

Variance Request

3469 Berkshire Woods Terrace

Resolution No. 2024-65

VAR24-0009

CITY COMMISSION

DECEMBER 9, 2024

Background

- ❑ **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

- ❑ 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

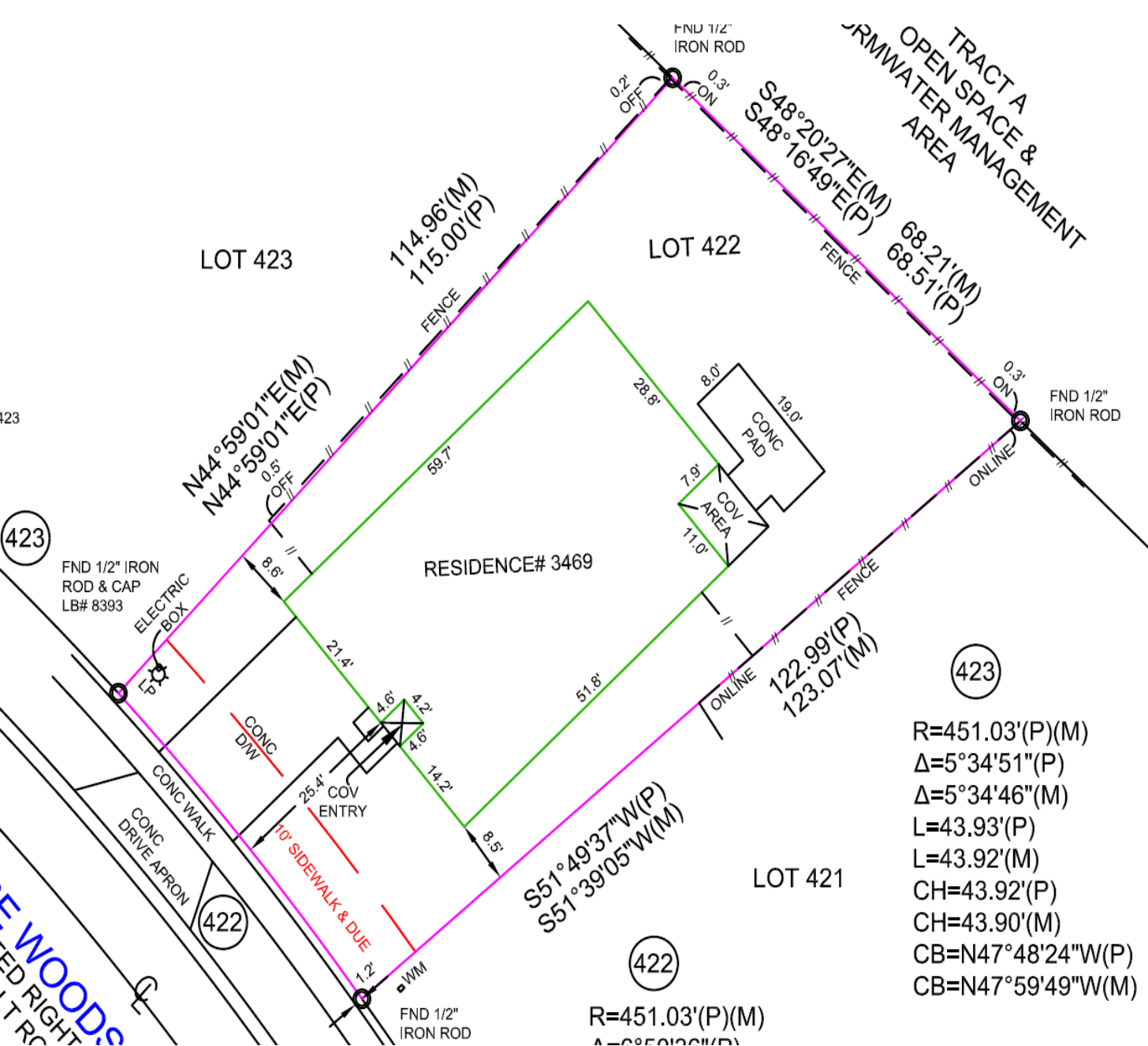
Property: 7,209 square feet

Home: 2,376 sq. ft.

