

Leonard W. Laforte
1556 SW Abacus Ave.

VARIANCE

Project: P22-321

Planning and Zoning Board Meeting

Bianca Lee, Planner I

February 7, 2023, Meeting



PROJECT SUMMARY

- A variance to the 10 ft. side yard setback requirement within the RS-2 Zoning district.
- The existing shed sits at a 5.18 ft. setback from the side property line.
- The existing shed encroaches 0.82 ft. into the 6 ft. wide drainage and utility easement.



APPLICANT AND OWNER

- Leonard W. Laforte, property owner

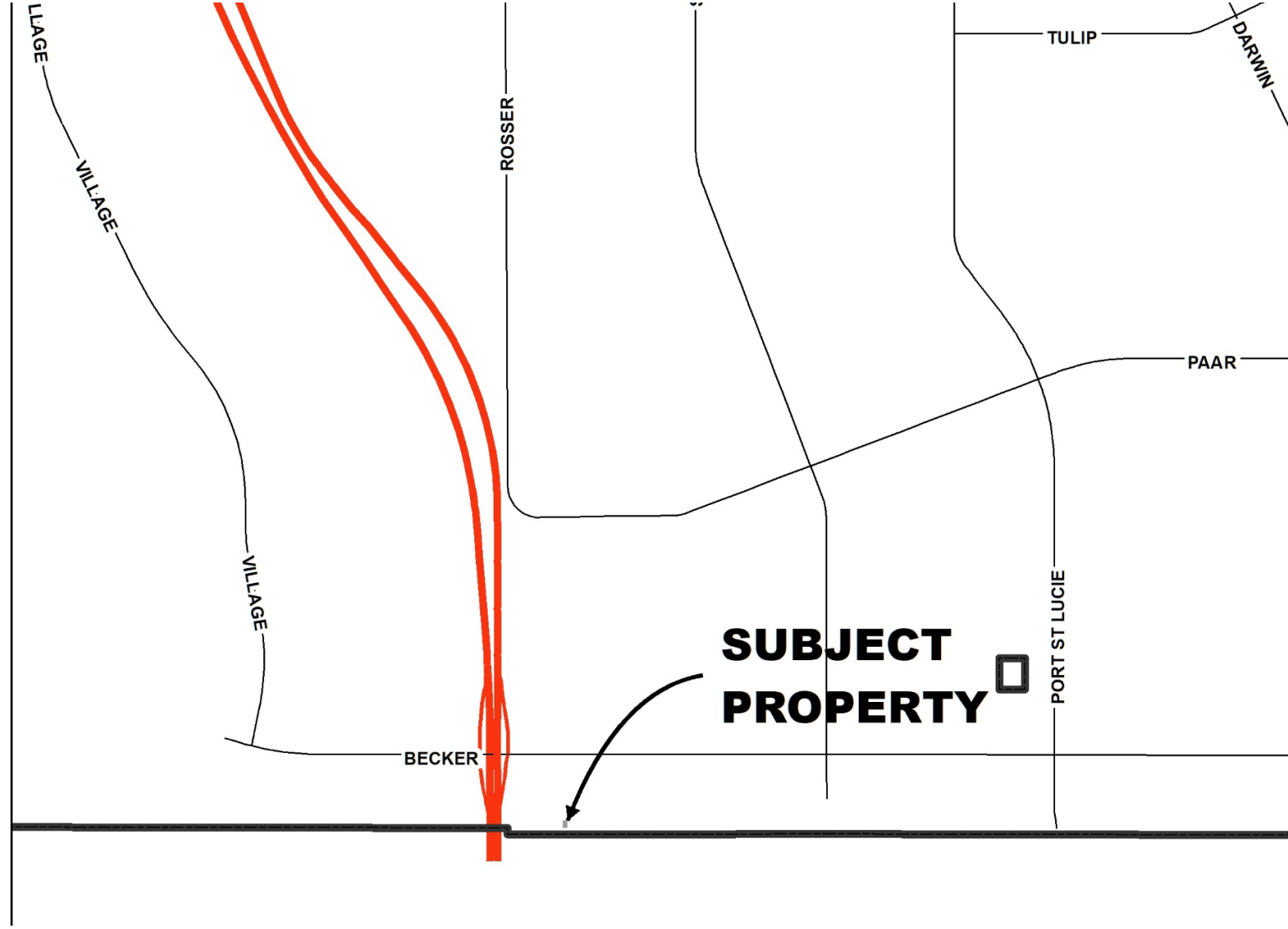


VARIANCE REQUEST

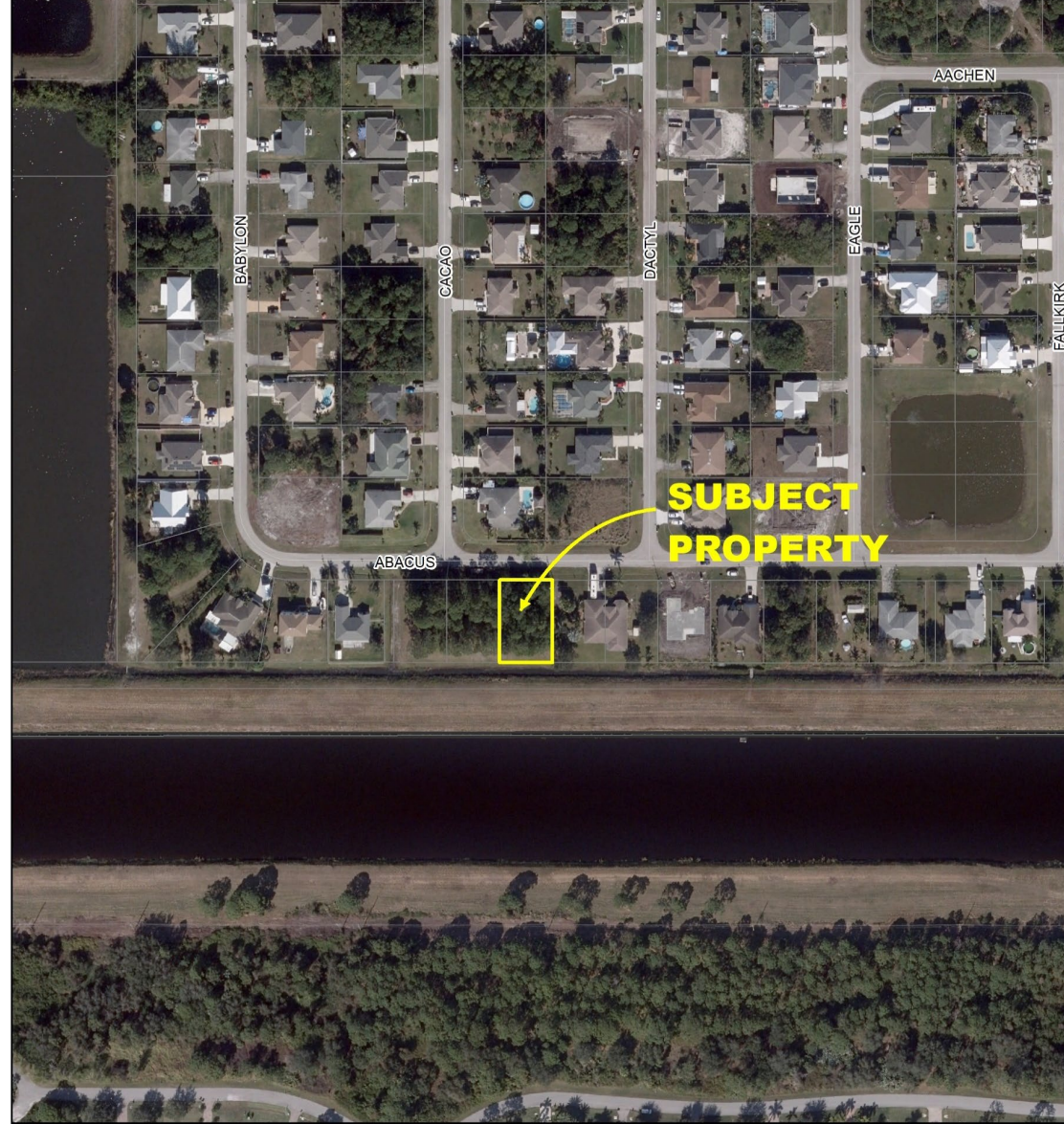
- A variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.
- Section 158.217(C)(1) of the Zoning Code requires a minimum setback of ten (10) feet from the rear property line for accessory uses or structures in Single-Family Residential Districts. The existing shed meets the rear setback requirement; however, it does not meet the side setback as per zoning code.
- The minimum setback from side property lines shall be those set forth in the applicable zoning district. The property is zoned RS-2 (Single-Family Residential), Section 158.073(H)(2) requires two (2) side yards, each of which providing a building setback line of ten (10) feet.



