



Calvary Christian Academy

Variance

(P24-029)

Planning & Zoning Board Meeting – April 2, 2024

Francis Forman, Planner II

Project Summary & Variance Request

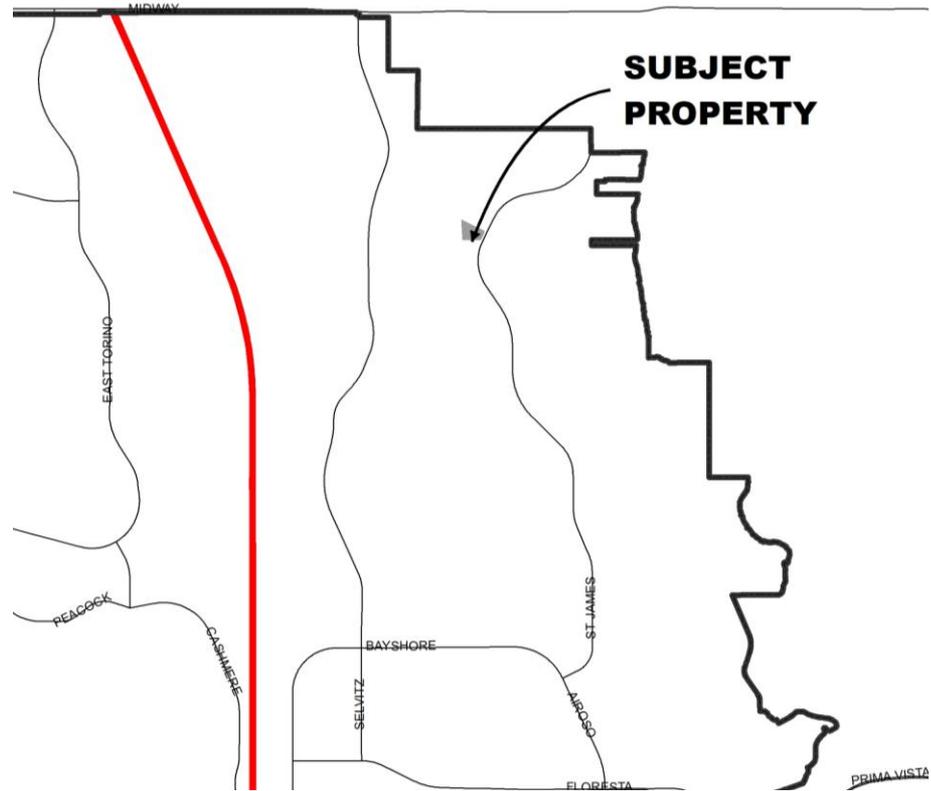
A variance of 7 feet to allow a 42-foot-tall building addition and a variance of 9.1 feet to allow a parapet wall to hide the mechanical equipment on the flat roof.

Section 158.124(G) of the Zoning Code allows a maximum height of 35 feet for any building constructed within the General Commercial (CG) zoning District. Section 158.215 of the Zoning Code requires parapet walls to not extend more than 5 feet above the allowable height of the building.

Applicant and Owner

- **Owner** – Calvary Chapel Port St. Lucie West, Inc.
- **Applicant** – Connor Kennedy, Engineering Design & Construction
- **Location** – Southwest corner of NW St. James Drive and NW Peachtree Boulevard.
- **Existing Use** – School

