



Greenberg, Jared

Variance (P25-086)

Board of Zoning Appeals – October 13, 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

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

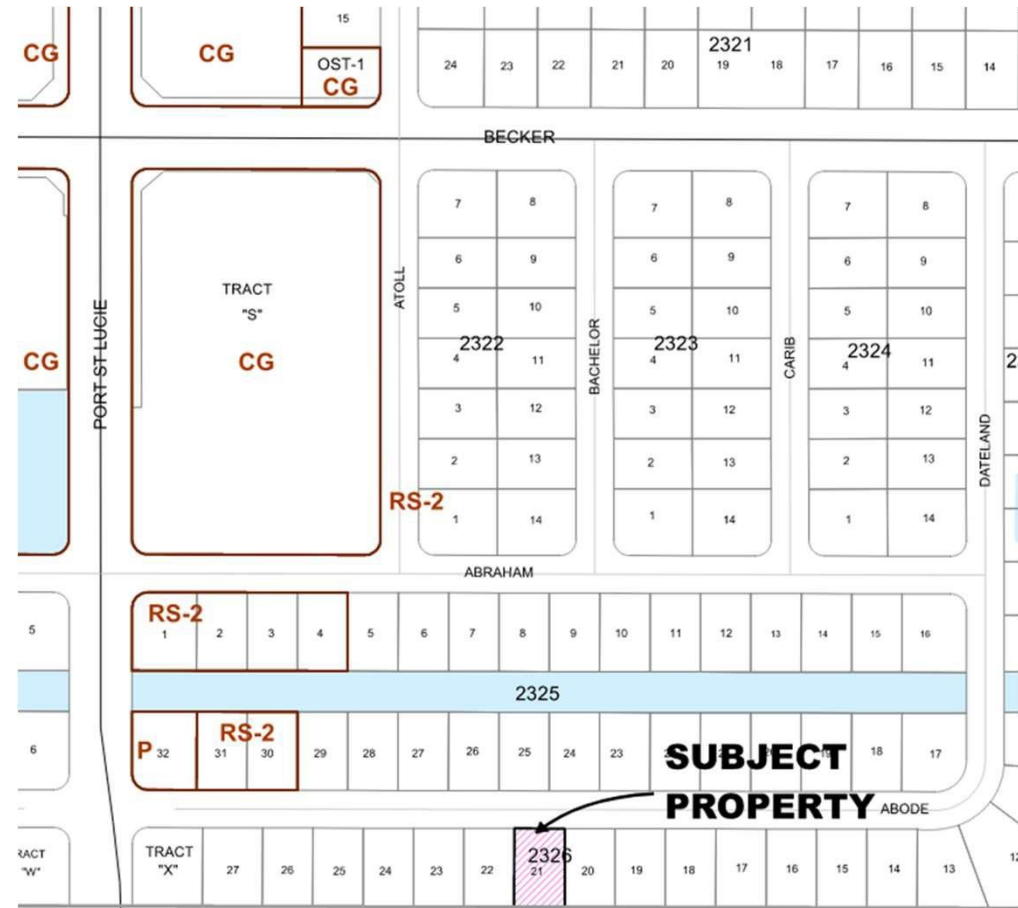


Project Background

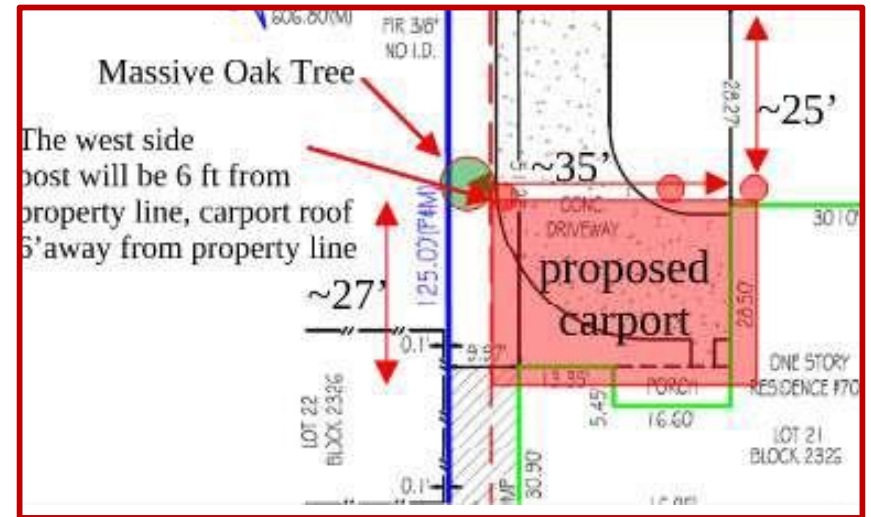
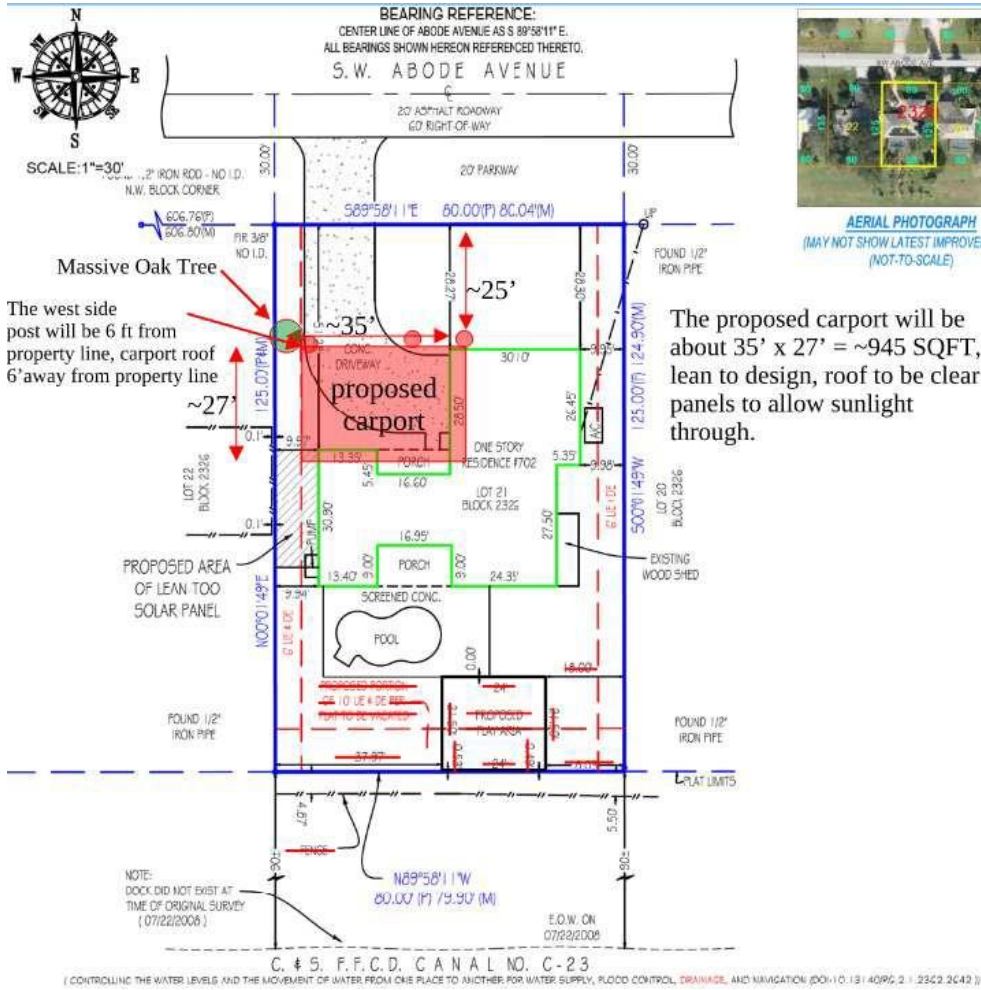
- The subject property was granted a variance of 6 feet to allow a 0-foot side yard setback on the west of the property for a proposed solar panel roof with poles on November 3, 2020. Additionally, the existing home encroaches into the side yard setback on both sides.

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



Recommendation

On August 5, 2025, the Planning and Zoning Board denied the applicant's request for the three variances. Subsequently, on August 13, 2025, a formal appeal was filed with the Clerk's Office by the applicant, Mr. Jared Greenberg.

Board of Zoning Appeals Action Options

- Make a motion to affirm or reverse the decision made by the Planning and Zoning Board on August 5, 2025