



Custom Welding Diversified, Inc
1983 SW Biltmore Street
Port St Lucie, FL 34984
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Parcel # 3420-560-2425-000-9

Responses to variance criteria listed under Section 158.295 (B) of Zoning Code

1) Special conditions and circumstances that exist are to make available the valuable and smart use of land behind an opaque fence to seclude construction machines and store inventory from thieving eyes. The extra width would allow the storage of machines that would not fit before, furthermore beautifying the front of the building as well.

2) Our request centers on the desire to better store machines and inventory as well as hide items from thieves.

3) That granting the variance requested will not confer any special privileges as other businesses in the area have concrete pads behind opaque fences for storage and security.

4) An unnecessary hardship would be the continuation of time and monies lost, plus the potential for injury, for employees to unload and load the shop. This requires moving vehicles and the use of a forklift to move machines. The requested variance of the extra 4' width would provide a permanent home for most of the machines, thereby saving time and money as well as reducing risk for injury.

5) The variance requested would make reasonable and smart use of the land for outdoor storage and security. Moreover, provide valuable width and an additional 160 square feet.

6) The requested variance would not be injurious to the area nor detrimental to the public welfare. The other side of the fence is mostly grassy open air with some storage by the pest control business.

7) There will be full compliance with safeguards and additional conditions including time limits you may deem necessary to grant this request.



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