

Variance Request 1670 Providence Blvd. Resolution No. 2024-58

VAR24-0010

PLANNING AND ZONING BOARD

OCTOBER 16, 2024

Background

- ❑ **Site:** 1670 Providence Boulevard
- ❑ **Parcel ID:** 8130-14-07-0570
- ❑ **Size:** ± 0.36 Acres
- ❑ **Zoning District:** C-1
- ❑ **Built:** 1988

Timeline

- Applied for and Granted - May 1987
- Construction Period - June 1987 to March 1988
- Fire Inspection Final - April 6, 1988
- Building Inspection Final - April 8, 1988
- Zoning Inspection Final - April 11, 1988

TX

N/A per J.W. #1 4/1/88

DIVISION FINAL APPROVALS

ZONING - PARKING LANDSCAPING, TREES	OK J.N.	DATE	4/1/88		
STORMWATER MGMT.	OK J.N.	DATE	4/1/88		
COUNTY USE PERMIT	OK J.N.	DATE	4/1/88		
D.O.T.		DATE			
FIRE INSP.	James T. Dolan	DATE	4-6-88		
HEALTH INSP.	sewer	DATE			
WELL/IRRIGATION		DATE			
FLOOD HAZARD SURVEY		DATE			
COUNTY UTILITIES		DATE			
OTHER		DATE			
OTHER	0021 02/01 0203 03REINS	DATE	15.00		
REINSPECTION	FEE	FOR/DATE	PAID/DATE		
Frame	15	1/28			
BLDG INSP	DATE	STRUCT.	ELEC.	PLMG.	HVAC
REINSPECTION:	4-8-88	✓	✓	✓	✓
REINSPECTION:					
REINSPECTION:					
NOTE:					

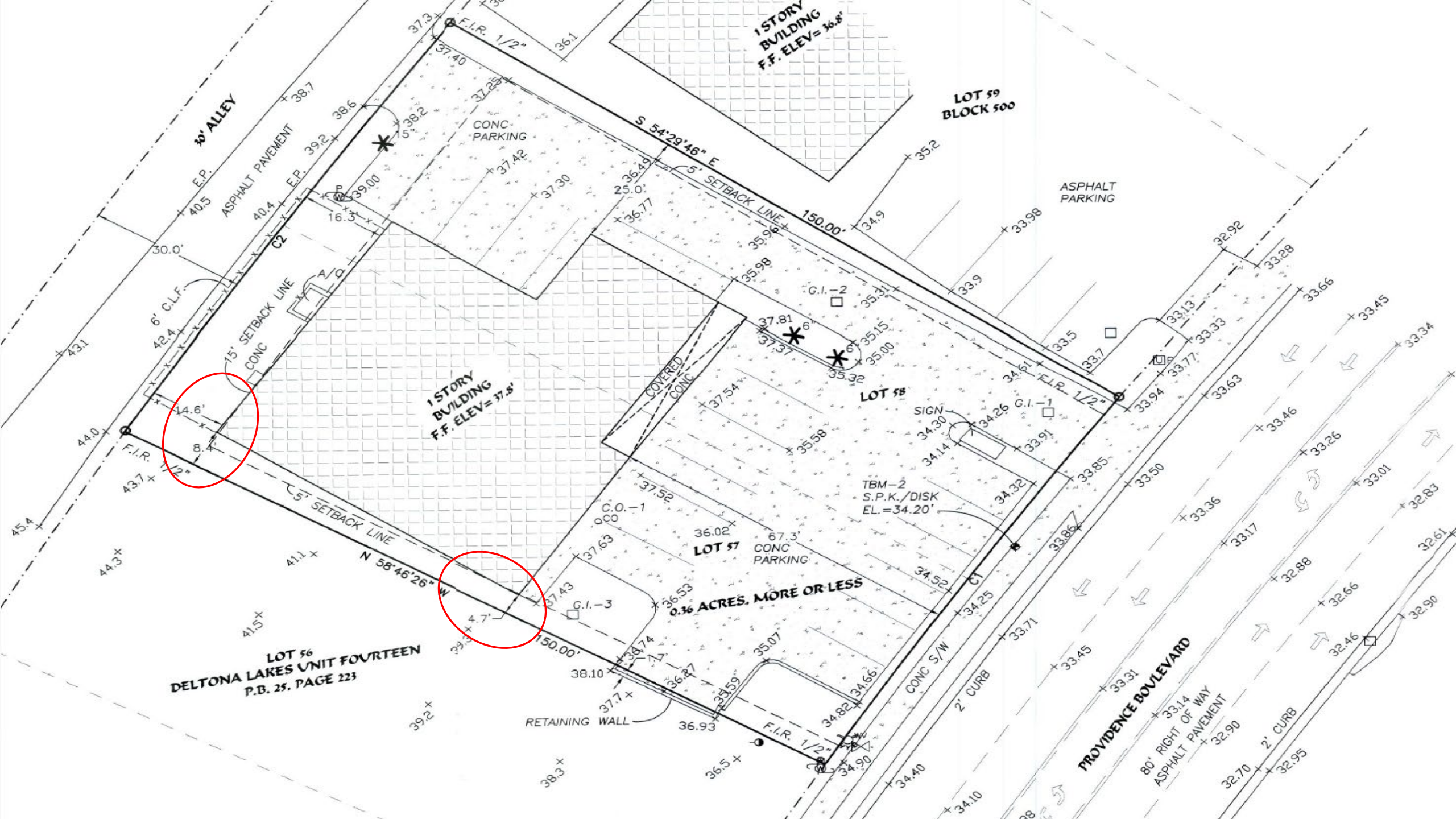
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Aerial



