

Narrative:

I, Spencer Groth, am the owner of 279 SW HARBOR ST, STUART FL (Parcel ID: 55-38-41-007-000-00250-8). I am requesting a variance to the centerline on Gaines Ave and the Front Setback on Harbor Street because I am unable to get reasonable use of the property without an adjustment in the county setbacks. The county setbacks will not accommodate a house of reasonable design.

Prior to purchasing this lot, I had several builders look at the property and the county setbacks. I was told I would have no problem fitting a house on this land. My architect was given the setbacks and drew my house plans according to what he interpreted the county setbacks were. He did not realize, nor did the other builders that the setbacks were given for both the front yard and centerline and were for whichever is *greatest*. I would not have purchased this lot if I would have known I'd be so restricted in what I could build.

I am requesting a zoning setback reduction on Harbor from (35' to 25') I need 10' relief for the front setback on Harbor. I am requesting a centerline setback reduction on Gaines. Please see the attached site plan for relief measurements.

The Legal Description is as followed: HARBOR ESTATES SEC 2 E 100' OF LOT 25 OR 354/204. The size of the property is: .2300 Acres

I have attached everything on the Variance Non- Administrative checklist except for the Power of Attorney (I will be representing myself) and a Property Transfer certification. There has not been a property transfer since the recorded deed dated 8/24/2020.