Subject Property



**SUBJECT
PROPERTY**

Aerial

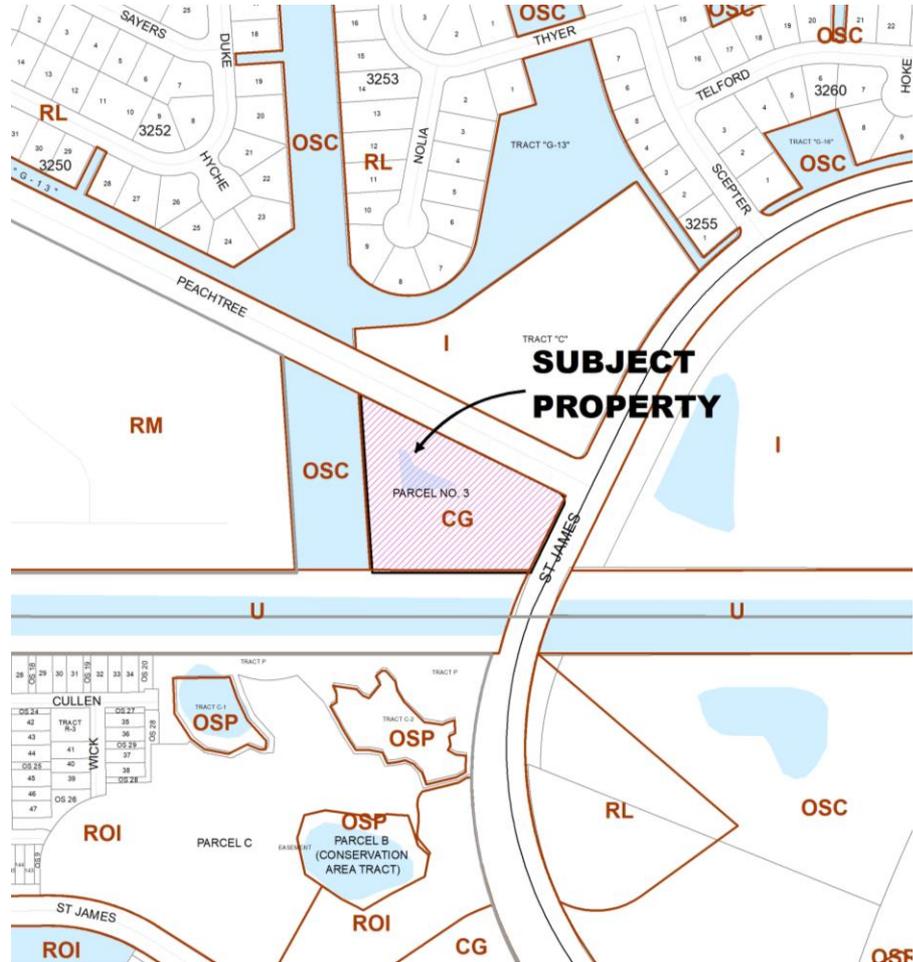
Direction	Existing Use
North	Church
South	Port St. Lucie Drainage Easement
East	School
West	Port St. Lucie Drainage Easement