Variance Request

- The applicant is requesting a Variance to allow for the existing office building to encroach within the side and rear yard setback of the property at 1670 Providence Boulevard within the Retail Commercial (C-1) Zoning District.
- The current Land Development Code requires a side yard setback of 5 feet, and a rear yard setback of 15 feet.
- Side yard distance from left property line to building setback is 4.7 feet.
- Rear yard distance from property line to building setback is 14.6 feet.



LOT 56
DELTONA LAKES UNIT FOURTEEN
P.B. 25, PAGE 223

1 STORY
BUILDING
F.F. ELEV= 37.8'

1 STORY
BUILDING
F.F. ELEV= 36.8'

LOT 59
BLOCK 500

LOT 57

LOT 58

0.36 ACRES, MORE OR LESS

PROVIDENCE BOULEVARD
80' RIGHT OF WAY
ASPHALT PAVEMENT

30' ALLEY

ASPHALT PAVEMENT

ASPHALT
PARKING

S 54°29'46" E
5' SETBACK LINE

7.5' SETBACK LINE
CONC

COVERED
CONC

SIGN

TBM-2
S.P.K./DISK
EL. = 34.20'

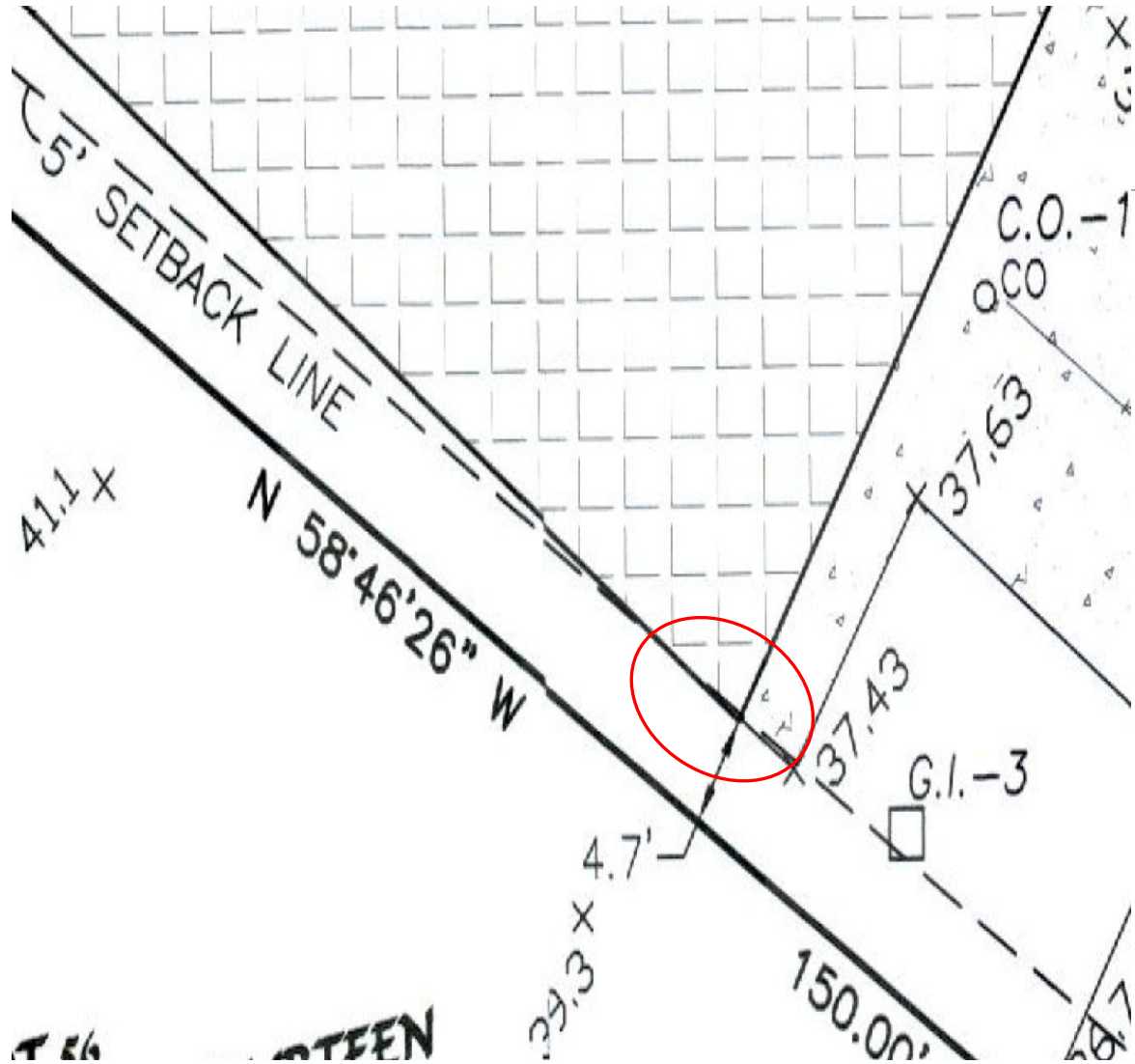
RETAINING WALL

CONC S/W

2' CURB

2' CURB

Side Setback Encroachment

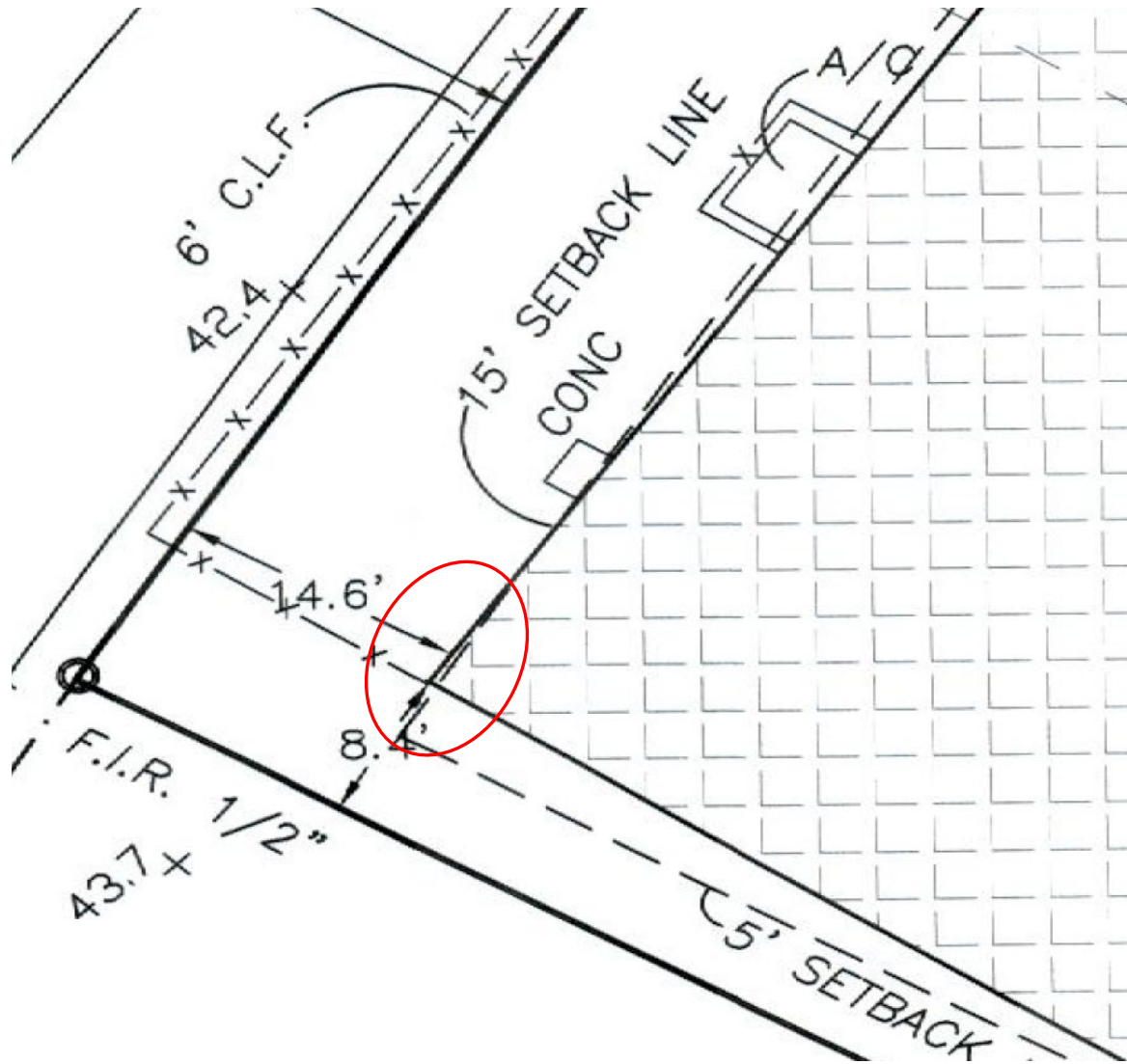


5 feet

- 4.7 feet

= 5 inches

Rear Setback Encroachment



15 feet

– 14.6 feet

= 6 inches

Matters of Consideration Highlights

- LDC Chapter 110-315, and LDC Chapter 110-1103
- Previously permitted and approved.
- Not at fault
- Minimal impact if any

Staff Recommendation

Based on decision making criteria, staff supports the Planning and Zoning Board recommending the City Commission approve Resolution No. 2024-58, granting a Variance for the current encroachment of the office building at 1670 Providence within the rear and side setbacks.

Thank You

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