

**BEFORE THE BOARD OF ZONING ADJUSTMENT  
MARTIN COUNTY, FLORIDA**

**[REGARDING THE APPLICATION OF  
SPENCER GROTH  
FOR A ZONING AND CENTERLINE SETBACK VARIANCE ON PROPERTY LOCATED AT  
279 SW HARBOR STREET WITHIN THE HR-1, SINGLE-FAMILY RESIDENTIAL  
DISTRICT**

**WHEREAS, THIS BOARD HAS MADE THE FOLLOWING DETERMINATIONS OF  
FACTS:**

1. Spencer Groth has submitted a variance application to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the HR-1, Single-family Residential District and Section 3.16.C. to reduce the setback requirements to permit the construction of a single-family home on The east 100 feet of lot 25, Harbor Estates, according to the Plat thereof, as recorded in Plat Book 3, Page 65, of the Public Records of Martin County, Florida. The subject property is located at 279 SW Harbor Street, Stuart, Florida.

2. This Board considered this application to reduce the setback requirements at a public hearing on January 28, 2021.

3. At the public hearing, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING ADJUSTMENT  
OF MARTIN COUNTY, FLORIDA, THAT:**

A. Special conditions and circumstances 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 district.

B. Literal interpretation of the provisions of Article 3, Land Development Regulations, Martin County Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

C. The special conditions and circumstances do not result from the actions or inactions of the applicant.

D. Granting the variance requested will not confer on the applicant any special privilege that is denied to owners of other lands, structures or buildings in the same district.

E. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

F. The granting of the variance will be in harmony with the general purpose and intent of the Land Development Regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

G. A centerline setback variance of 4 ft. on SW Gaines Avenue is approved to reduce the setback requirement from 65 ft. to 61 ft. and a variance to the front yard setback on SW Harbor Street of 10 ft. to reduce the setback requirement from 35 ft. to 25 ft. to permit the construction of a single-family home as set forth on the site plan attached hereto as Exhibit A.

H. This resolution shall be recorded in the official records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 28TH DAY OF JANUARY, 2021.**

**ATTEST:**

**BOARD OF ZONING ADJUSTMENT  
MARTIN COUNTY, FLORIDA**

**BY: \_\_\_\_\_  
DENISE JOHNSTON  
SECRETARY**

**BY: \_\_\_\_\_  
TRAVIS WADDELL, CHAIRMAN**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:**

**BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY**

Exhibit A

