



**Navarro, Yuraima Garcia**

**Variance**

Project No. P25-204

Planning and Zoning Board Meeting

Sofia Trail, Planner I

March 3, 2026

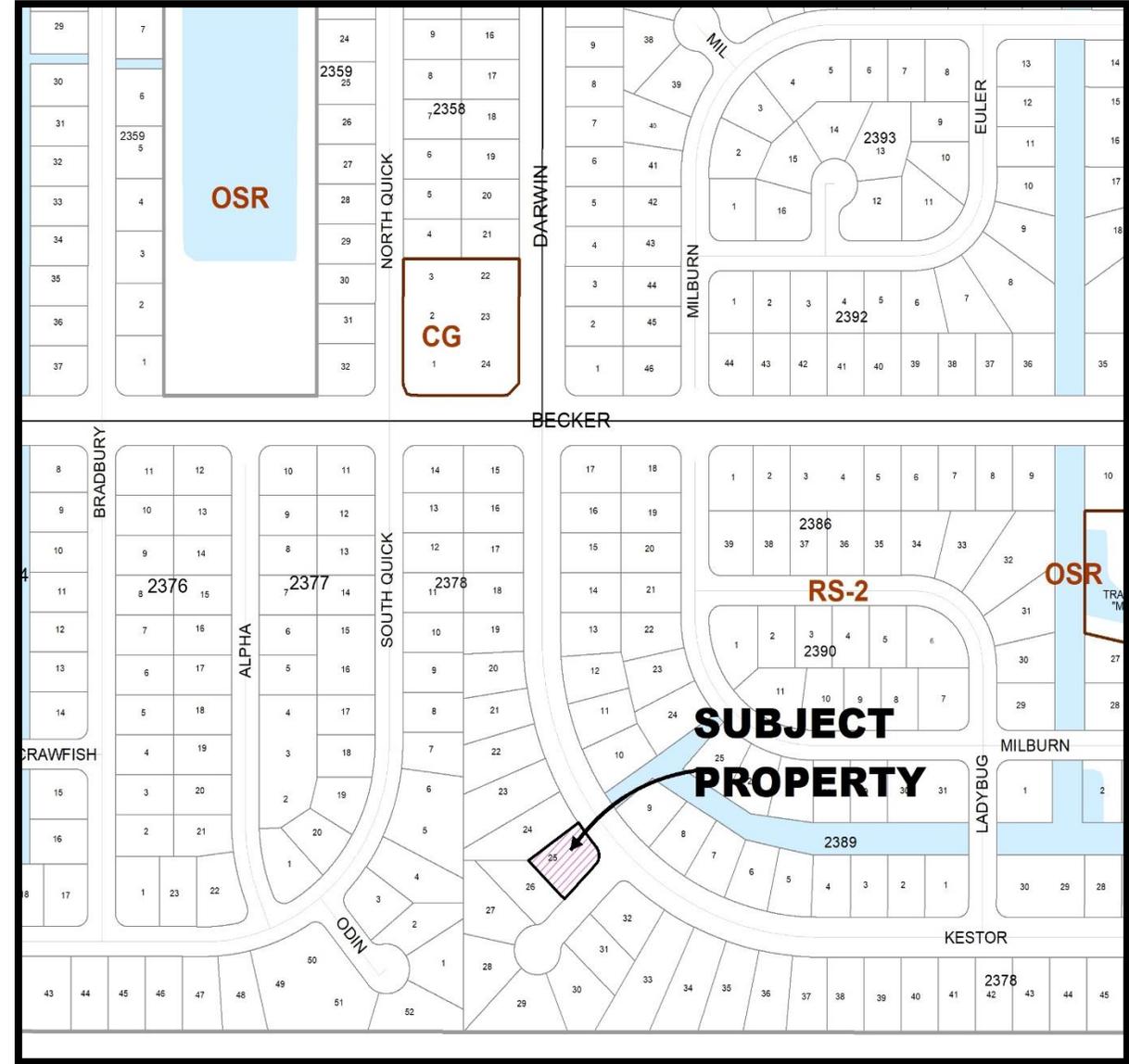
## Request Summary

|                   |   |
|-------------------|---|
| Owner/Applicant:  | Yuraima Garcia Navarro  |
| Property Address: | 455 SW Kestor Drive   |
| Location:         | South of SW Becker Road on the northwest corner of SW Kestor Drive and SW Stacy Court   |
| Request:          | A variance of seven (7) feet, to allow a side setback of eight (8) feet for a 331-square-foot existing roofed patio with an outdoor kitchen, and a variance of four (4) feet, to allow a side setback of 11 feet for a 118-square-foot existing roofed patio. |

# Surrounding Areas

| Direction | Existing Use            | Future Land Use | Zoning |
|-----------|-------------------------|-----------------|--------|
| North     | Single-family Residence | RL              | RS-2   |
| South     | Single-family Residence | RL              | RS-2   |
| East      | Single-family Residence | RL              | RS-2   |
| West      | Single-family Residence | RL              | RS-2   |

RL – Low-Density Residential, RS-2 – Single-Family Residential



## Background

- A code compliance case with the Building Department was created in October 2025 for the two structures being built without permits.
- The applicant is requesting a variance to keep the accessory structures so that they may apply for building permits.





## Planning and Zoning Board Action Options

If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to approve the variance for both accessory structures

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting.