

Variance Request

3394 St. James Avenue

Resolution No. 2024-02

VAR24-0007

PLANNING AND ZONING BOARD

NOVEMBER 21, 2024



Variance Request

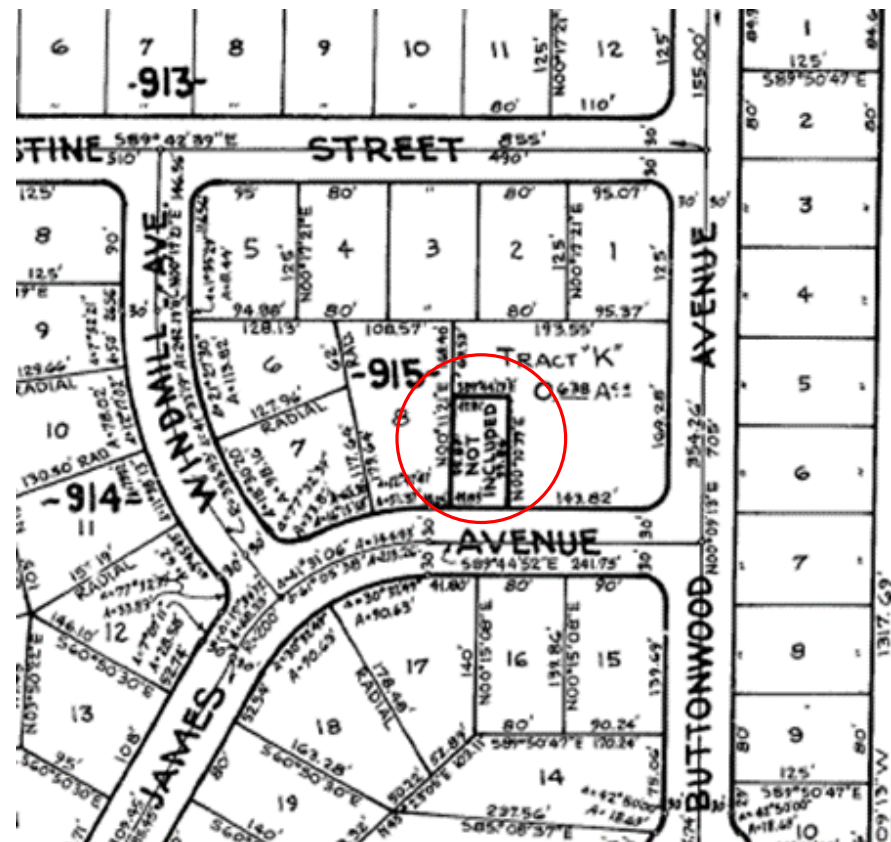
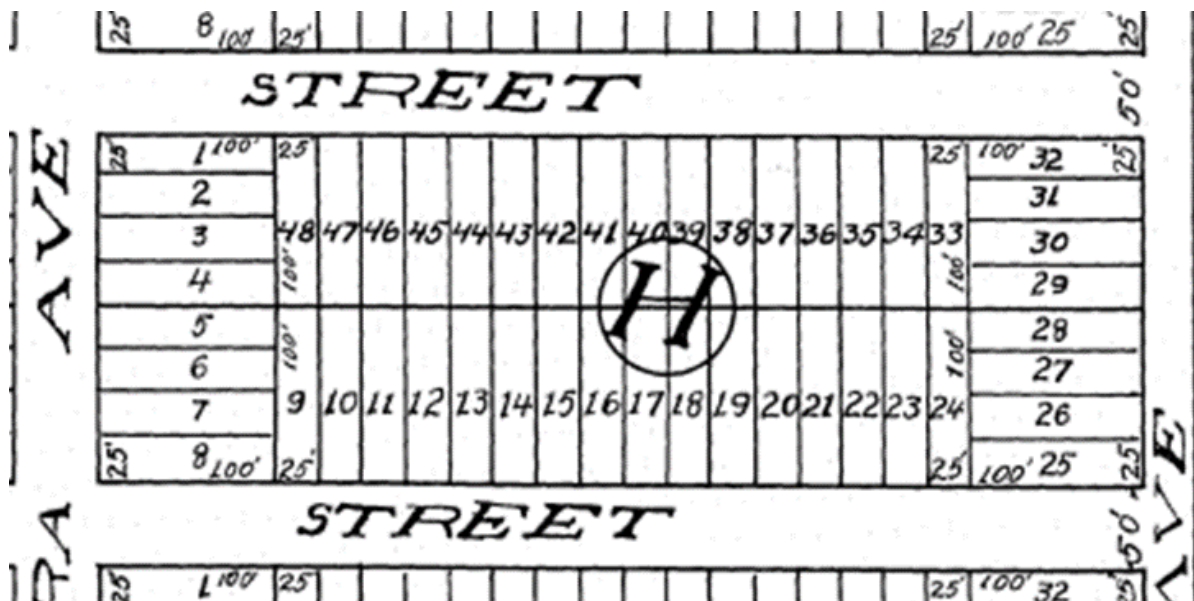
- ❑ The applicant is requesting a Variance to allow for the construction of a single-family residence waiving the requirement of minimum lot size and width within the R1, Single-Family Zoning Classification.
- ❑ The applicant can follow all guidelines aside from the minimum lot width and size.

