



Legislation Details (With Text)

**File #:** ID 2016-402    **Version:** 1    **Name:**  
**Type:** Planning Item    **Status:** Agenda Ready  
**File created:** 6/20/2016    **In control:** Board of Adjustment  
**On agenda:** 7/5/2016    **Final action:**  
**Title:** BA-18-16: VARIANCE REQUEST FOR PERMISSION TO REDUCE THE BUILDING FRONTAGE ON STATE ROAD 7 FROM THE REQUIRED MINIMUM OF 70% TO 42% FOR THE ARBOR VIEW PROPERTY LOCATED AT THE NORTHEAST CORNER OF N.W. 31ST STREET AND NORTH STATE ROAD 7

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. BACKGROUND INFORMATION -APPLICATION, 2. BACKGROUND INFORMATION-NARRATIVE, 3. BACKGROUND INFORMATION-DRAFT MINUTES, 4. STAFF RECOMMENDATION, 5. SURVEY, 6. SITE PLAN

Date	Ver.	Action By	Action	Result
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**TO:** Board of Adjustment

**FROM:** Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

**DATE:** July 5, 2016

BA-18-16: VARIANCE REQUEST FOR PERMISSION TO REDUCE THE BUILDING FRONTAGE ON STATE ROAD 7 FROM THE REQUIRED MINIMUM OF 70% TO 42% FOR THE ARBOR VIEW PROPERTY LOCATED AT THE NORTHEAST CORNER OF N.W. 31<sup>ST</sup> STREET AND NORTH STATE ROAD 7

**BACKGROUND:** Per Section 9.7(h) of the Zoning Code, a minimum frontage of 70% is required on State Road 7 in the TOC-G zoning district. The proposed property has an irregular shape that does not allow for building construction in the northern panhandle of the site. The total frontage on State Road 7 is 576 feet of which 246 feet are part of the panhandle that is only 50 feet deep and cannot accommodate a building. The remainder of the site is 330 feet and the proposed building is approximately 244 feet along State Road 7 which is 74% of the buildable area of the site. The petitioner proposes site amenities on the panhandle portion of the site such as a dog park, exercise path, and shuffleboard courts. Petitioner is requesting a reduction of the minimum frontage required from 70% to 42% due to the irregular property configuration.

The Site Plan was approved by the Development Review Committee on May 10, 2016. An excerpt from a draft of the meeting minutes is attached. This item was scheduled to be heard at the Board of Adjustment meeting on June 7, 2016, and was tabled at the request of the petitioner.

**RECOMMENDATION:** See attached Staff Recommendation.

**FISCAL IMPACT:** n/a

**CONTACT PERSON:** Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development