

Scarcella, Mirko

1856 SW Kimberly Ave

VARIANCE

Project: P23-162

Planning and Zoning Board Meeting

Francis Forman, Planner II

November 7, 2023



PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Section 158.217(C) of the City Code to allow for a three-foot and four-inch (3'4") encroachment into the side yard setback for an outdoor kitchen and grill.

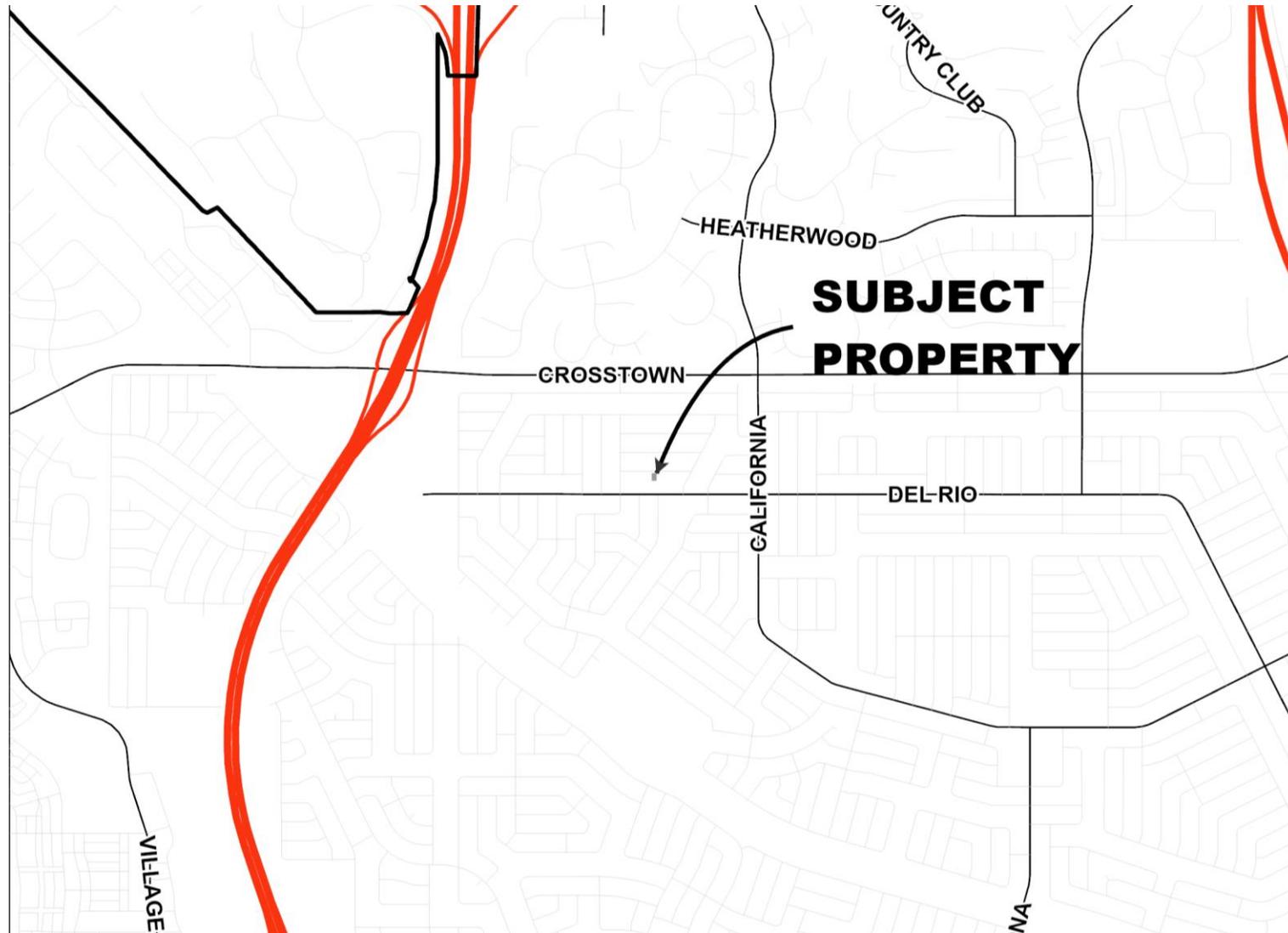


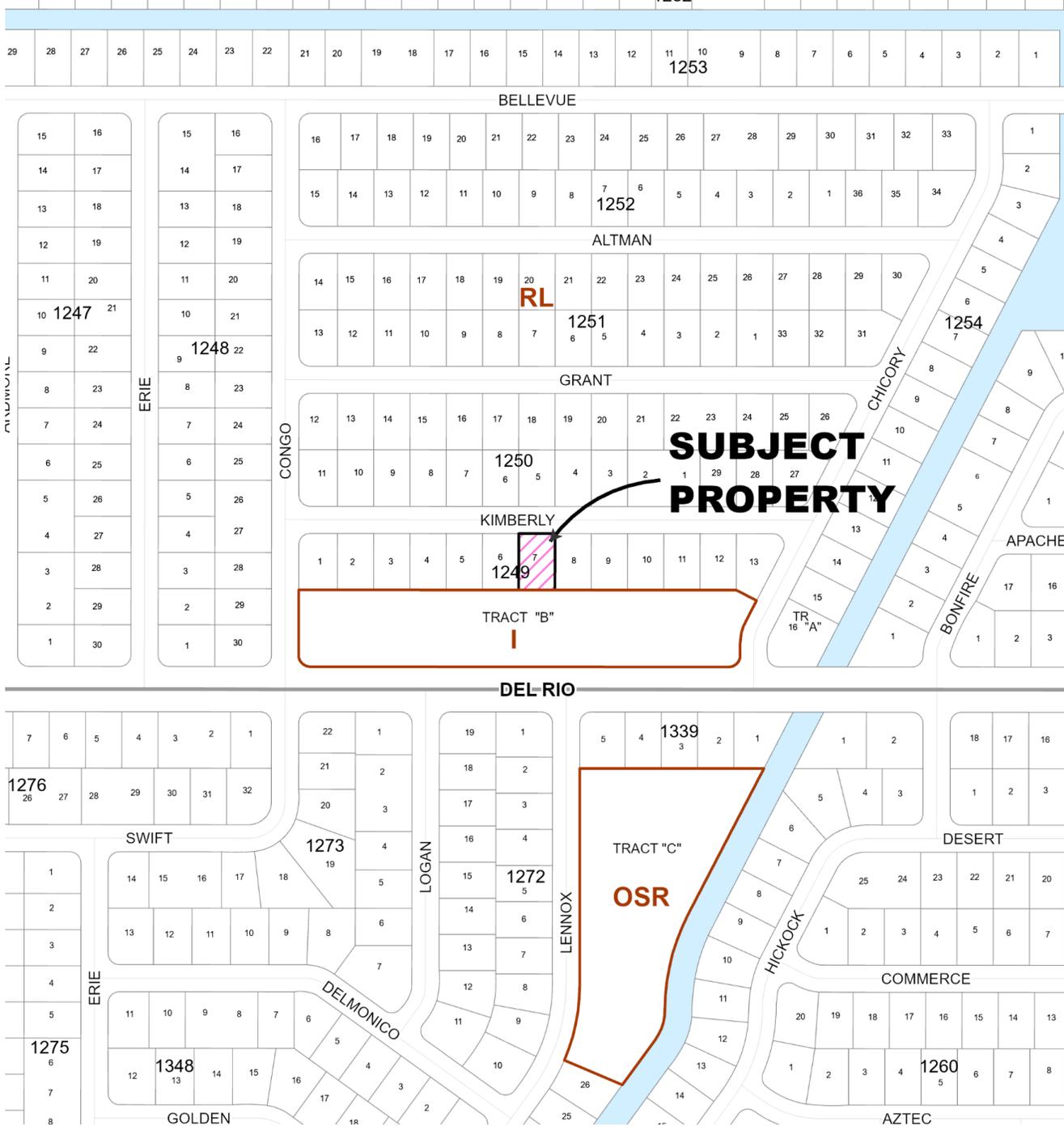
APPLICANT AND OWNER

- Owner/Applicant – Mirko Scarcella
- Location – South side of SW Kimberly Avenue, north of SW Del Rio Boulevard and west of SW Congo Street
- Existing Use – Single-Family Residence



LOCATION





Staff Findings

- The owner has applied for the variance due to constructing an outdoor kitchen and barbecue within the 10-foot side yard setback. The owner asserts that he was provided incorrect information from a city department, which is why the work began in the side yard.
- Section 158.217(C) states that any accessory structure is required to meet the minimum side yard setback of the respective residential zoning district, which is 10 feet for RS-2. The structure is 6'6" from the property line and as such requires a 3'4" variance.
- The variance granted is not the minimum, however the owner has stated that the variance is needed as a corrective step because he states he was not provided accurate information regarding the allowable side yard setback. The plumbing and mechanicals for the outside kitchen was installed based on that information at great expense so the owner is requesting a variance to be able to retain the structure where it is.
- The rear yard is fenced in with a 6' opaque fence.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a recommendation to approve to City Council
- Make a recommendation to approve with conditions
- Make a recommendation to deny
- Make a motion to table

