

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: scottka03@msn.com

PROPERTY OWNER:

Name: Scott E. KAAPKE
Address: 1549 SW Underwood Ave
Telephone No. 561-504-8535

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

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

SUBJECT PROPERTY:

Legal Description: Lot 18 Block 1669 Section 31
Parcel I.D. Number: Plot Book 14 PG 22 Parcel ID 342065001690008
Address: 1549 SW Underwood Ave
Current Zoning Classification RS-2 PSL

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.

Requesting variance on Rear set back.
New structure proposes 20ft addition
to rear of existing home.
This would exceed 25ft set back minimum
to 19.94' which is 5.06' less than required

[Signature] Signature of Applicant Scott E. KAAPKE Hand Print Name 3-13-23 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. 03/02/20

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;

to AVOID structural design changes and
AVOID ATTACHING NEW Addition to EXISTING structure,
EXCEPT FOR COVERED PATIO ENTRANCE TO NEW STRUCTURE

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

PROPOSED structure of 700 sq ft.
PLANS / DRAWINGS / ENGINEER planned and stamped
by Cert. Engineer WYNE Block PE # 52583 (cont. on
attached)

(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;

Pools both inground and accessories are
allowed 10' from rear setbacks. Proposed addition
is 20' from setback. Neighbors Lot # 17 and
(cont. on
attached)

(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;

Costs for drawings, costs for changes to
drawings, Removal of existing covered patio,
initial costs to add covered patio to (cont. on
attached)

(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;

Variance of 5'06" is the minimum needed.
OUR proposed plans for efficient and
economical addition to existing (cont. on
attached)

Variance Application page 1 of 2

Scott E. Kaapke
1549 SWE Underwood Ave
Parcel# 3420 650 0169 000 8

APPLICATION # _____

(2) continued,
were submitted to home owner with additional 10' to surveys PUDE of 10'.
Engineers and Architects were given survey stamped by PSL and concepts for proposed addition.

All codes and structural engineering were followed and designed above required minimums.
After completion of all drawings , truss builders engineer plan and deposits (Tibbetts of Palm Bay Florida) to construct truss and the initial purchase of this vacant property to add this structure, homeowner would incur extreme financial loss.
In addition, home owner by removing the existing covered patio to compensate for the 5'06" would cause additional extreme financial loss.

(3) continued,
Adjacent Lots #17 and #19 both have inground pools and structures well past the 25' minimum (less than 10' from property line) and will not be effected either visually or otherwise by the 5'06" variance to our rear setback.
Property directly to the rear of our lot , 1552 SW Abbingdon are well distanced from our proposed addition. Also, in addition to the proposed 20' setback , there is a 5'6" utility easement from our property line to powerline poles before the rear lot begins 10' PUDE. Survey shows this additional 5'6".

(4) continued,
to add covered patio (paid to Holiday Builders) and attaching to home utilizing exterior wall as common wall, would be in excess of 25,100 additional dollars to proposed plans .

(5) addition to existing structure requires that, attaching to existing covered patio will create a logical attachment to existing home with no alterations to homes existing roof line or truss support except where the patio roof meets new structure. In addition, this does not effect new home warranties or require a structural change to existing home.

(6) This additional recreation space is for personal use. I am a pianist/organist (soon to retire) and desire sound proof room to compose , play and record. Additionally for family room purposes.

The plans call for a complete and real match of roof , exterior block and stucco, color, window type, 15' setback from adjacent neighboring lot #19 , and over 27' of setback to neighboring lot #17.
More simply , the new structure will not be visible from the front of the property and not be intrusive to surrounding homes. No underground utilities and no additional FPL utilities since we are not needing more than our existing power service.

Additionally, we are willing to use glass block windows on the rear of home (2 planned in drawing) instead of typical sliding windows to maintain privacy of adjacent property.

SK
3-13-23

(continued)

Variance application

Scott E Kaapke

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(7) We have from conception, then drawings and then to submitting application made guidelines with our architects and engineers to follow all local and state codes and to exceed them to ensure our safety both from storm and builder quality.

