



Legislation Details (With Text)

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

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: June 7, 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. 31ST 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.

RECOMMENDATION: See attached Staff Recommendation.

FISCAL IMPACT: n/a

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