



Greenberg, Jared

Variance (P25-086)

Planning and Zoning Board – August 5, 2025  
Ivan Betancourt, Planner I

## Variance Request

- 1) to allow a carport to be constructed in the area extending from the front corners of the principal structure to the front property line,
- 2) a variance of 745 square feet to allow the construction of a 945 square foot carport,
- 3) a variance of four (4) feet to allow for a 6-foot side yard setback on the west side of the property.

# Applicant/Property Owner & Location

<b>Applicant/Property Owner:</b>	Jared Greenberg
<b>Location:</b>	702 SW Abode Ave

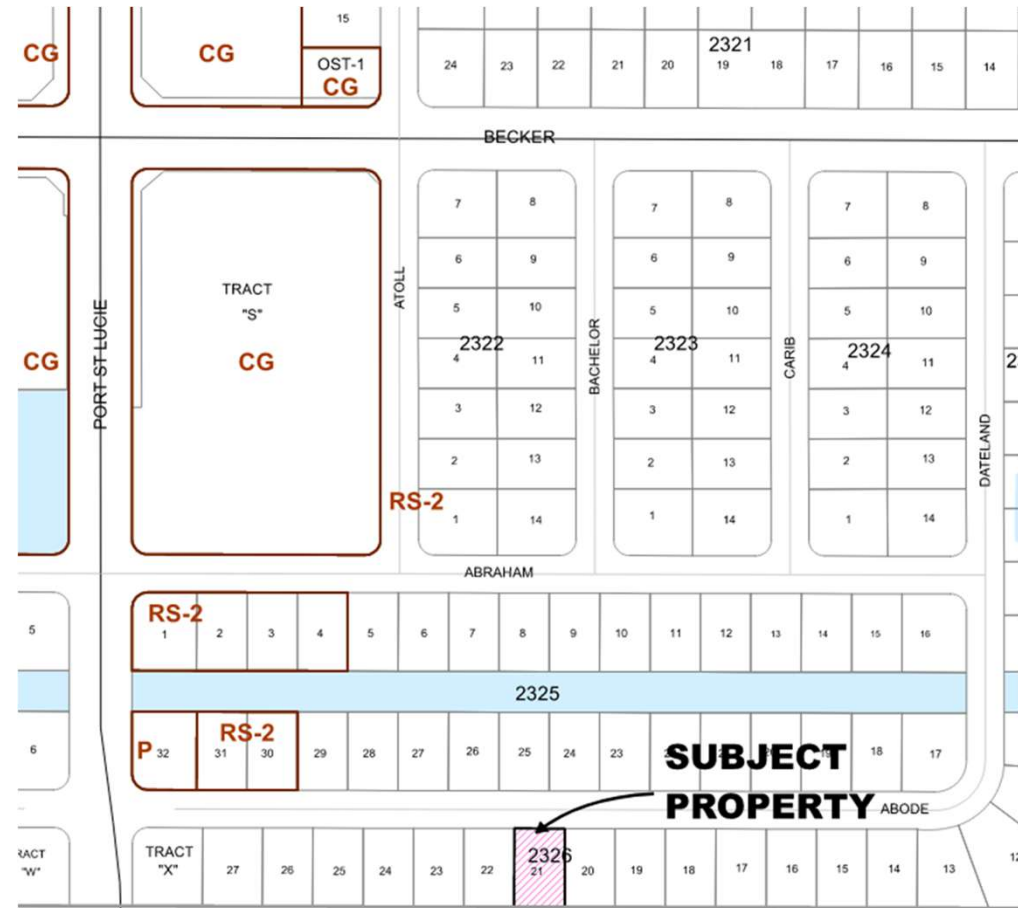


## Project Background

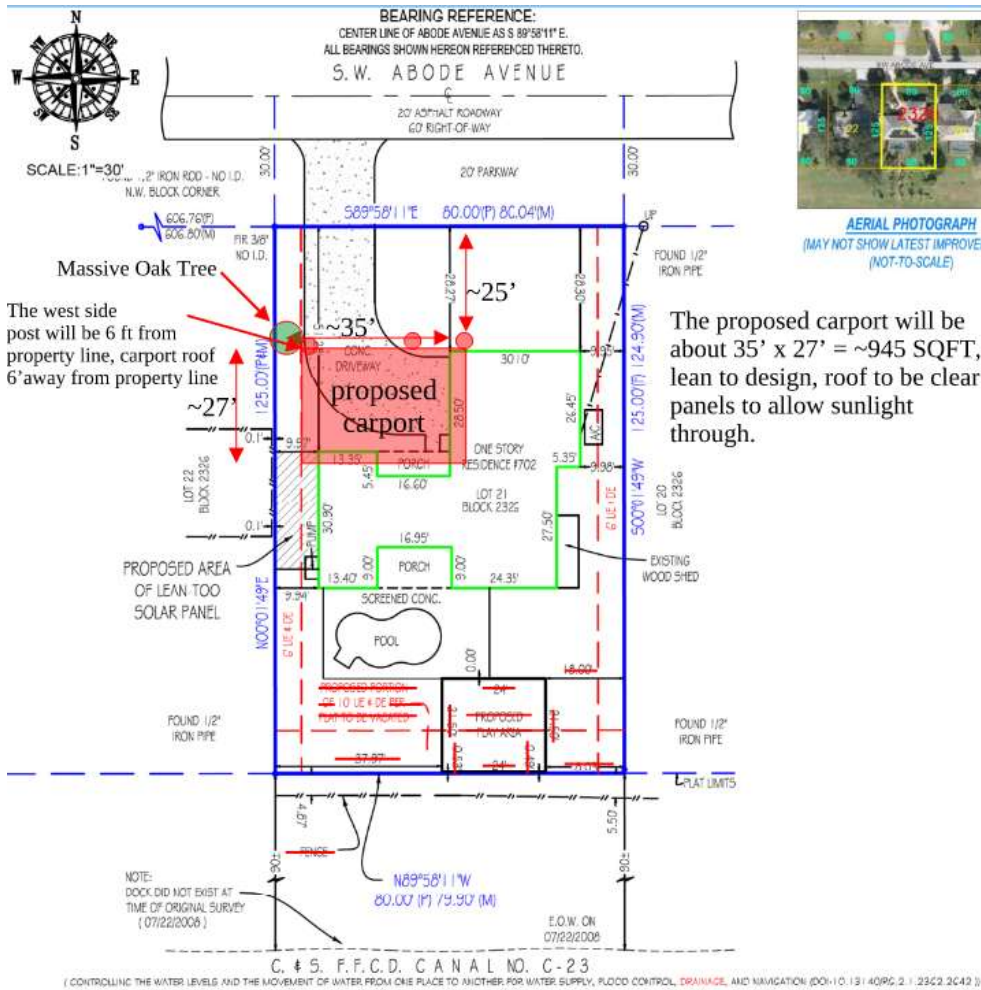
