

Farinato, Anthony & Danielle Variance (P25-125)

Planning & Zoning Board Meeting – October 7, 2025 Francis Forman, Planner III

Project Summary & Variance Request

- A variance of 750 square feet to allow for a 1,150 square foot carport. Section 158.217(C)(2)(p), Accessory Uses and Structures, of the City's Code of Ordinances allows for 400 square foot carports on lots exceeding 18,500 square feet in size.
- This lot is approximately 20,900 square feet in size. The proposed structure is 1,380 square feet in size overall and includes a 230 square enclosed storage area (shed) which does not require a variance. For the purposes of this variance application please disregard the shed.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Applicant	DVD Enterprises, LLC
Property Owner	Anthony Farinato
Location	4002 SW Melbourne St
Existing Use	Single-Family Residence





<u>Aerial</u>

Direction	Existing Use
North	Single-Family Residence
South	Single-Family Residence
East	Single-Family Residence
West	Single-Family Residence

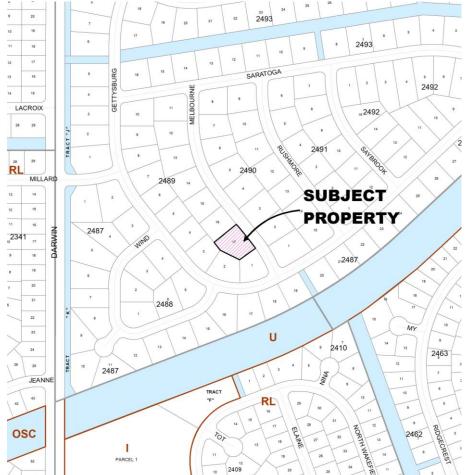






Future Land Use

Direction	Future Land Use
North	Low Density Residential (RL)
South	Low Density Residential (RL)
East	Low Density Residential (RL)
West	Low Density Residential (RL)

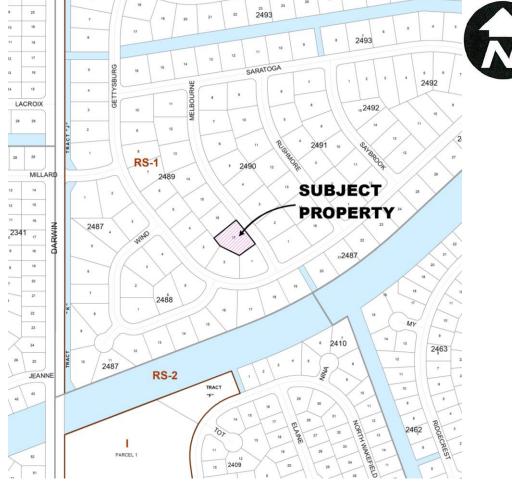






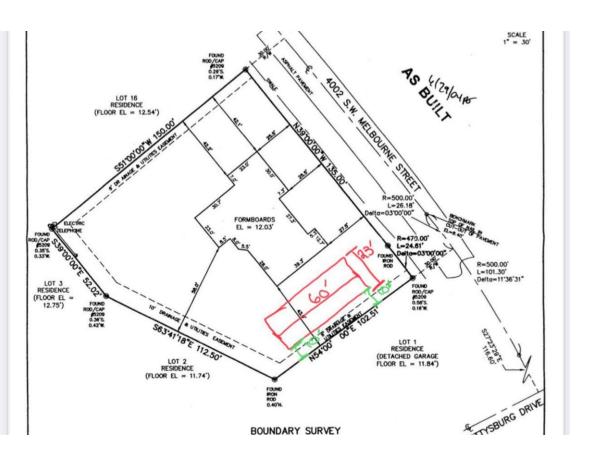
Zoning

Direction	Zoning
North	Single-Family Residential (RS-1)
South	Single-Family Residential (RS-1)
East	Single-Family Residential (RS-1)
West	Single-Family Residential (RS-1)

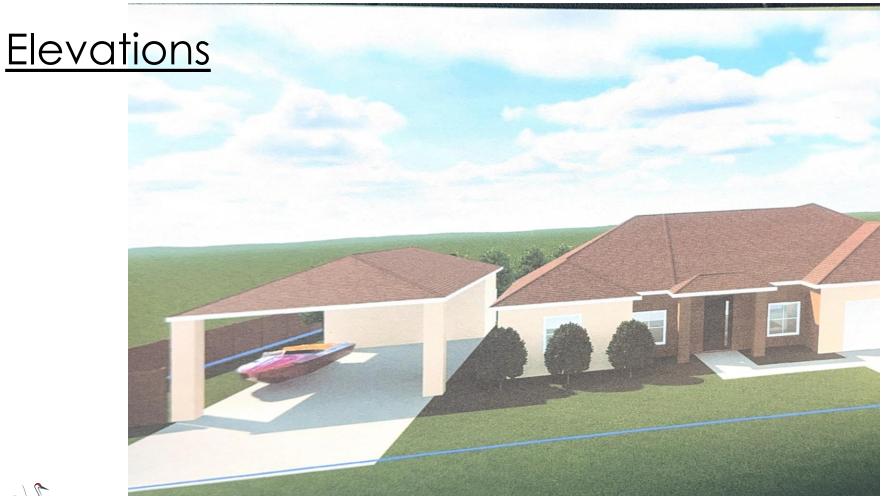




Survey

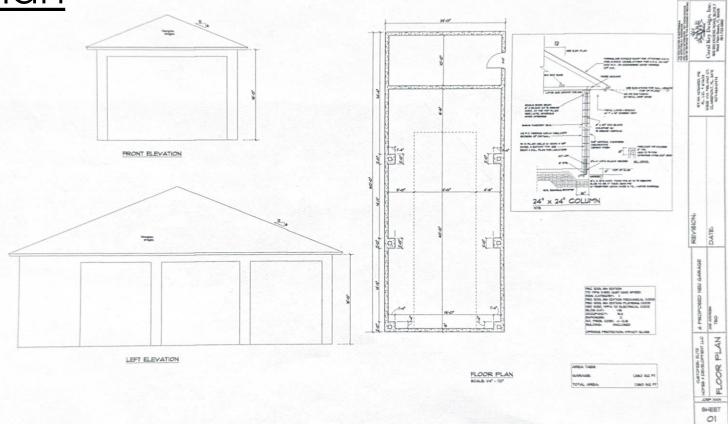








Floor Plan





Planning & Zoning Board Action Options

- Motion to approve the variance.
- Motion to approve the variance with a condition.
- Make a motion to deny.
- Make a motion to table.