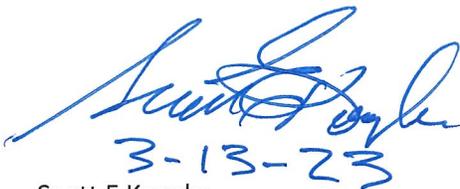
We have planned and thought this project completely for over 3 years including the vacant lot selection to accommodate the additional recreation room .

We absolutely will adhere to any suggestions from planning and zoning as well as inspector advisement. We also hope that our inspectors are communicating to us any workmanship deficiency so we can be aware of any possible issue. We have chosen contractors and sub-contractors familiar to PSL building department so to insure a smooth process from start to finish.

I will submit all digital drawings , survey and recent pictures with application and fees.

I will also make myself available for calls and public hearings. I have also explained our plans to all adjacent homeowners without any objections but , completely understand the hearing process.

Respectfully submitted,



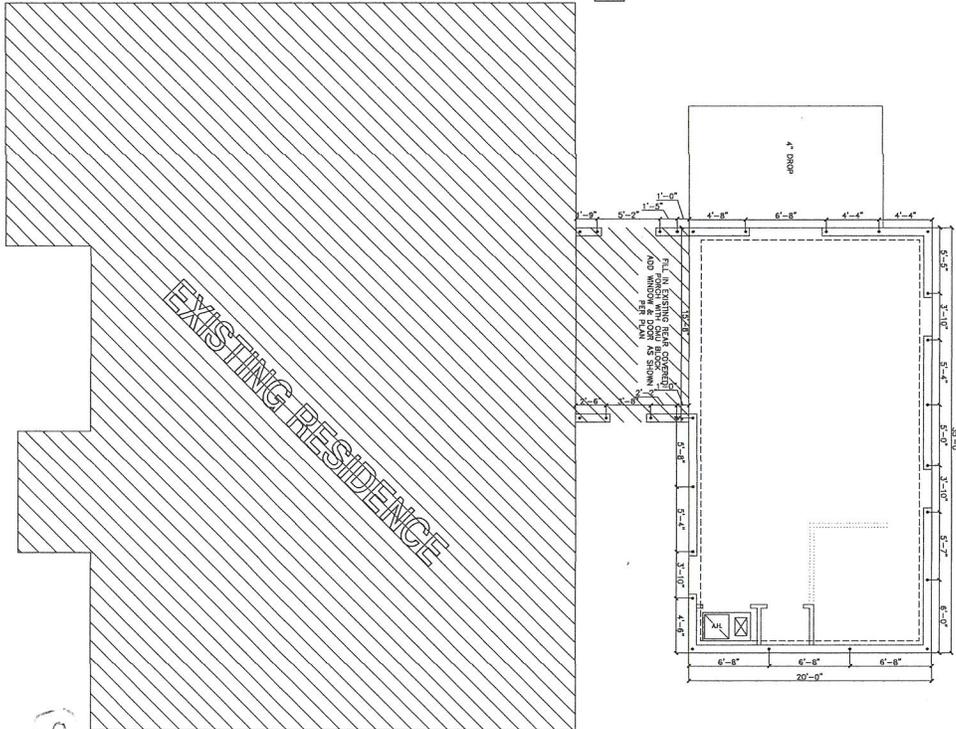
Scott E Kaapke

561-504-8535

Email scottka03@msn.com

FOR ILLUSTRATION PURPOSE

PRELIMINARY
NOT FOR
CONSTRUCTION



PRELIMINARY

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID ERRORS, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE COMMENCING CONSTRUCTION.



PROJECT:
 SCOTT KAAPKE RES
 Address: 1549 SW Underwood Ave.
 Port St. Lucie, 34953
 CELL PH: 561-504-8535

Plans By Bobby LLC.
 PH. (352)398-8370

SQ. FTG.	TOTAL
LIVING	700
TOTAL	700

DATE: 05/08/22
 SCALE: 1/4"=1'-0"

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