

Monna Homes LLC

520 SE Cliff Road

VARIANCE

Project: P23-097

Planning and Zoning Board Meeting

Bianca Lee, Planner II

August 1, 2023, Meeting



PROJECT SUMMARY

- A variance to the setback requirements of RS-2 Zoning.
- The proposed home is not expected to interfere with drainage or utilities.



APPLICANT AND OWNER

- Zamel Abou, agent, for Monna Homes LLC., owner

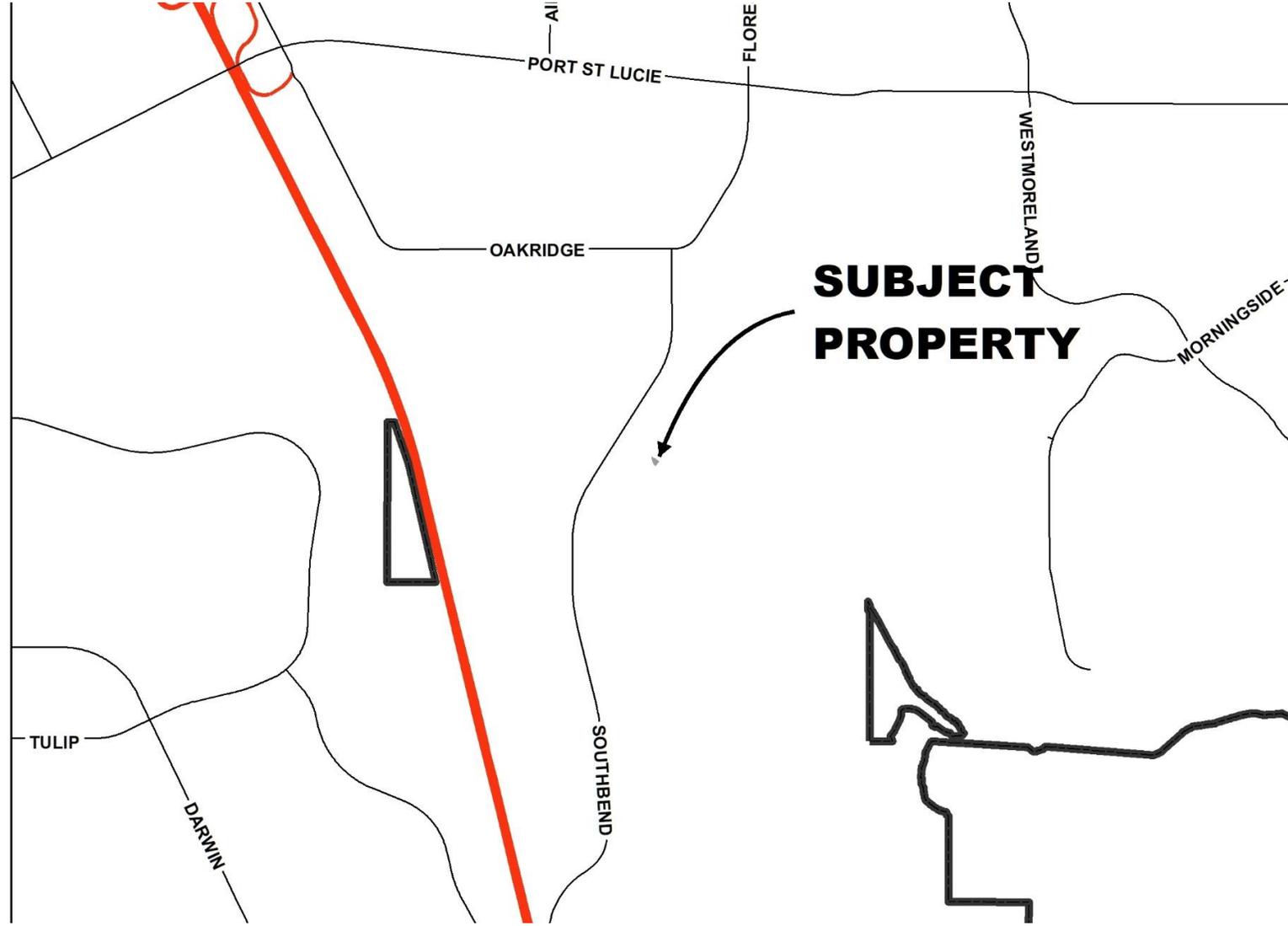


VARIANCE REQUEST

- A variance of 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence.
- Section 158.073(H)(3) Yard Requirements and Landscaping, requires a minimum building setback line of twenty-five (25) feet in the rear yard for Single-Family Residential Districts.
- 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. The proposed addition will meet the side setback requirement within RS-2 (Single-Family Residential).



