



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

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**TO:** Richard Chess, MBA City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Variance: Lot Coverage  
1601 Frances Ave.**

**BOARD DATE:** February 12, 2026

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**STAFF REPORT**

**Owner:** Steven Helseth  
1601 Frances Ave  
Fort Pierce, FL 34949

**Applicant:** Steven Helseth  
1601 Frances Ave.  
Fort Pierce, FL 34949

**Applicant's Request:** Approval of Variance: Lot Coverage with roof extension

**Location(s):** 1601 Frances Ave.

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

**Future Land Use:** Residential Low (RL)

**Current Zoning:** Single Family Intermediate (R-2)



**Surrounding FLU:**

North	East	South	West
RL	RL	RL	RL

**Surrounding Zoning:**

North	East	South	West
R-2	R-2	R-2	R-2

**Site Area:** +/- 0.23 acres

**Utilities:** FPUA

**Staff Analysis:**

**Variance Request**

In accordance with Article VII of Section 125-322 of the City Code, the applicant is requesting a variance against the zoning district 30% lot coverage.

**Project Summary**

The applicant is seeking to extend the roof coverage of their by home by 486 SF, providing coverage over the existing carport.

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

**Lot Area:** min. 9,000 sq. ft. (the lot size is 10,000 sq. ft., exceeding the minimum lot area)

**Lot Width:** 70 ft. (the lot width is 76.75 ft., exceeding the minimum lot width requirement)

**Lot Depth:** 110 ft. (the lot depth is 114 ft., exceeding the minimum lot depth requirement)

**Building Coverage:** building will not cover more than 30% of the lot area (the extended roof

**Building Height:** not to exceed 28 ft. above grade (the building height is 15 ft.)

**Front Yard:** 25 ft. (the building front setback complies with the code)

**Rear Yard:** 7 ft. (the building rear setback complies with the code)

**Side Yard:** 7 ft. infill and 15 ft. corner (the building side setback complies with the code)

**Hardship Documentation**

No hardship documentation provided.

**Landscaping**

No landscape details were provided as the roof extension will not disturb or increase impervious calculation.

**Existing Conditions`**

The single-family, corner lot has a garage driveway and uncovered carport. The existing home is located on a 10,000 square foot lot. The total home structure is 3,000 square feet.

**Lighting**

No lighting details were provided as the roof extension will not require additional illumination.

**Variance Criteria**

According to Section 125-100, Criteria for granting variances, 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 this 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.

***Applicant's Response***

***Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.***

The corner lot geometry and rear-yard formula constrain buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this parcel. The minimum necessary relief of 178 SF variance requested is the least departure that yields functional covered parking on this constrained corner lot.

***Do special conditions or circumstances result from actions other than that of yours? Please explain.***

Corner Lot which limits the amount of building coverage allowed per code.

***Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code of the zoning district.***

The corner lot geometry and rear-yard formula constrain buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this parcel. The minimum necessary relief of 178 SF variance requested is the least departure that yields functional covered parking on this constrained corner lot.

***What is the minimum variance that would give the reasonable use of the land, building, or structure?***

The minimum necessary relief of 178 SF variance requested is the least departure that yields functional covered parking on this constrained corner lot.

***Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.***

The concrete stucco pilings and metal roof Construction of covered carport would be consistent with design of current home and compatible with others in the neighborhood. Open form (no walls) preserves light/air and on site drainage is maintained per plan. No new enclosed area requested. The roof Variance amount requested is 4.78 % over the limit.

***Technical Review Committee***

All affected departments have reviewed the proposed Variance application regarding the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

***Property Owner Response Summary***

A total of 3 notifications of the proposal were mailed to the owners of property adjacent of the subject property. As of January 12, 2026, there have been zero (0) responses by adjacent property owners regarding the request. An update will be provided by the Board of Adjustment at the public hearing.

***Staff 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. Lot coverage will not change nor be impacted by the extended roof, only the building coverage

will increase by 4.86%.

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

#### Alternate Recommendations

- 1) Recommend approval with or without conditions