

Varian, Lisa

481 SE Faith Ter

VARIANCE

Project: P23-063

Planning and Zoning Board Meeting

Francis Forman, Planner II

May 2, 2023



PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Section 158.217(C) of the City Code to allow for a one and a half (1.5) foot encroachment into the side yard setback for a proposed screen enclosure and pool.

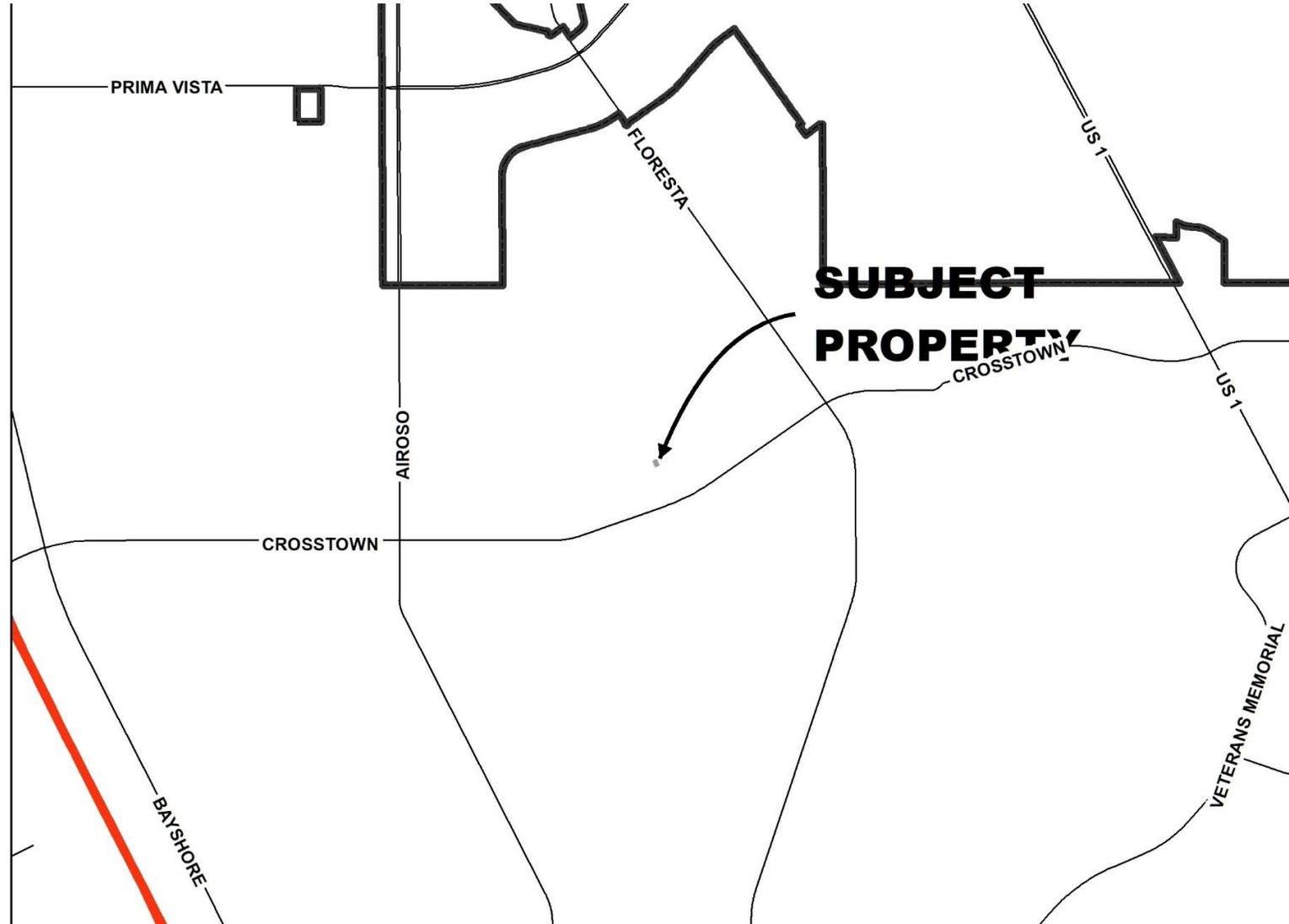


APPLICANT AND OWNER

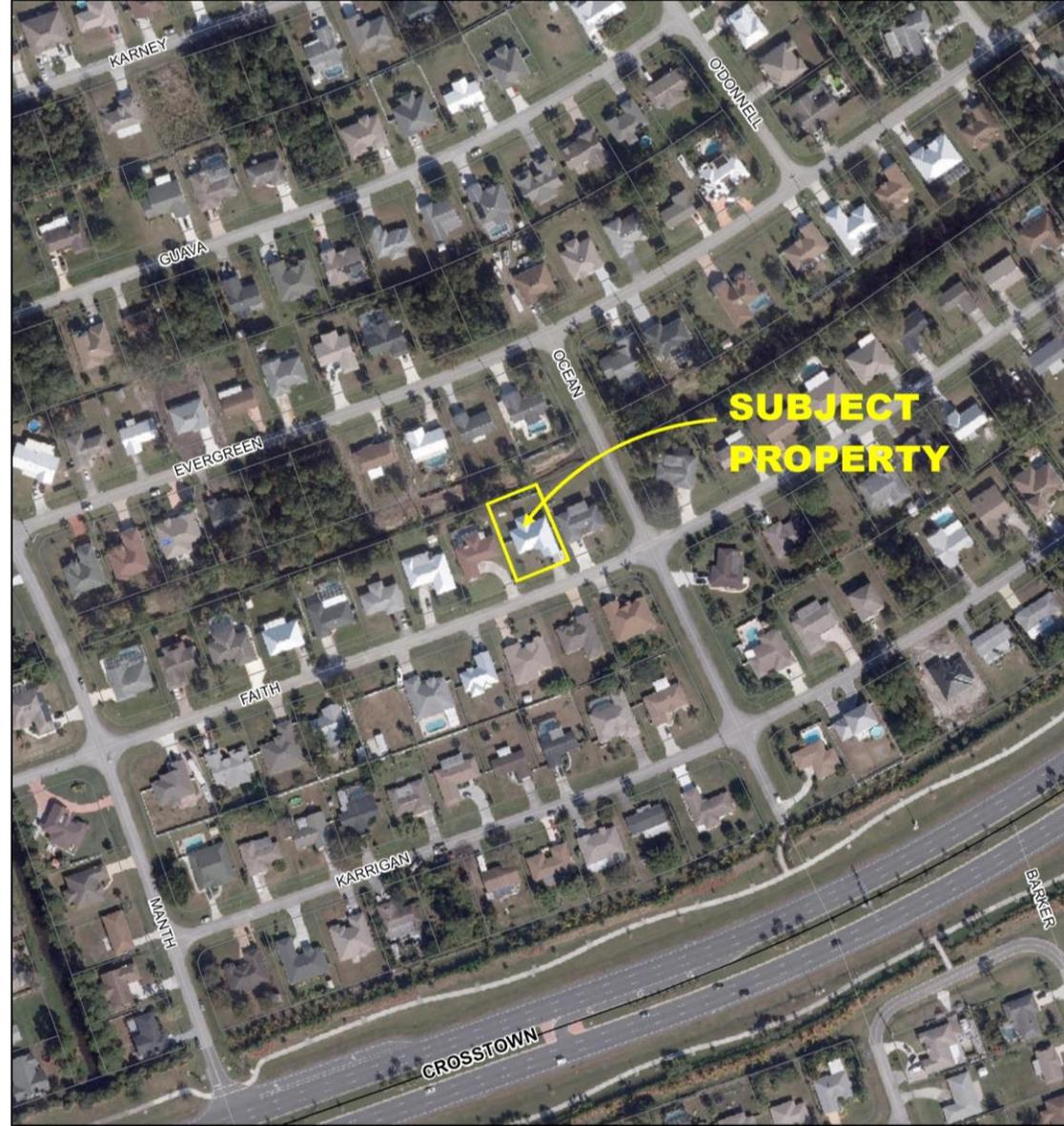
- Owner/Applicant – Lisa Varian
- Applicant’s Agent – Lori Moxley, Apex Pavers, Inc.
- Location – North side of SE Faith Terrace and west of SE Ocean Lane
- Existing Use – Single-Family Residence



