

**Request for Variance from Setback Regulations
for Accessory Building at 446 Chamberlin Blvd.**

Applicants: Julia A. & L. Philip Lounibos, 3001 N. Indian River Dr., St. Lucie Village

Location: 446 Chamberlin Blvd., Ocean Blvd. Park Plat Book 7, Lots 3 & 5

Property Size: 120.0' X 127.3' (two lots)

Variance Sought: Permission to locate a storage (accessory) building 5'6" from the northern property line that borders Indian River Lagoon Waterfront Cottages. The 1995 Zoning Ordinance indicates (Table 2) that setback from the property line should be 10'.

Purpose: The 12' X 12' storage building (see attached proposed plot plan) will house a water pump and softener; gardening equipment and supplies; and power tools and woodworking accessories. The overhang facing east will provide parking for one vehicle and a level 2 EV charger. This building will be constructed of similar materials and quality as the house currently being renovated at this same location

Hardship: The proposed location of the storage building represents the only site where this property might accommodate such a structure and car port without cutting more trees (with regrets, we had to remove three cabbage palms in preparation for home renovations currently underway on this site). We advocate for retaining trees, both as habitats for birds, mammals, and invertebrates and as CO₂ sinks to mitigate greenhouse gas effects. The same Village Zoning Ordinance (1995) that establishes setback rules for structures also includes species and density recommendations for tree plantings in the Village.

We also wish to point out that a 100' long privacy fence (6'h) at the north property is under contract for erection early this year; thus, the proposed accessory building will sit 5' away (south) from that fence, which will reduce visibility of the unit from IRLWC. Views of the storage building from Chamberlin Blvd. will be limited both by its distance from the road (>100') and our established shrubs and trees, including a large southern live oak, preserved from demolition.

Finally, it seems fitting to mention that the nearest building (former Lodge of Caribee Colony) of IRLWC lies only one foot away from that same northern boundary that separates our properties. While of course that building now owned by IRLWC was probably settled in its current place in the 1940s, long before Village setback rules were established, the failure to abide by setback rules does not necessarily forebode disagreements between neighbors.

13 January 2023

Richard V. Neill, Jr.

From: Lounibos,L P <lounibos@ufl.edu>
Sent: Thursday, February 2, 2023 3:23 PM
To: Richard V. Neill, Jr.
Cc: Julia Lounibos
Subject: Re: Needs for Variance Request

Thank you, Richard, for identifying the technical amendments needed for our Variance Request.

Julie and I agree that if you are willing to insert on our behalf these changes, adding p.18 of Plat Book 7, and the appropriate Section and Figure citations from the Zoning Ordinance, we would be most grateful to not have to edit and resubmit our original Variance Request.

We will look forward to meeting with you and Board when our Request is considered.

Best regards,
Phil Lounibos
3001 NIRD
St. Lucie Village

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From: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Sent: Thursday, February 2, 2023 3:06 PM
To: Lounibos,L P <lounibos@ufl.edu>
Cc: Julia Lounibos <julialounibos@gmail.com>
Subject: RE: Needs for Variance Request

[External Email]
Julie and Phil,

I need to ask for a couple of revisions.

First, please insert a reference to the page number in the legal description so that it reads, "Plat Book 7, Page 18".

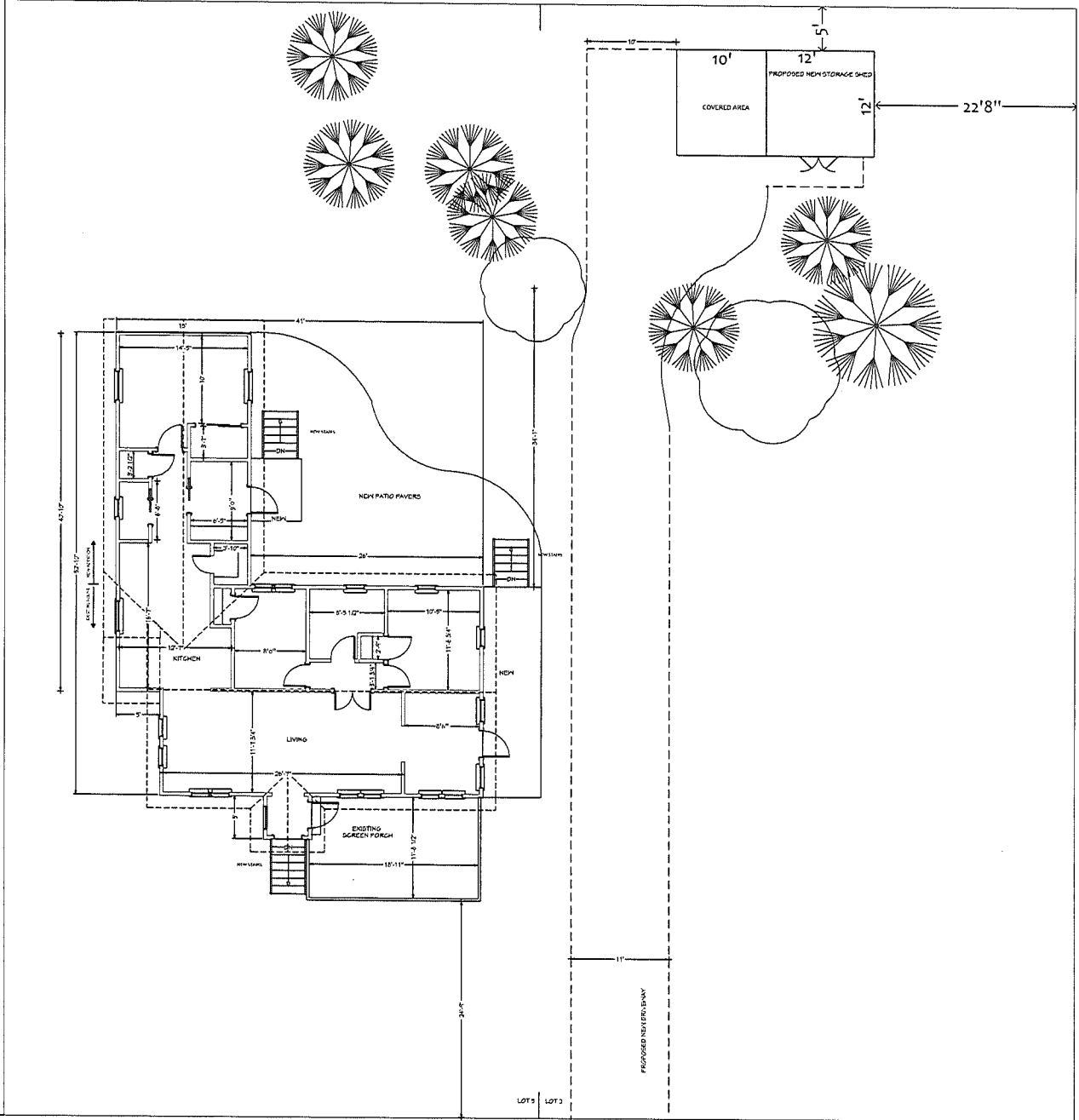
Second, I think that you should reference Section 3.5.3(C)(1)(c) and Figure 2 (as well as Table 2) as portions of the Ordinance from which you need relief.

I think if you resubmit with those changes, your application then meets the requirements for including the legal description and (all of) the sections from which you want relief.

Or, if you direct me to incorporate those changes, I'll just add the email exchange to the package—up to you.

120.00'

127.30'



CHAMBERLIN BLVD