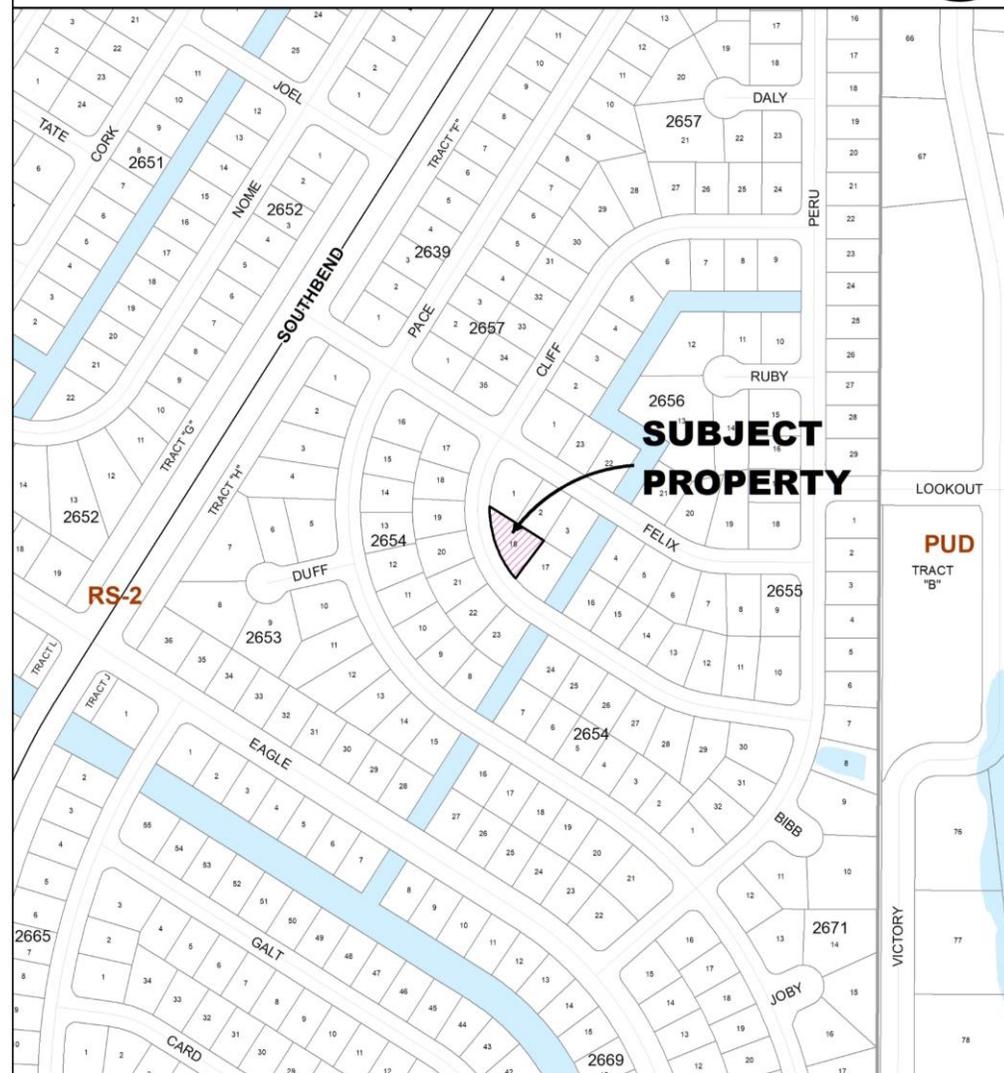
LOCATION



AERIAL MAP



Zoning Map

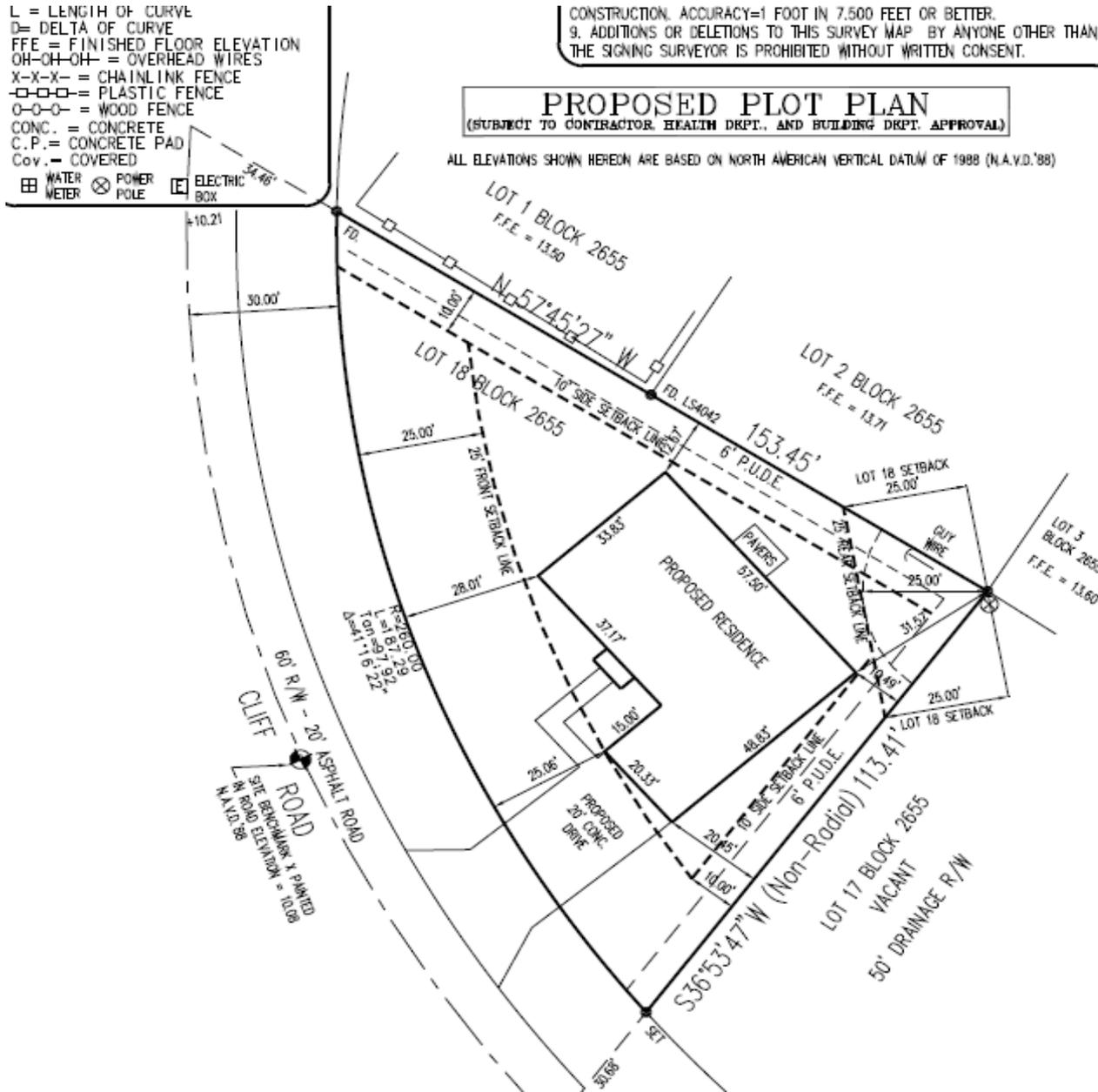


L = LENGTH OF CURVE
 D = DELTA OF CURVE
 FFE = FINISHED FLOOR ELEVATION
 OH-OH-OH = OVERHEAD WIRES
 X-X-X = CHAINLINK FENCE
 -□-□-□ = PLASTIC FENCE
 O-O-O = WOOD FENCE
 CONC. = CONCRETE
 C.P. = CONCRETE PAD
 Cov. = COVERED
 WATER METER
 POWER POLE
 ELECTRIC BOX

CONSTRUCTION ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
 9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

PROPOSED PLOT PLAN
 (SUBJECT TO CONTRACTOR, HEALTH DEPT., AND BUILDING DEPT. APPROVAL)

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.'88)



Boundary Survey



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