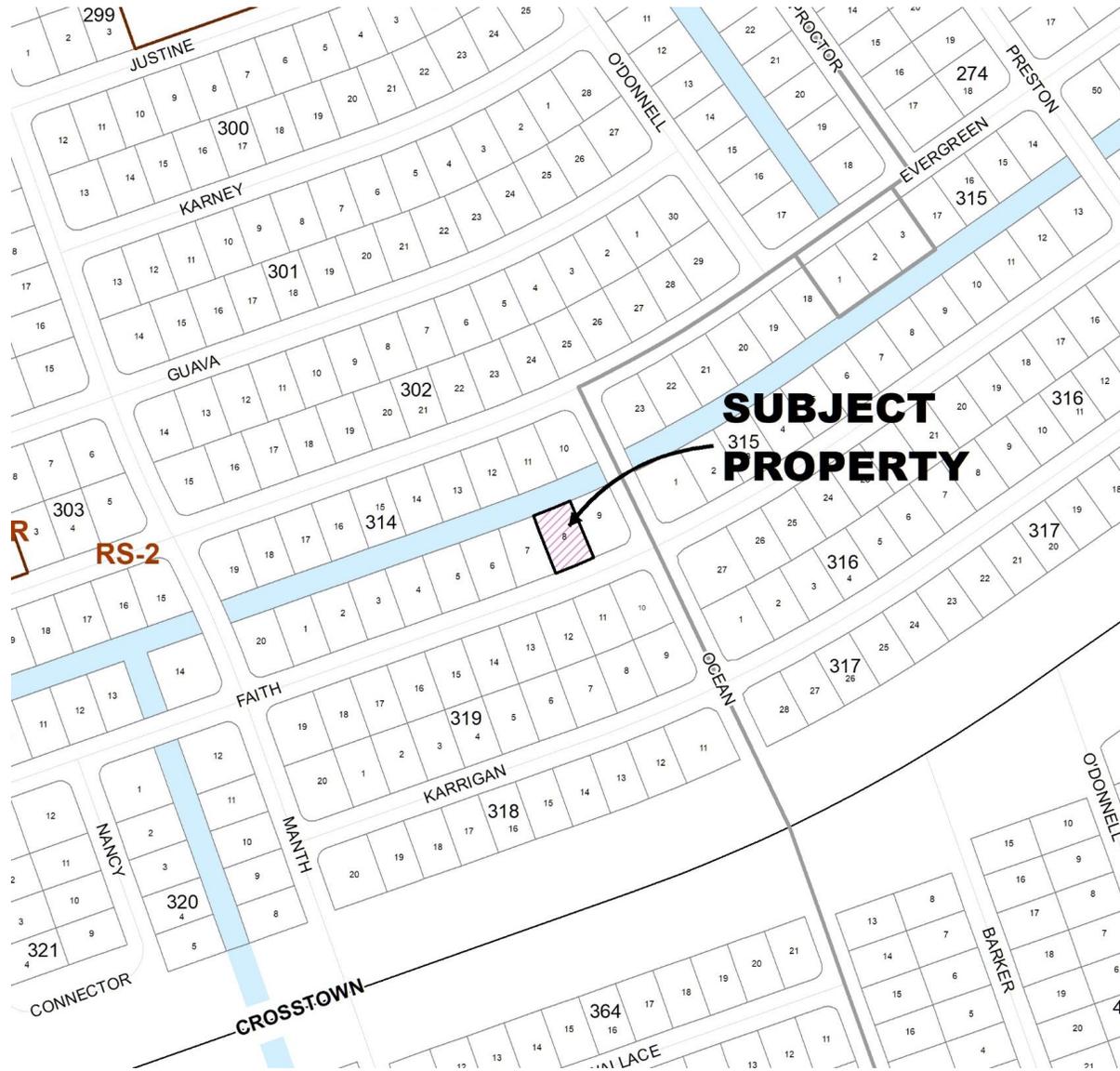
LOCATION



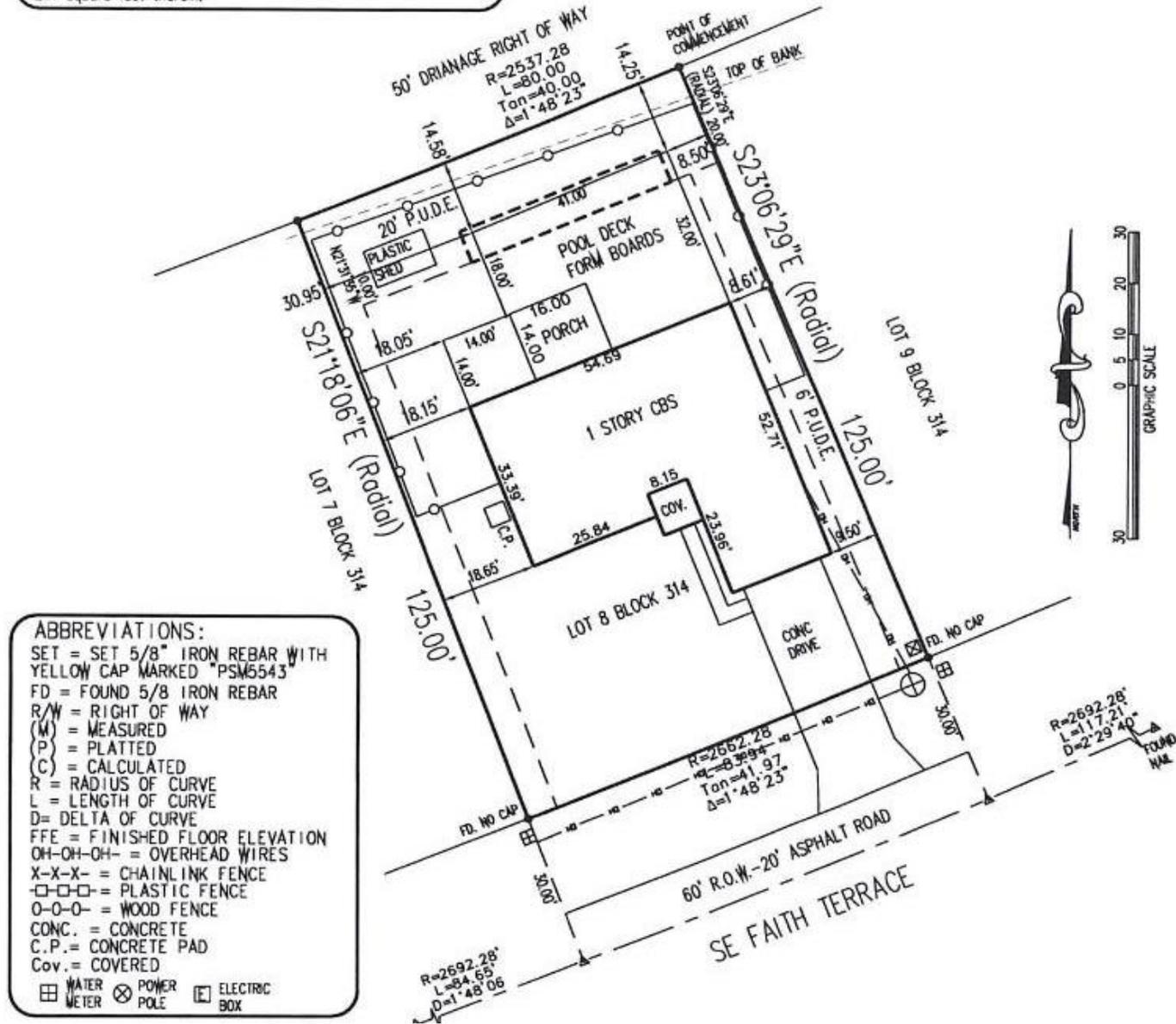
AERIAL MAP



Zoning Map



distance of 6.50 feet to the Point of Beginning. Containing 271 square feet therein.



Subject Site Survey



Staff Findings

- The need for this variance is due to the location of the proposed screen enclosure and pool not meeting the side yard setback requirements of the RS-2 zoning district.
- Section 158.217(C) states that any accessory structure is required to meet the minimum side yard setback of the respective residential zoning district, which is 10 feet for RS-2.
- The variance granted is not the minimum, as the location of the proposed screen enclosure and pool can be relocated to meet the side yard setback requirements.



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

