

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable) \$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: lafortel@yahoo.com

PROPERTY OWNER:

Name: LEONARD LAFORTE
Address: 1556 SW ABACUS AVE, Port SAINT Lucie, FL. 34953
Telephone No. 718 925 7044

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____
Address: _____
Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: 33-2202-19
Parcel I.D. Number: 3420-660-0653-000-9
Address: 1556 SW ABACUS AVE, PSL, FL. 34953
Current Zoning Classification RS-1

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

I HAVE A 12 X 40 CONCRETE PATIO IN THE backYARD. AFTER THE 12ft. PATIO THE PROPERTY SLOPES DOWN FOR DRAINAGE. ANY OTHER location further SOUTH of the home AND THE SHED WOULD flood IN ANY RAIN. Property IS ON A WIDE CANAL SO NO RESIDENCE WOULD BE BEHIND ME.

Leonard LaForte
Signature of Applicant

LEONARD LAFORTE
Hand Print Name

12/29/2022
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that 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;

MY RESIDENCE IS LOCATED ON A WIDE CANAL SOUTH OF THE HOME. EAST OF MY HOME IS A HOME LOCATED ON A DOUBLE SIZE LOT AND THE HOME WAS BUILT ON THE CENTER OF THAT LOT.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

THESE CONDITIONS ARE NOT A RESULT OF ACTIONS FROM THE APPLICANT

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

↑ DUE TO THE HOME EAST OF MINE ON A DOUBLE SIZE LOT, IF ACCESS WAS EVER NEEDED TO THE REAR OF THE HOME, THERE WOULD BE NO OBSTRUCTIONS.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

OTHER PROPERTIES ARE BASICALLY ON FLAT GROUND. DUE TO THE CANAL SOUTH OF THE PROPERTY, LOCATING THE SHED FURTHER SOUTH WOULD RESULT IN FLOODING DURING RAIN.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

AS SHOWN IN THE UPDATED SURVEY, THE POSITION OF THE SHED IS THE ONLY POSSIBLE LOCATION DUE TO THE LAYOUT OF THE PROPERTY. FURTHER WEST OF THE LOCATION WOULD INTERFERE WITH THE CONCRETE PATIO. SO THE VARIANCE REQUESTED IS FOR THE EAST/WEST LOCATION OF THE SHED.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

BEING THERE IS A WIDE CANAL BEHIND THE PROPERTY, IT WOULD NOT INTERFERE WITH ANY ACCESS TO THE REAR OF THE HOUSE. THE EAST HOME IS ON A DOUBLE LOT SO THIS LOCATION IS IDEAL FOR THE SHED

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

YES I WILL FULLY COMPLY WITH ANY AND ALL CONDITIONS IF THE VARIANCE & PERMIT ARE GRANTED.


Signature of Applicant

LEONARD LAFORTE
Hand Print Name

12/29/2022
Date