Background

- ❑ **Site:** 3394 St. James Avenue
- ❑ **Parcel ID:** 8103-00-00-0170
- ❑ **Size:** ± 0.11 Acres
- ❑ **Zoning District:** R1, Single Family Zoning
- ❑ Vacant and surrounded by developed lots.

Timeline

- ❑ Purchased in 2023
- ❑ Lake Helen Heights Subdivision platted in 1925
- ❑ Deltona Lakes Unit 35 platted in 1964 (excluding lots 15 and 16)
- ❑ Neighboring dwellings were developed between 1988-2002



(NOT SUBDIVIDED)
NOT A PART OF THIS PLAT

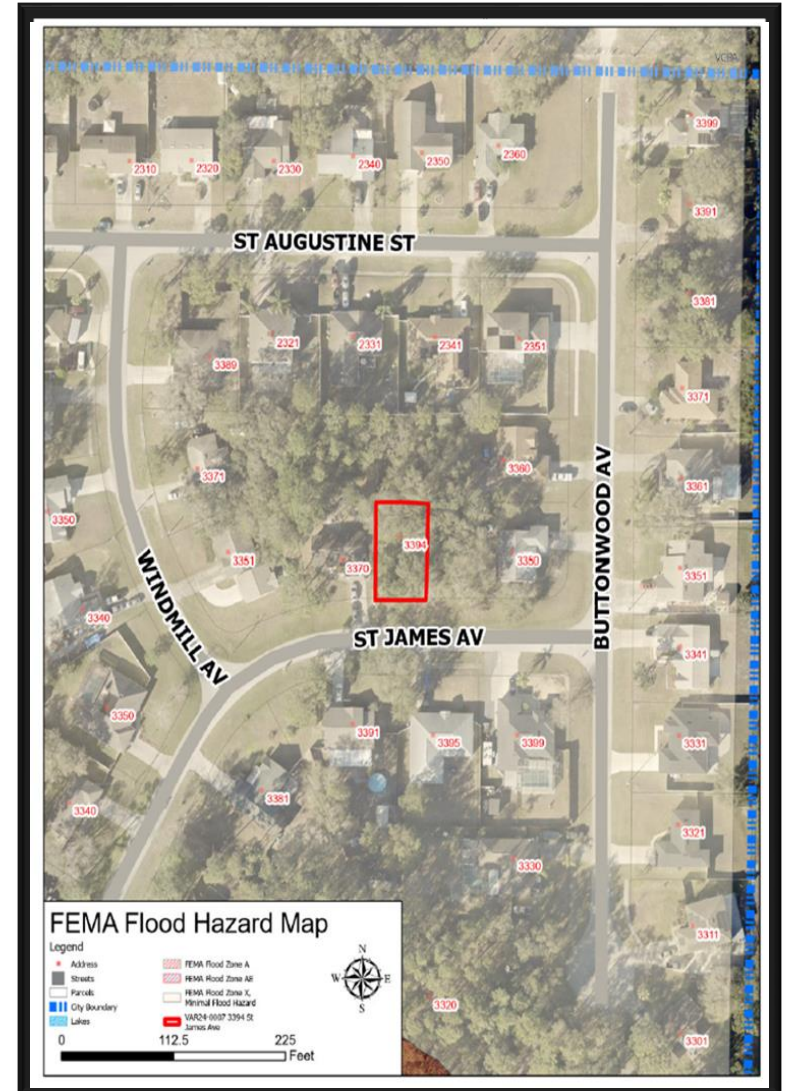
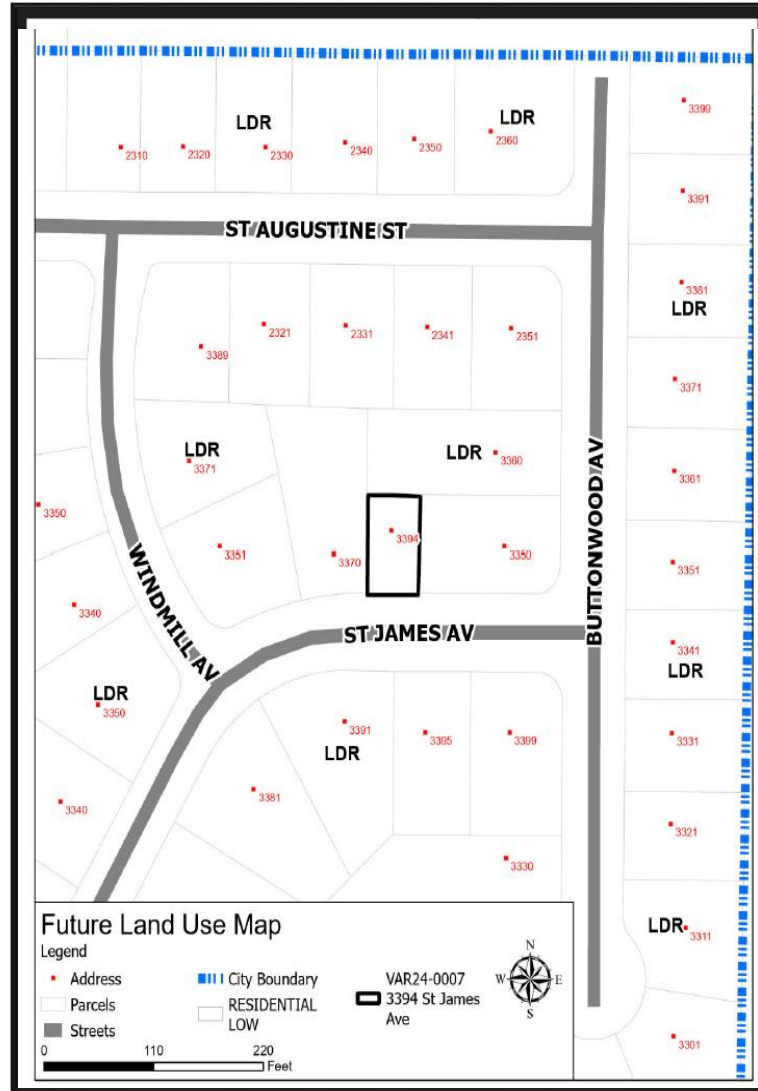
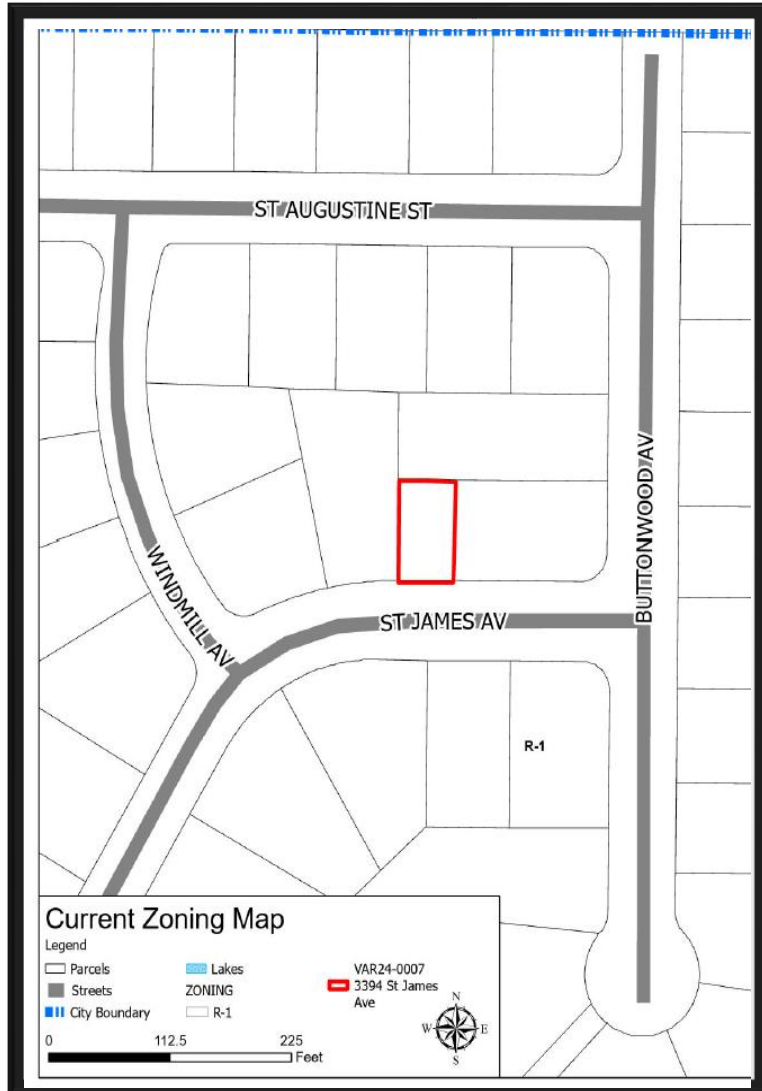
1925

vs.

1964



Aerial



Matters of Consideration Highlights

- ❑ Aligns with the City's Land Development Code Chapter 110-307 and 110-1103.
- ❑ Special conditions exist, but not caused by the applicant.
- ❑ Harmonic with neighborhood and Future Land Use.

Staff Recommendation

Based on decision making criteria, staff supports the Planning and Zoning Board recommending the City Commission approve Resolution No. 2024-02, granting a Variance for the construction of a Single-Family Residence with the following conditions:

- 1) The development of the single-family dwelling shall be consistent and comply the minimum zoning requirements of the R1, Single-Family Zoning Classification, per Section 110-307 of the City's Land Development Code (LDC), excluding the minimum lot size and width requirement.
- 2) Prior to the construction of the proposed Single-Family Residence, a building permit application shall be submitted to the Building Department for review and approval.
- 3) The applicant and future property owners shall not construct any accessory structures based on the size constraints accepted with this variance.

Thank
You