



July 1, 2025

City of Marco Island  
Building Department

**Re: 673 Waterside Drive  
Marco Island, FL 34145  
Variance Petition Application**

Dear Building Official:

Please accept this narrative in support of the variance request for the above referenced property. We are respectfully requesting a 17'-0" rear setback where a 25'-0" setback is required for a Single-Family Residence. The proposed residence is well below the maximum allowed lot coverage and provides more setbacks than required on all other portions of the site. The irregular lot configuration forces a small wedge of the proposed home with a total of 125 Sq.Ft. to encroach on a small portion of the rear setback. In accordance with the standards required for approval, please see the following responses:

ARCHITECTURE  
PLANNING  
INTERIORS

- a. That there are special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved;

The property is an odd shape corner parcel which makes it difficult to orient a home parallel to the existing streets and creates a condition where a small corner of the house encroaches on the rear setback area.

- b. That there are special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request;

The property is an odd shape corner parcel which makes it difficult to orient a home parallel to the existing streets and creates a condition where a small corner of the house encroaches on the rear setback area.

- c. That a literal interpretation of the provisions of this LDC works an unnecessary and undue hardship on the applicant or creates a practical difficulty on the applicant;

The current HOA regulations treat corner parcels differently in that they allow for the two interior property lines to be considered interior sides with no rear yard. This reduces the setbacks to 15'-0" on both interior sides which this plan complies with. The original P.U.D which was approved many years ago does not include this exception for corner lots so it requires the typical 25'-0" setback at the rear property line. This home has been approved by the HOA and does not require a variance as per the HOA regulations.

- d. That the variance, if granted, will be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare;

The variance requested is the minimum variance required and the house proposed has a lot of coverage of 4,559 Sq.Ft. where 5,893 Sq.Ft. would be allowed. The encroachment area into the setback is 125 Sq.Ft. but the proposed home has an additional 1,594 Sq.Ft. of setback area around the perimeter of the home.

- e. That granting the variance requested will not confer on the petitioner any special privilege that is denied by this LDC to other lands, buildings, or structures in the same zoning district;

The proposed lot will still be developed with one single family home which meets all other regulations.

- f. That granting the variance will be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

The setback reduction at the rear property line is truly offset within itself, the proposed 17'-0" setback where 25'-0" is required is a 7'-11" encroachment and at the opposite side of the house the setback provided is 32'-4" where 25'-0" is required so an increase of 7'-4" above the required setback.

- g. That there are natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, or similar circumstances; and

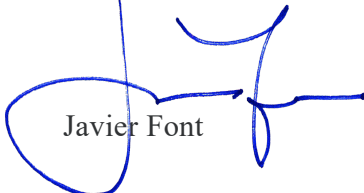
N/A

- h. That the granting of the variance will be consistent with the comprehensive plan.

The granting of the variance will be consistent with the comprehensive plan in that a single family home will be developed on the site with a smaller footprint than allowed with one less floor than allowed and with 1,594 Sq.Ft. of additional setback area around the perimeter of the home.

We thank you in advance for your assistance in this matter and appreciate your support.

Sincerely,

  
Javier Font