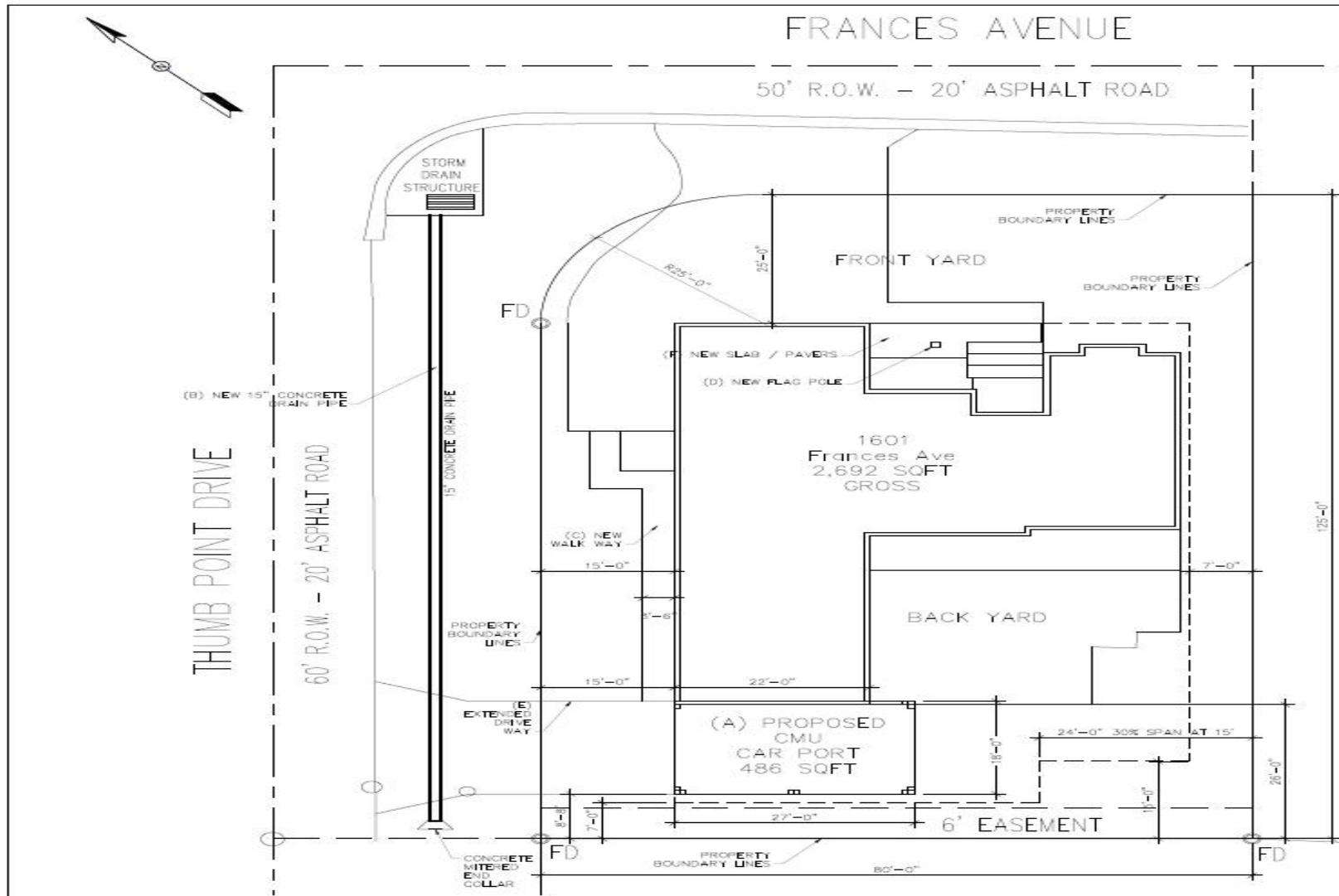
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SITE PLAN



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

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