- The subject property was granted a variance of 6 feet to allow a 0-foot side yard setback on the west of the property for a proposed solar panel roof with poles on November 3, 2020. Additionally, the existing home encroaches into the side yard setback on both sides.

# Future Land Use/Zoning

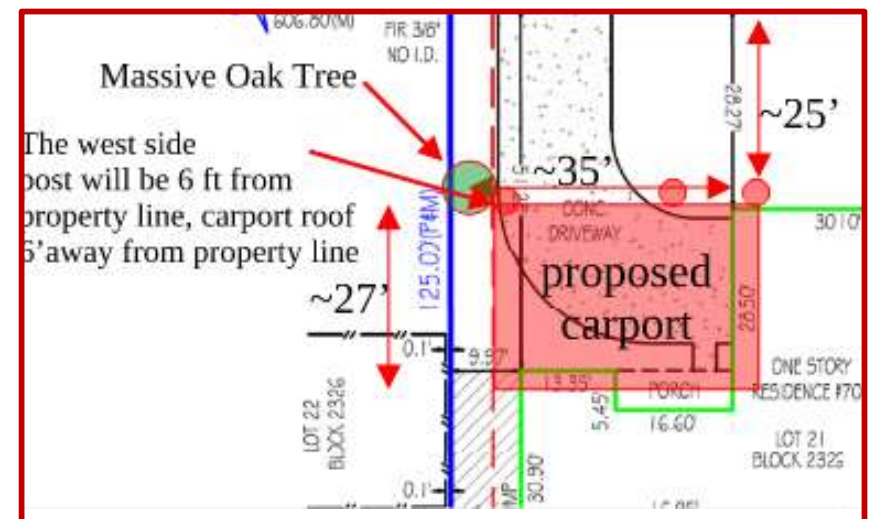
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	single family residential
South	NA	NA	C-23 Canal
East	RL	RS-2	Single family residential
West	RL	RS-2	single family residential



# 2005 Survey



**AERIAL PHOTOGRAPH**  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)



## **Planning & Zoning Board Action Options**

- Make a motion to approve the variances.
- Make a motion to approve the variances with conditions.
- Make a motion to deny.
- Make a motion to table.