Future Land Use

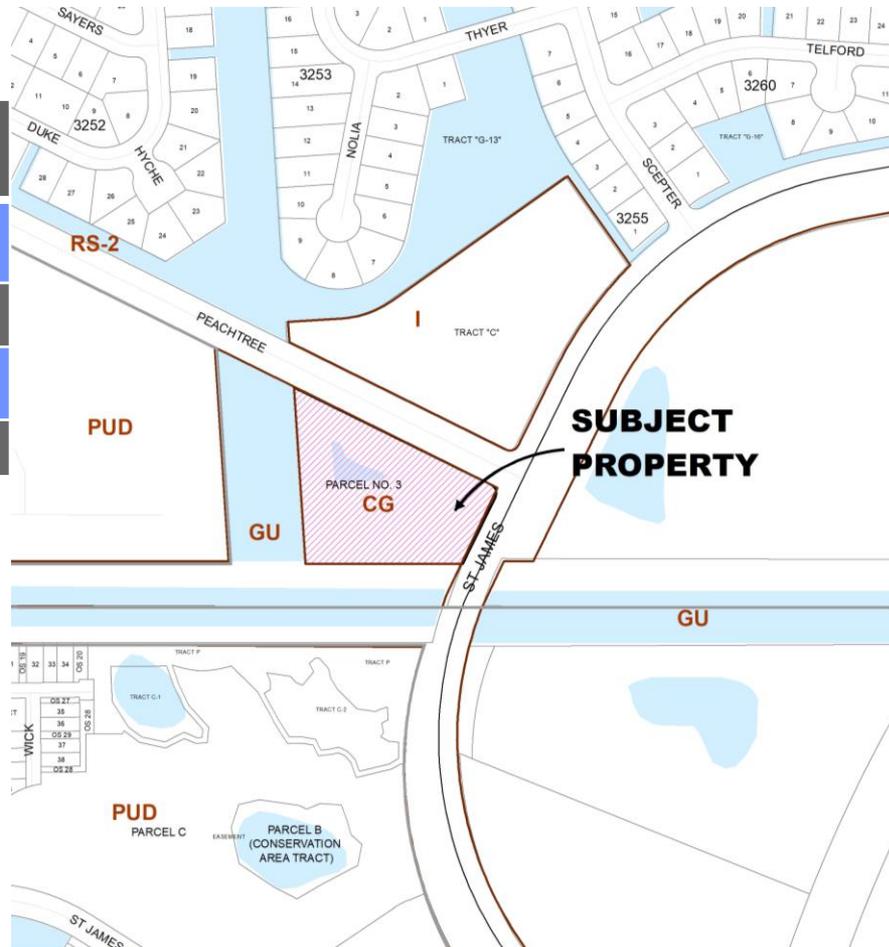


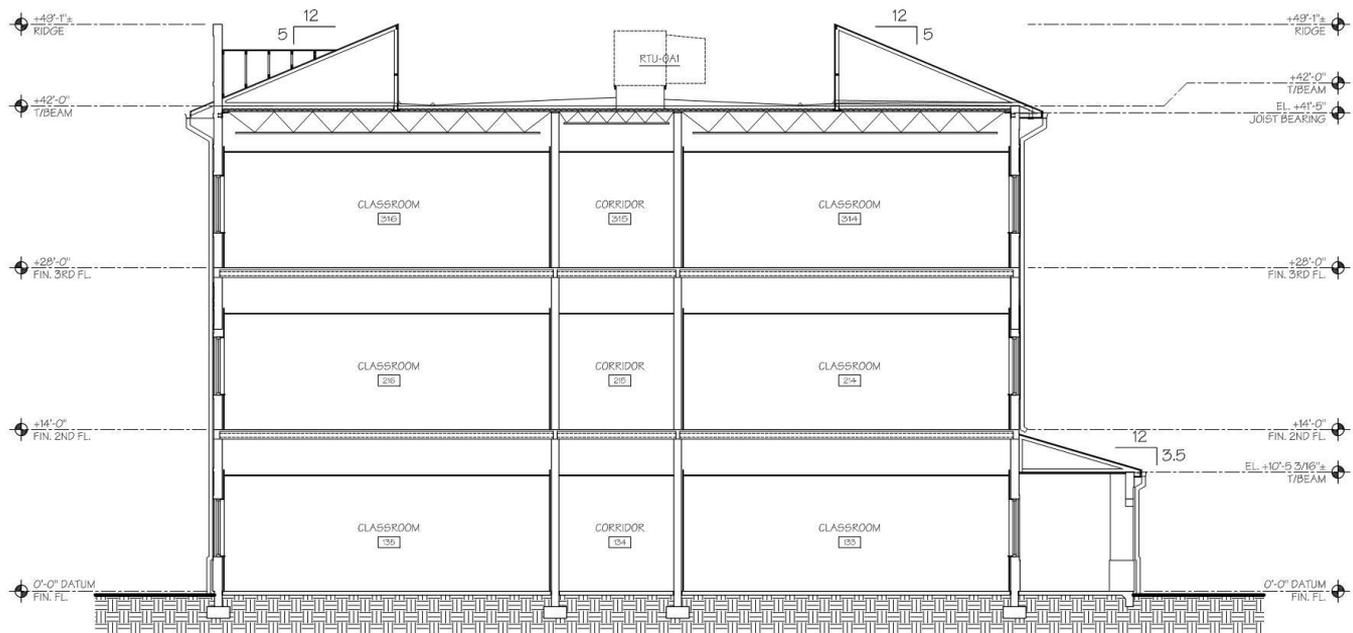
Direction	Future Land Use
North	Institutional (I)
South	Utilities (U)
East	Utilities (U)
West	Open Space Conservation (OSC)



Zoning

Direction	Zoning
North	Institutional (I)
South	General Use (GU)
East	General Use (GU)
West	General Use (GU)





01 BUILDING SECTION

SCALE: 1/8" = 1'-0"



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EXTERIOR RENDERING
ADDITION TO CALVARY CHRISTIAN ACADEMY

02/29/2024

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Variance Criteria

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;
2. Please explain if these conditions and circumstances result from actions by 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;
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;
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;
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;
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

Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.