



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



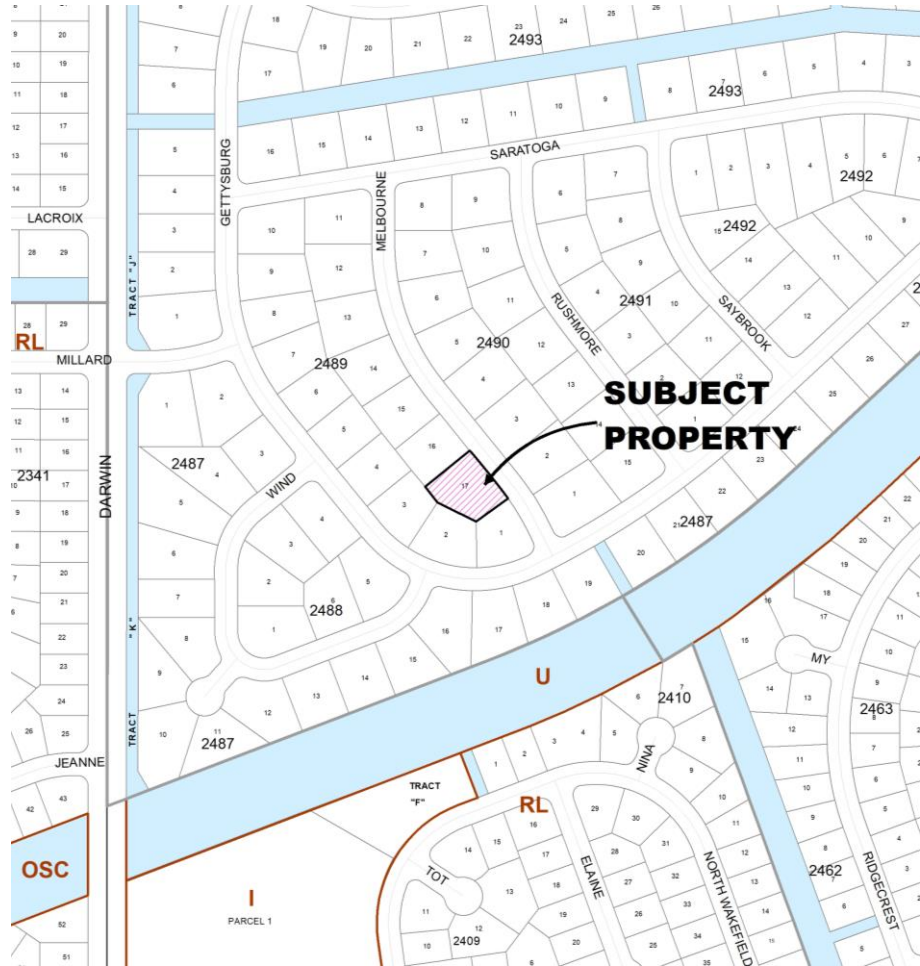
Aerial

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

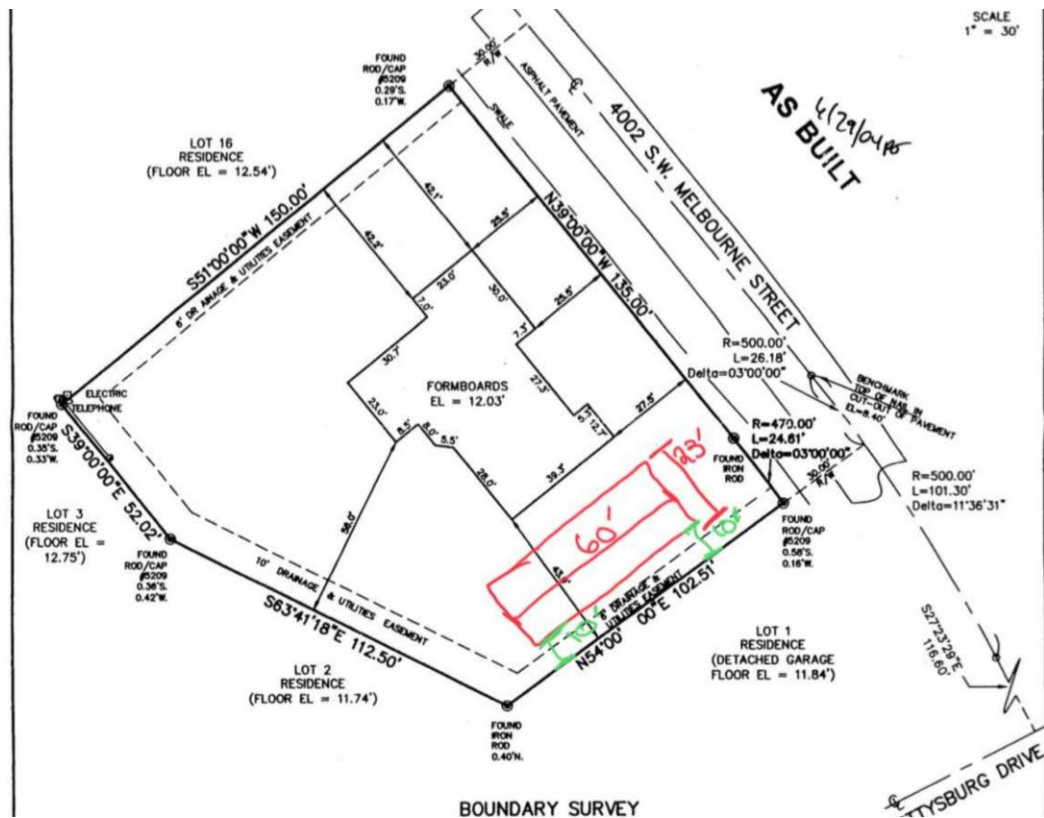


Future Land Use

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

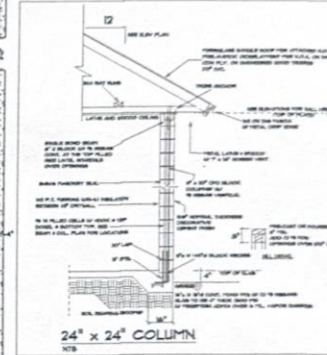
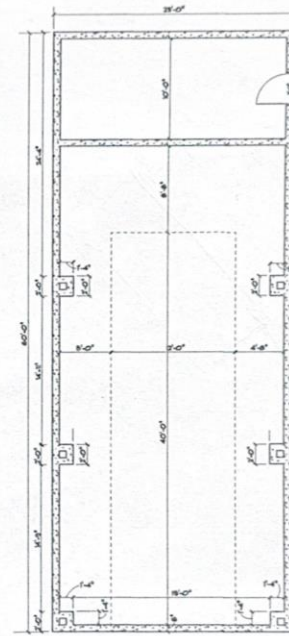






Elevations





AREA TABLE	
GARAGE:	1380 SQ FT
TOTAL AREA:	1380 SQ FT

PNC 300S, AN EDITION
TO PNC 3-800 GUST AND SPEED
RISK CATEGORY: I
PNC 300S, AN EDITION MECHANICAL CODE
PNC 300S, AN EDITION PLUMBING CODE
NEED BUREAU, NPPA TO ELECTRICAL CODE
BLOW-CAN VIB
OCCUPANCY: 16.9
EMPLOYERS C
INT. PRESS. CORP. IN-0.8
BUILDING INCLUDED
OPENING PROTECTION IMPACT GLASS

01 SHEET OF 30	CROWN ROOF FLOOR PLAN	CUSTOMER: RITE HOSPITALITY MANAGEMENT LLC	A PROPOSED NEW GARAGE SEE ATTACHED TSD	REVISION:	PREPARED BY: J. L. K. & S. A. P. 1500 VIA TRINIDAD CT. CLAMPOUT, CA. 949 407-448-0571 Coastal Key Designs, Inc. 800 BAYVIEW PARK BLVD. # 7 BEVERLY BEACH, CA. 92606	 THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT.
				DATE:		

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.