Patio: 170 sq. ft.

= 2,546 sq. ft.

Lot Coverage: 35%



Proposed Accessory Structure

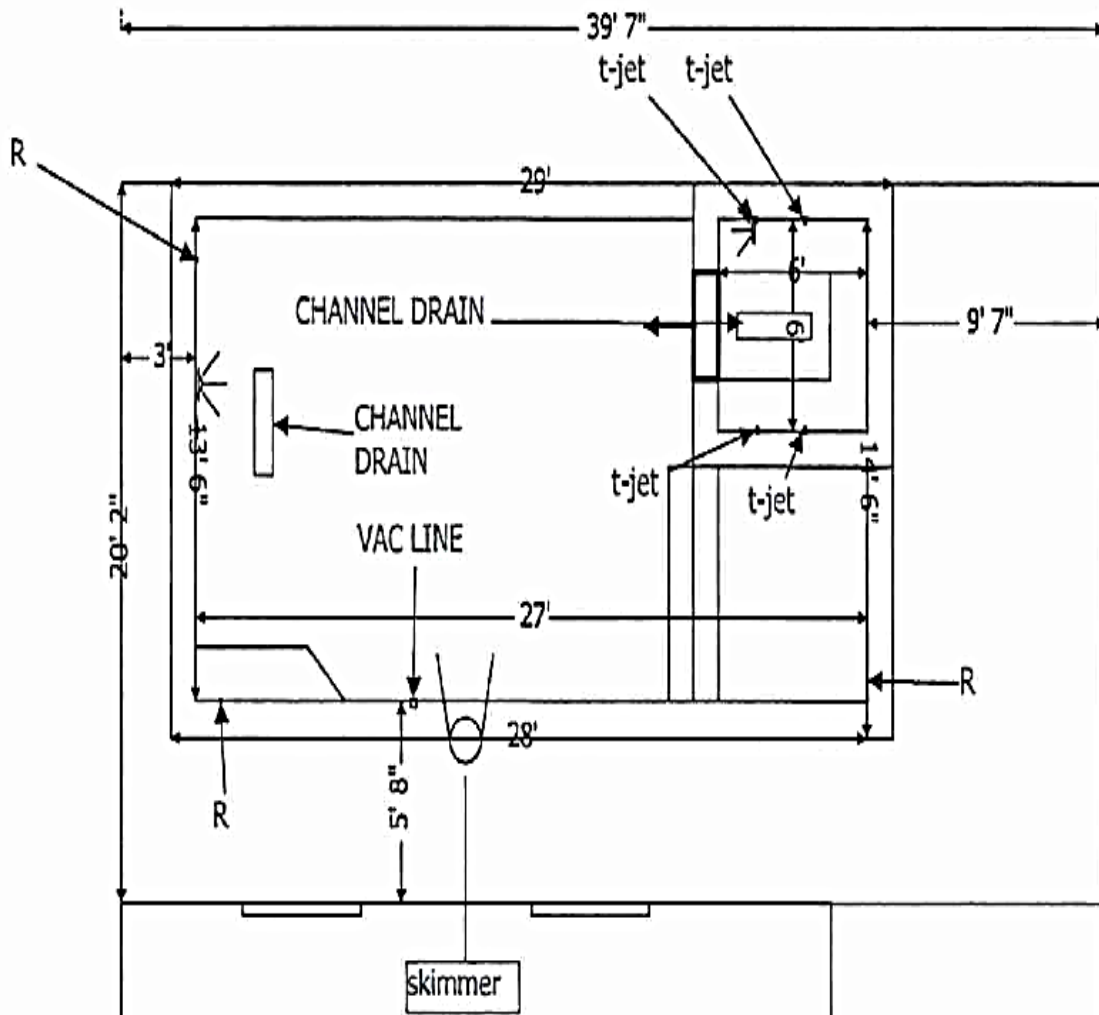
In-Ground Pool

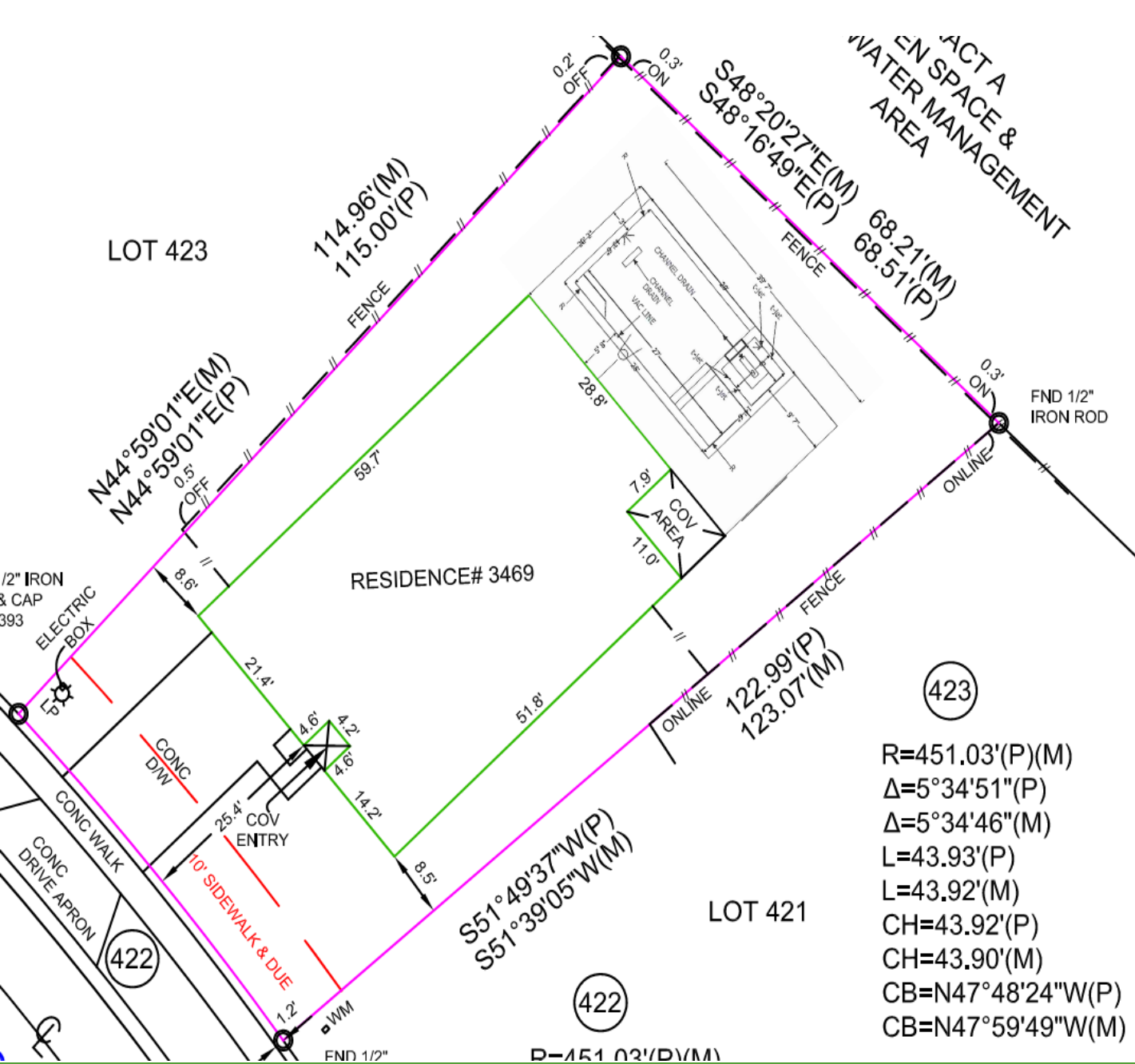
Deck

Screen Enclosure

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

Total: 798 square feet





Proposed

- Lot: 7,209 sq. ft.
- Home with Accessory Structure: 3,174 sq. ft.
- Total Lot Coverage: 44%

Matters of Consideration Highlights

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

Staff Recommendation

Based on decision making criteria, staff supports the City Commission denying Resolution No. 2024-65, granting a Variance for the maximum lot coverage increase.

Thank You