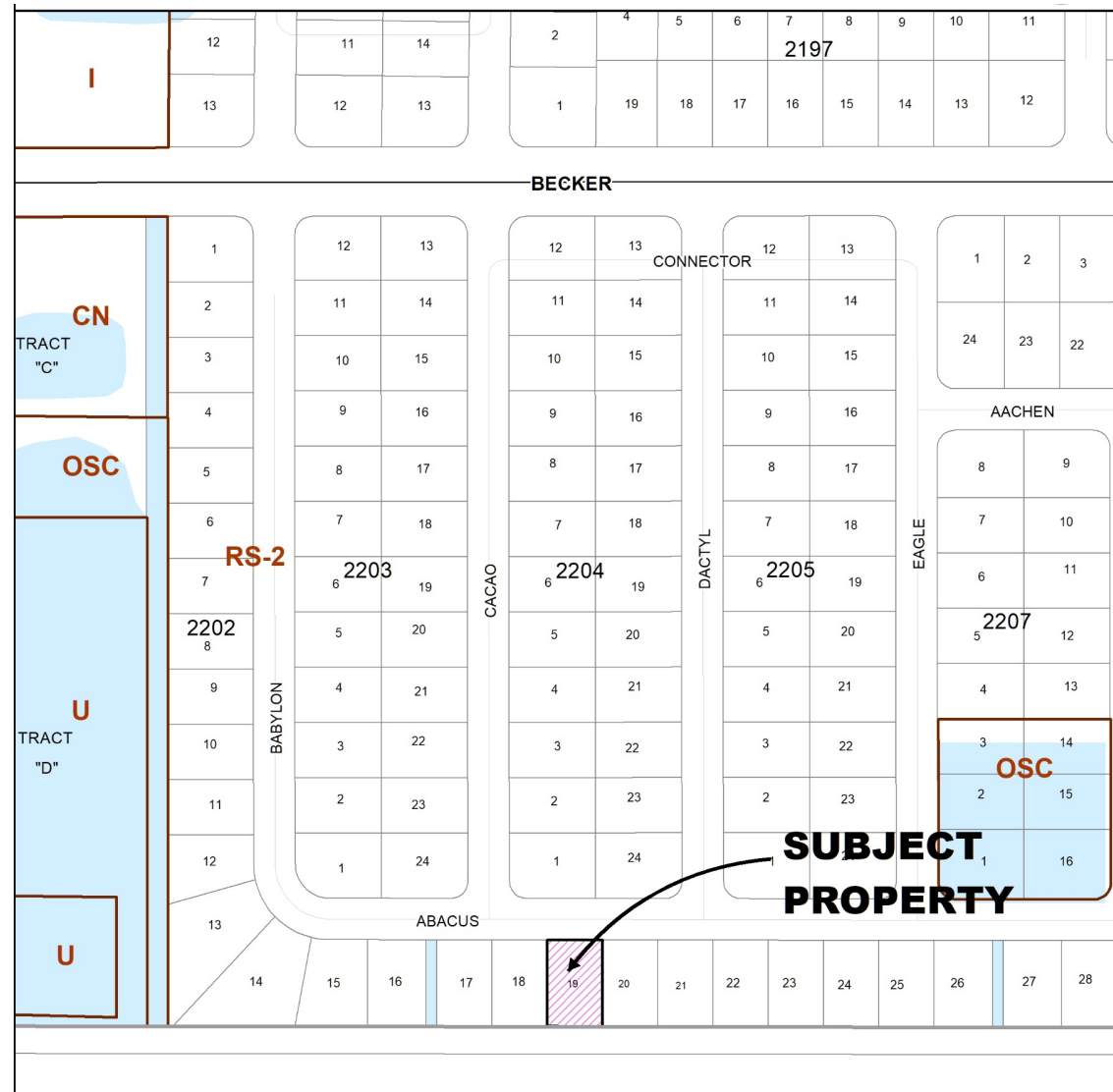
LOCATION



AERIAL MAP



Zoning Map

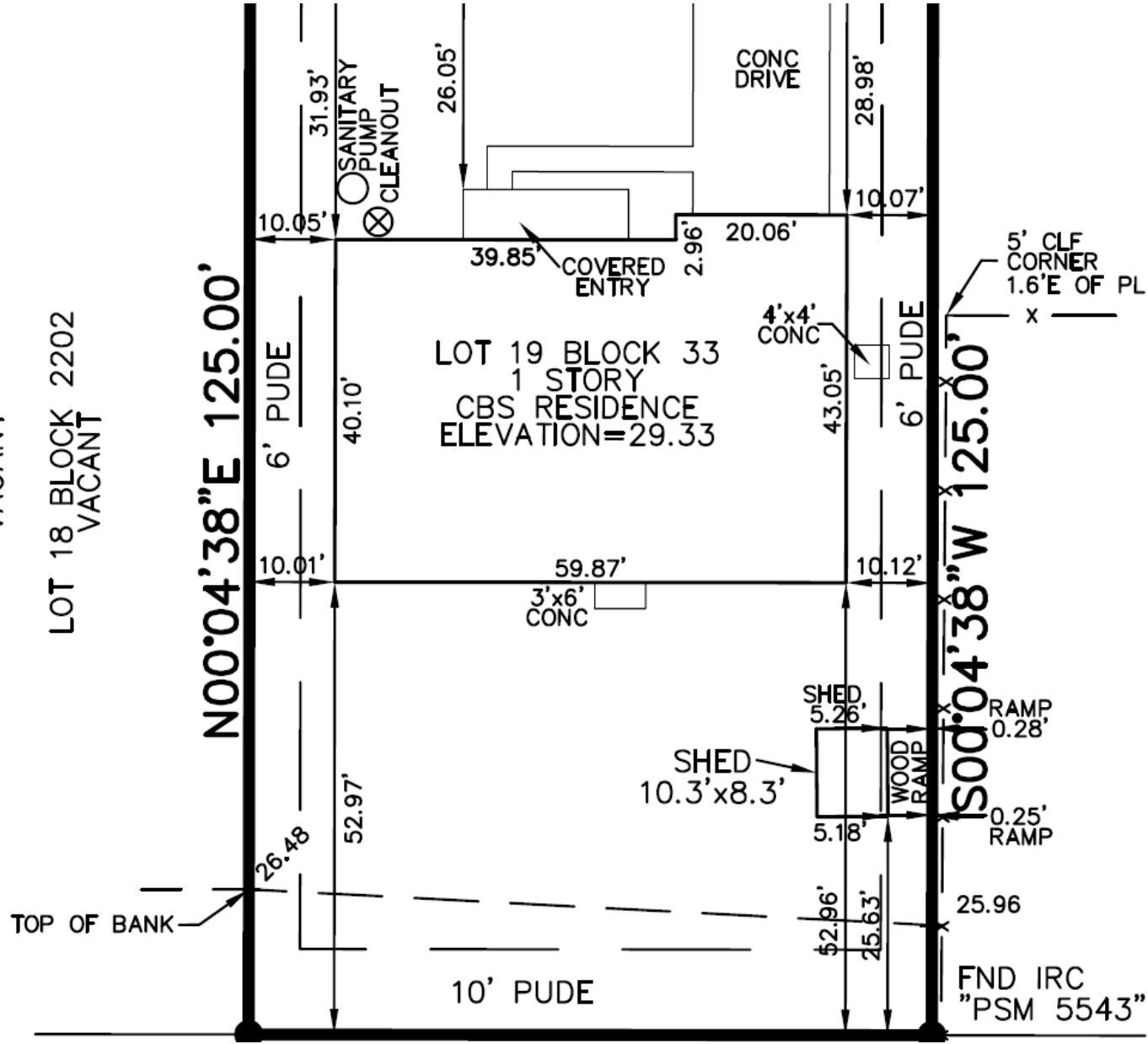


LOT 16 BLOCK 2202
FFE= 29.42

LOT 17 BLOCK 2202
VACANT

LOT 18 BLOCK 2202
VACANT

LOT 20 BLOCK 2202
FFE= 29.26



Boundary Survey





Shed Location



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

