

# Variance Request

## 3469 Berkshire Woods Terrace

### Resolution No. 2024-65

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VAR24-0009

PLANNING AND ZONING BOARD

NOVEMBER 21, 2024

# Background

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- ❑ **Site:** 3469 Berkshire Woods Terrace
- ❑ **Parcel ID:** 8105-25-00-4220
- ❑ **Size:** ± 0.16 Acres
- ❑ **Zoning District:** R1 (Arbor Ridge)
- ❑ **Built:** 2017

# Aerial



# Variance Request

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- The applicant is requesting a Variance to allow for an increase in maximum allowed lot coverage of the property at 3469 Berkshire Woods Terrace within the Single-Family Residential (R1) Zoning District.
- The current Land Development Code allows for a maximum of 35% lot coverage.
- The requested maximum lot coverage by the applicant is 44% to accommodate a proposed +/- 798 square foot in-ground pool, deck, and screen enclosure accessory structure.

# Current Conditions

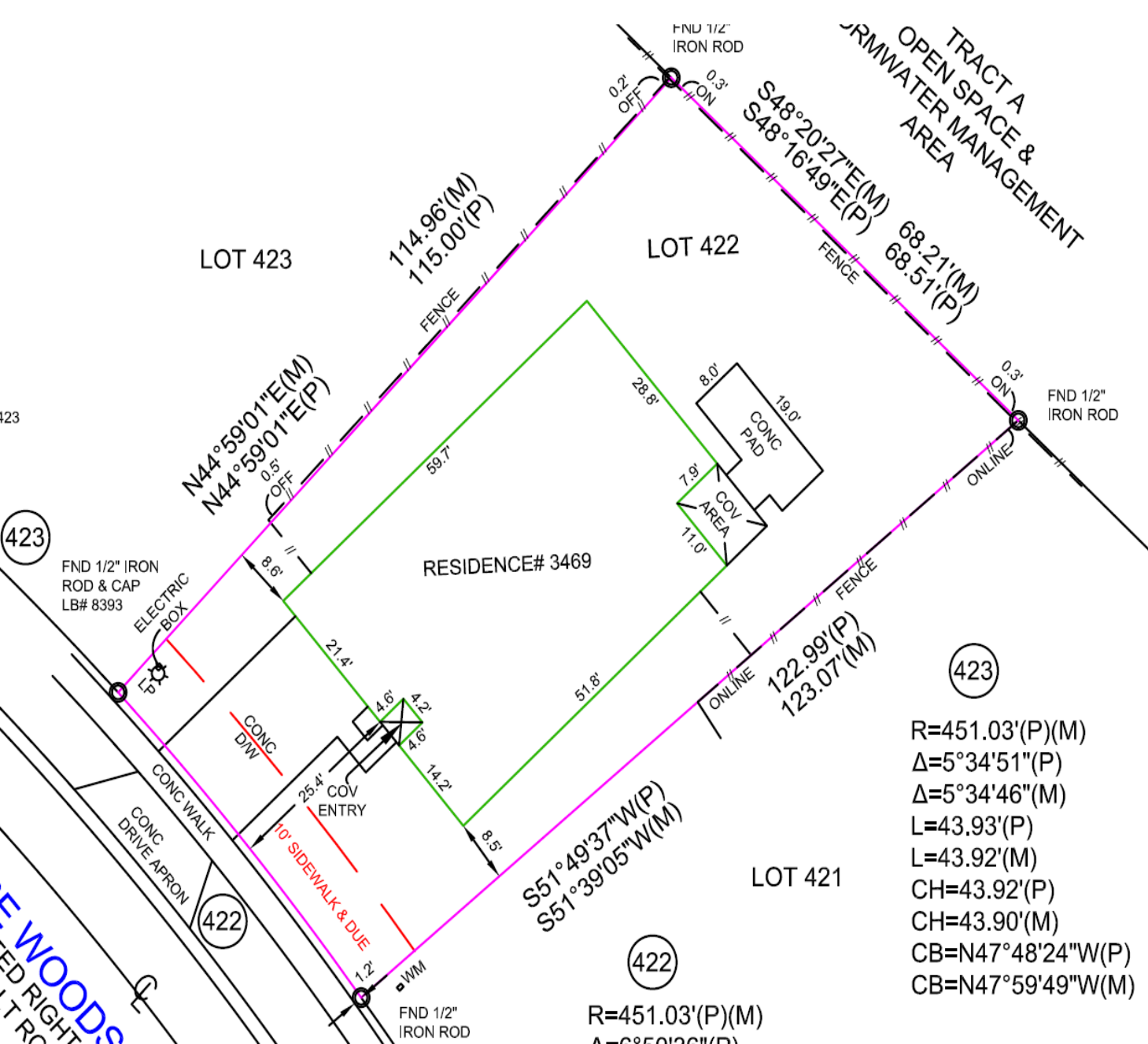
Property: 7,209 Sqft

Home: 2,376 Sqft

Patio: 170 Sqft

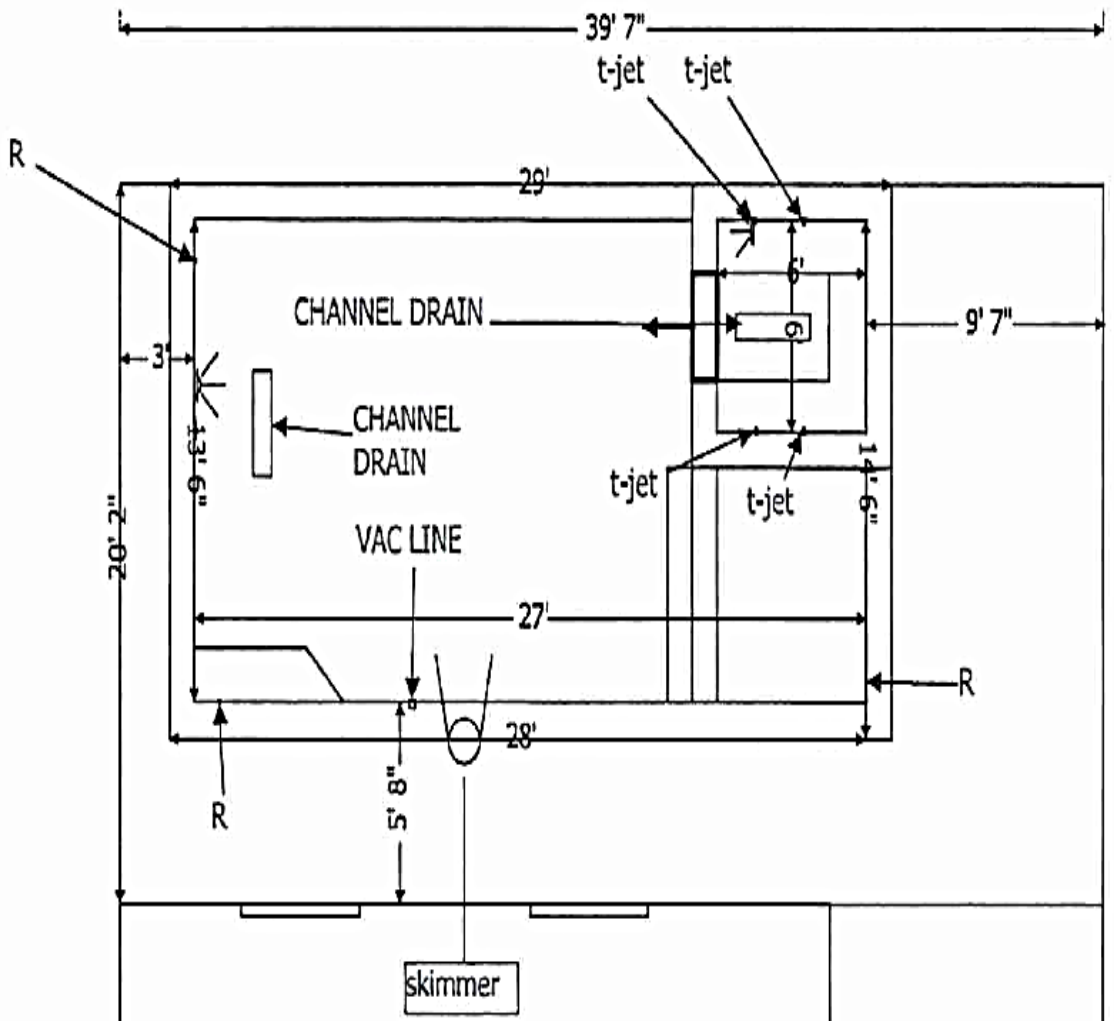
= 2,546 Sqft

Lot Coverage: 35%





# Proposed Accessory Structure



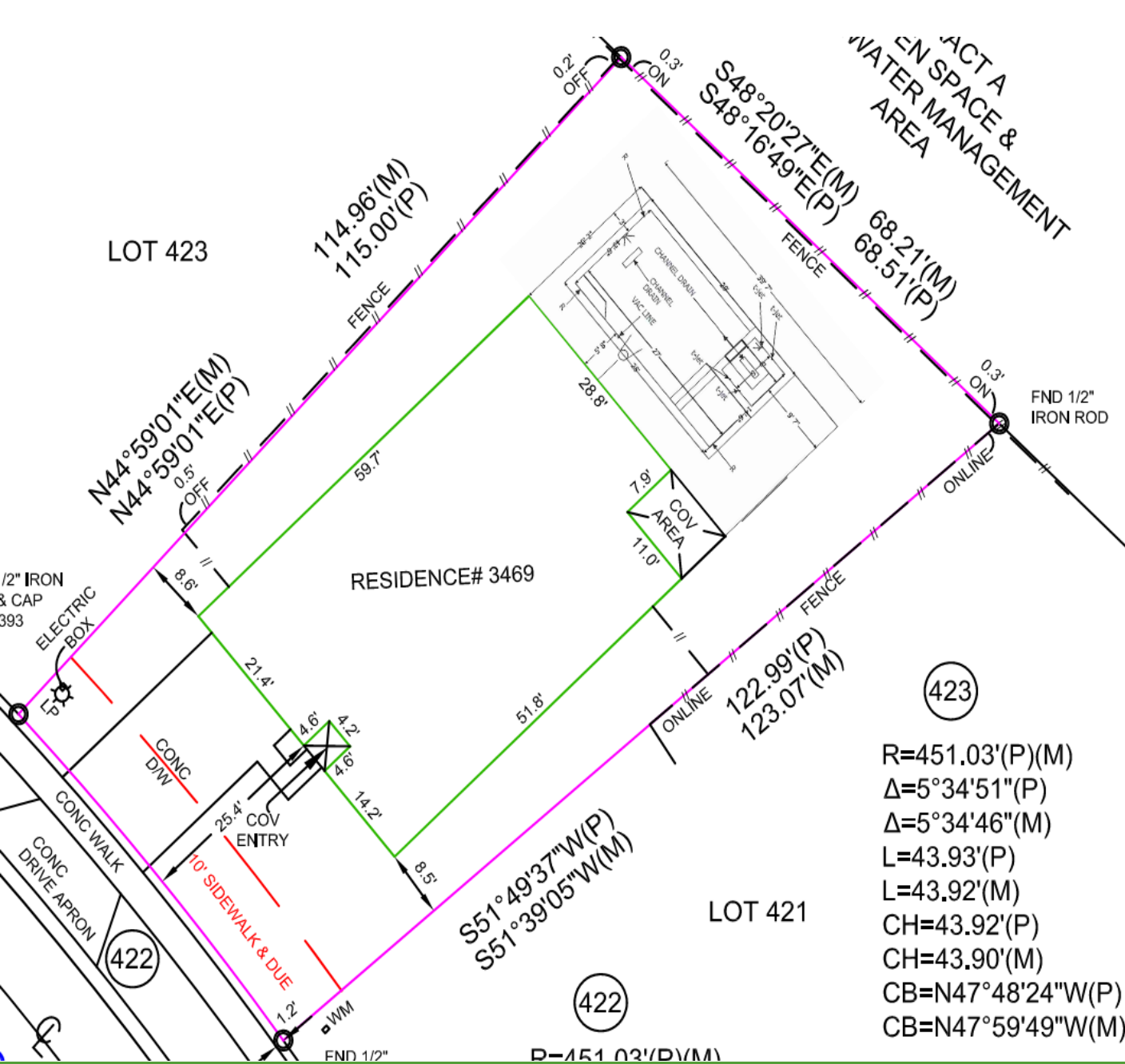
In-Ground Pool

Deck

Screen Enclosure

Length: 20ft 2in Width: 39ft 7in

Total Sqft: 798



# Proposed On Property

Lot: 7,209 Sqft

Home with Accessory

Structure: 3,174 Sqft

Total Lot Coverage: 44%

423

- R=451.03'(P)(M)
- $\Delta=5^{\circ}34'51''(P)$
- $\Delta=5^{\circ}34'46''(M)$
- L=43.93'(P)
- L=43.92'(M)
- CH=43.92'(P)
- CH=43.90'(M)
- CB=N47°48'24"W(P)
- CB=N47°59'49"W(M)

422

R=451.03'(P)(M)

# Matters of Consideration Highlights

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- ❑ LDC Chapter 110-307, and LDC Chapter 110-1103
- ❑ Above maximum lot coverage
- ❑ Previous Variance
- ❑ Proposed
- ❑ Potential Impact



# Staff Recommendation

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Based on decision making criteria, staff supports the Planning and Zoning Board recommending the City Commission deny Resolution No. 2024-65, granting a Variance for the maximum lot coverage increase.

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Thank You

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