THE TOWN OF
INDIAN RIVER SHORES

6001 Highway A1A
Indian River Shores, FL 32963

APPLICATION FOR VARIANCE - DOCK

A variance from the Land Development Code of the Town of Indian River Shores is addressed in section 168.07, Code of Ordinances. Regulations relating to docks and boat lifts are addressed in Article II – Code of Ordinances. Please refer to the Town Code of Ordinances prior to submitting your application.

Your Application for Variance should include all items related to your requested variance such as plans, drawings, photographs and other supporting documentation. The Application for Variance must be emailed to inspections@indianrivershores.gov. Please contact the Building Department if your submission includes large format printouts or other plans. The submissions must be able to be reproduced with sufficient clarity for review by staff and PZV Board members.

Your application must address the following criteria for a variance as outlined in section 168.07 (2):

Special conditions. That special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of said land, structure or building.

Unique. That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district.

Hardship. That the literal interpretation of the provisions of this chapter would deprive the applicant of a substantial property right that is enjoyed by other property owners in the district. It is of no importance whatsoever that the denial of the variance might deny to the property owner some opportunity to use the property in a more profitable way, or to sell it at a greater profit than is possible under the terms of this chapter.

Self-created. That the hardship is not self-created or the result of mere disregard for or ignorance of the provisions of this chapter.

Minimum variance. That the variance is the minimum variance that will make possible the reasonable use of the property.

Adjacent property. That granting the variance requested will not be detrimental to adjacent property or adversely affect the public welfare and will be in harmony with the general intent of this chapter.

Use variance. Under no circumstances shall the Board grant a variance to permit a use not generally permitted in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

Additionally, section 100.37, Code of Ordinances provides that applicant for the variance must provide written notice to immediately adjoining property owners on either side of the property on which the dock or other structure is to be located. Proof of notice must be included in your application.

Again, please refer to section 168.07, Code of Ordinances and Article II – Docks, Dolphins and Boat Lifts prior to submitting your application.

APPLICANT INFORMATION

Property Owner Name: _____

Property Owner Signature: _____

Applicant name if different than property owner: _____

Applicant Signature if different than property owner: _____

Variance Location Address: _____

Contact Information

Property Owner Email: _____

Applicant email if different that property owner: _____

Property Owner Phone: _____

Applicant phone if different than property owner: _____

VARIANCE REQUEST

Please provide a detailed description of the requested variance including all criteria required by Town Ordinance. Include the current regulation from which you seek a variance as well as any changes in setback, height or other specification which is to be considered. There is space provided below for your response. However, it is recommended that you submit a separate document detailing any criteria required by Ordinance and any other information you wish to be considered.

Planning, Zoning & Variance meetings are held the 2nd Tuesday of every month. The deadline for items to be placed on the agenda is Friday morning, 2 weeks prior to the meeting date. There must be a representative in attendance. Please contact the Building Department at 772-231-4453 or inspections@indianrivershores.gov with any questions or concerns.

Applicant Name: _____ Applicant Signature: _____

(Please Print)