

Date: 31 August 2021

To: Board of Adjustment, St. Lucie Village

From: Phil & Julie Lounibos, 3001 N. Indian River Dr.

Re: Request for Variance to Erect 8-ft. High Fence at North Border of 446 Chamberlin Blvd., SLV

Applicants: We are in the early stages of renovating our cottage at 446 Chamberlin, which will include raising that structure 5-6 feet high and resetting on pilings (by Brownie Construction), prior to moving out of our current residence at 3001 NIRD to live at 446 Chamberlin.

Property: A copy of the deed to our 446 Chamberlin property is attached. Although our current legal description shows Lot 5 and part of Lot 3 of Ocean Boulevard Park, Plat Book 7, p.18, a lot line adjustment is currently in progress with local Atty. Mr. Hank Fee that will reclaim a section of Lot 3 that was formerly ceded to 3001 N. Indian River Dr. on the east boundary of 446 Chamberlin. The expected new boundaries of 446 Chamberlin, following the lot line adjustment, are shown in the attached, certified survey by CivilSurv.

Area: With redrawn boundary lines, our 446 Chamberlin property comprises 120' X 127.4' = 15,288 ft.².

Variance Sought: We request to erect an 8-foot high fence on our northern boundary, where 446 Chamberlin abuts Indian River Lagoon Waterfront Cottages. This height is more than allowed under Village Ordinance 82-1 "Governing Fence Heights".

Purpose: The proposed fence will enhance privacy and reduce trespassing and noise at 446 Chamberlin, where we expect to begin to reside sometime in 2022.

Hardships: Trespassing by tenants of IRLWC on our two adjacent properties, but especially 446 Chamberlin, is common, whether as a pass through between their rental and the street, or to purloin mangoes from our tree. The proposed 8-foot fence will not only deter trespassers but also obstruct views of our mangoes from IRLWC.

With the 446 Chamberlin house about to be raised ca.2 meters, a 6-foot boundary fence, acceptable in the Village without a variance, would not impede vision of our activities from IRLWC, whereas a 8-foot fence would.

After recent clearing of brush near the northern boundary of 446 Chamberlin, we discovered that one side of the rental nearest to our property) is less than five feet away from our property line.

(This apparent violation of current 'setback' regulations probably preceded incorporation of the Village in 1961.) A high fence that hides this uncomfortably close juxtaposition between The Lodge and our property at 446 Chamberlin is probably the best resolution possible at this time.

The cabbage palm in the foreground of this recent photo is on property of 446 Chamberlin. The SE corner of the rental cottage of IRLWC is less than 5' away from this palm.

