

July 7, 2020

Blaine & LaDonna Oney

495 Peninsula Drive

Ft Pierce, Florida 34946

To whom It May Concern,

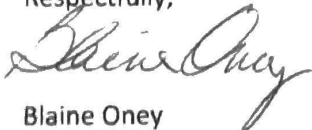
We are requesting variance to the 25' setback requirement in two locations at 495 Peninsula Drive. Enclosed please find a photo copy of a current Boundary and Topographic Survey of the above referenced property and a marked up partial survey. Notes to the partial survey are added in dark blue marker as well as highlighted portions reflect potential additions/remodeling changes to the existing residential structure.

**South side (Canal):** Along the South side of the property, additions/alterations would be extending construction from existing building seawall setbacks similar to the marked-up plan. In reference Sect. 9.2.0 (B, C, D & E) of 1995-Zoning-Ordinance, the referenced property as well as an adjacent property at 496 Peninsula Dr. has less than a 25' building setback from the seawall bulkhead. Other canal front properties in the Villages have less than the 25' setback.

**North side (R/W):** Along the North side of the property, our intent is to maintain the location of the current structure which is 20.01' from the North Boundary, reference Sect. 9.2.0 (B, C, D & E), but extend the stairs and balcony to within approximately 8.25' from the North Boundary (about 5.5' closer). New stairs in this location would permit creation of a room for water pumps and equipment within an enclosed space under the stairs as well as access to the second-floor balcony. If the stairs and balcony portion is considered accessory structure, wouldn't the minimum setback requirement be 3' at this location? Beyond this North Boundary is a grassy 50' R/W (Right of Way) that has a precast concrete drop inlet and one 8" outfall pipe to the river, no other utilities. The pavement stops short of the R/W and is approximately 110' from the river. My neighbor and I maintain this area.

Granting of these two variance requests would facilitate a better utilization of the property, allow us to upgrade this structure that was built in the mid 70's and bring it up to current Building Code Standards. Thank you for consideration of these requests.

Respectfully,



Blaine Oney

Attachments (5)

ELEVATION = 1.5Z

\* 1.06

ASPHALT  
END

1.05

~~130~~

FND 5/8 IR  
NO ID

148.13'M

N 89°31'39" W

3.03 CONE. WALK

WEST LINE OF  
LOT 9 BY PLAT

LOT 9  
BLOCK 3

## BRICK DRIVE

100.00'  
N 00°28'01" E

1.6' OVERHANG  
2ND FLOOR

FLOOD ZONE "X"

SEPTIC

GARAGE

2.44' 2 STO

CBS 1ST

FFF-4

~~2ND FLOOR F~~~~FFF-140'~~

10.0

CONC

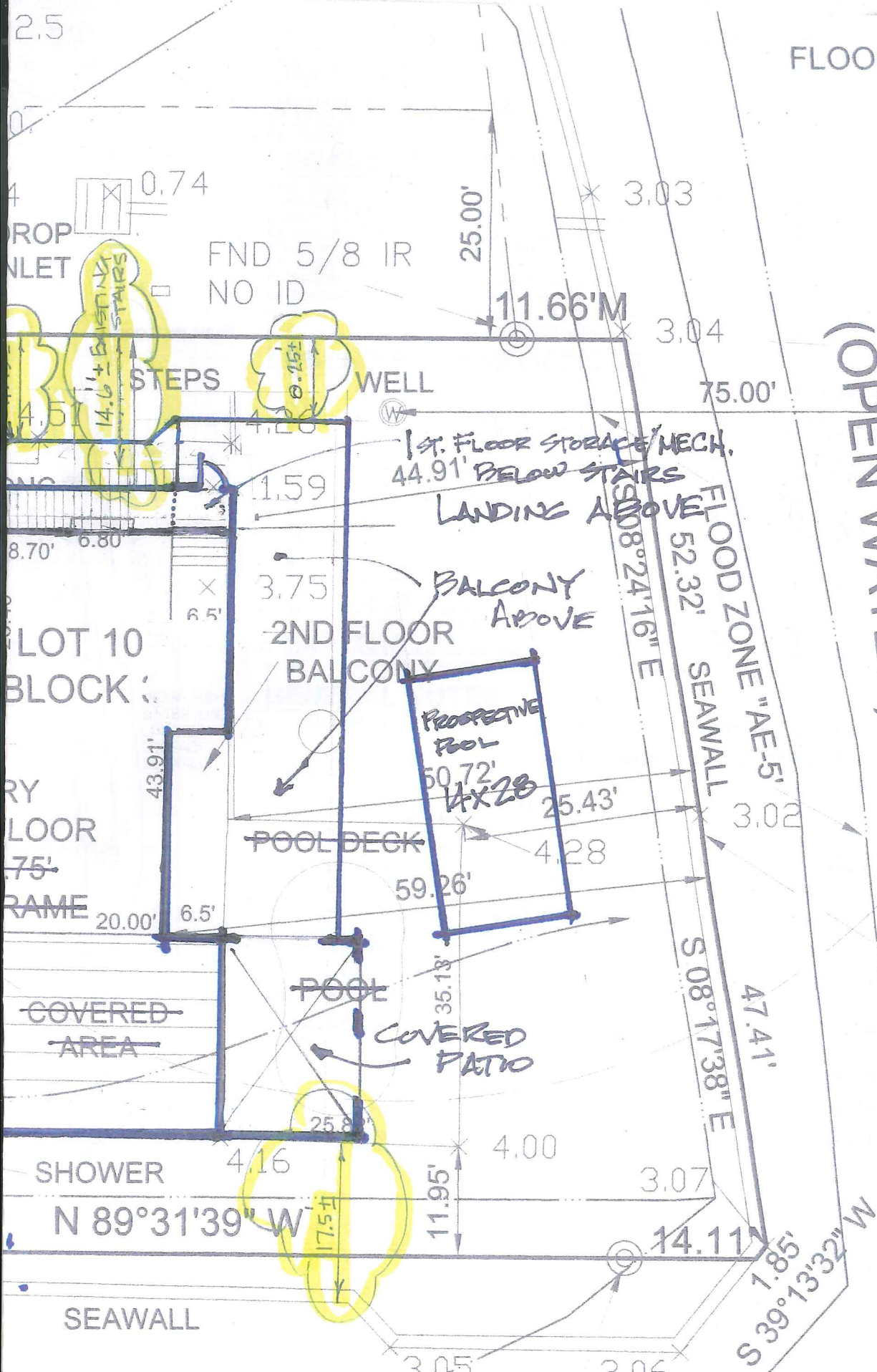
FND 5/8 IR  
NO ID

## 40' CANAL DAM

FLOOD ZONE "VE-6"

INDIAN RIVER  
(OPEN WATER)

MEAN HIGH  
WATER LINE  
LOCATED AT  
EDGE OF  
SEAWALL





50' WIDE RIGHT OF WAY

Legend



Google Earth

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8.97 ft

