

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: MIKE WANGLE @ GMAIL.COM

PROPERTY OWNER:

Name: JOHN M WANGLE
Address: 140 SE RIO ANGELICA, P.S.L. 34984
Telephone No. 850.368.3000

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

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

SUBJECT PROPERTY:

Legal Description: LOT 107 TESCO PLAT #4
Parcel I.D. Number: _____
Address: 140 SE RIO ANGELICA, P.S.L. 34984
Current Zoning Classification _____

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.

THE ORIGINAL FENCE LINE WAS WHERE THE RED DOTTED LINE IS ON THE ATTACHED SURVEY (#1) WE WERE 3' OFF OF THE FENCE LINE.. ALSO ATTACHED IS A PICTURE SHOWING (2) THAT WE HAVE NO BUILDABLE PROPERTY BEHIND US TO ENCROACH ON... WE HAVE CONTACTED ALL OF OUR NEIGHBORS AND THEY HAVE NO PROBLEM WITH OUR FOST BEING LESS THAN 5' FROM THE PROPERTY LINE.

J. M. Wangle
Signature of Applicant

J M WANGLE
Hand Print Name

12/21/21
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;

NONE, JUST A MISTAKE

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

The original fence line was where the red dotted line is on the attached survey, that is what caused the confusion. We were 3' off of the fence line. Also attached is a picture showing that we have no buildable property behind us to encroach on... We have contacted all of our neighbors and they have no issue with the post being less than 3 feet from the property line.

(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;

WE ARE ASKING FOR 18" OF MY OWN PROPERTY, NOTHING CAN BE BUILT BEHIND MY PROPERTY

(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;

NONE

(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;

PLEASE SEE ^{#1} SURVEY + PICTURE #2

M. Nankal

(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;

There is no buildable property beyond my property

(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!

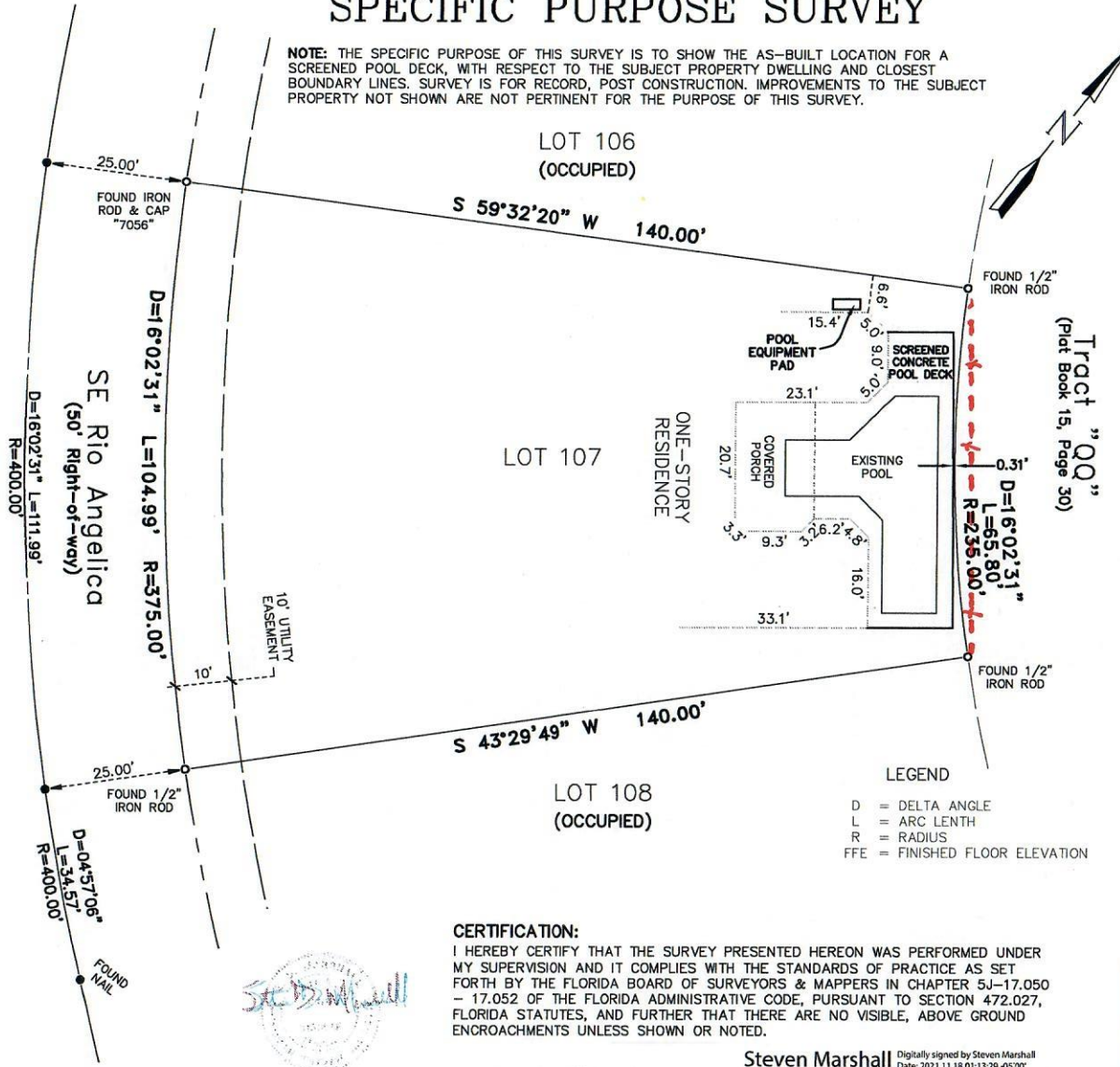

Signature of Applicant

Tom M. Wangle
Hand Print Name

4-13-22
Date

SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGAL DESCRIPTION:

LOT 107, TESORO PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 20E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PER F.I.R.M. 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY EXCEEDS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-000-3.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

LEGEND
 D = DELTA ANGLE
 L = ARC LENGTH
 R = RADIUS
 FFE = FINISHED FLOOR ELEVATION

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY PRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050 - 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.

Steven Marshall Digitally signed by Steven Marshall
 Date: 2021.11.18 01:13:29 -0500
 STEVEN D. MARSHALL LS6376

Date of Last Field Work: 11-18-21

<h2 style="margin: 0;">Marshall</h2> <p style="font-size: small; margin: 0;">Surveying & Mapping 321 Holly Ave Port St. Lucie, Florida 34952 tel: (772) 940-1382 email: marshall0153@hotmail.com</p>	SPECIFIC PURPOSE SURVEY	
	Prepared on the order of: John M. Wangle	
Field: SM/LM	Job No.: 20:0819	
Drawn: LDM	Date: 8-28-20	
Scale: 1"=20'	Sheet: 1 of 1	

#1

