

PETITIONER: Oscar Bistonath and Elizabeth Bistonath

HEARING NO.: BA-11-2015

SECTION OF CODE: Section 14.4

ZONING: R-1D One-Family Dwelling District

Petitioner is requesting permission to install a screened in patio with a solid roof that, when added to the property, will exceed the maximum plot coverage allowed by Code. Code limits the combined area occupied by all principal and accessory buildings to a maximum of 40% of the area of the plot.

The subject property of this variance is located on the east side of Northwest 70th Lane, within Paradise Gardens Section 3. The petitioner is requesting permission to extend the patio beyond the permitted maximum of 40% of the area of the plot. The additional square footage will allow the screened in patio to reach an existing walkway; therefore, creating an exit onto the path.

Variances exceeding the maximum 40% of the area of the plot have been granted to properties on the west side of Northwest 70th Lane based on the unique hardship of these homes having approximately a 300 foot wide FPL utility easement running between Rock Island Road and of said homes of Paradise Gardens Section 3.

All of the lots located on the west side of Northwest 70th Lane are 80 feet deep, while the homes on the east side of Northwest 70th Lane are 90 feet deep. The differences in overall lot area between the homes on the west side of Northwest 70th Lane compared to the rest of Paradise Gardens Section 3 ranges from 500 to 700 square feet for typical mid-block homes, and up to 6,800 square feet for corner lots on a canal. The difference in square footage limits size of the improvements permitted. Staff finds that the lots on the west side of Northwest 70th Lane were reduced to 80 feet in depth in order to accommodate the FPL easement, thereby creating a unique hardship to all of the homes located on the west side of Northwest 70th Lane. Based on these findings, staff finds that those homes located on the east side of Northwest 70th Lane do not possess a unique hardship of reduced lot size to accommodate an easement. **Staff recommends denial of this variance.**

RECOMMENDATION: APPROVE

APPROVE WITH
CONDITIONS

DENY



Director of Economic Development.

24 MAR 15
Date