



Legislation Details (With Text)

File #: 200073. **Version:** 1 **Name:**

Type: Resolution **Status:** Agenda Ready

File created: 6/23/2020 **In control:** Development Review Board

On agenda: 6/30/2020 **Final action:**

Title: Petition DB-20-37 VAR:
Lucian Kragiel, agent for Phillip Pharr, owner. Requesting a variance to reduce the rear yard setback from 20 feet to 9 feet to allow expansion of the existing primary structure to include an existing garage (an accessory structure). Zoned RSF-1 (Single-family Residential, 3.5 dwelling units per acre). Located at 2145 NW 3rd Place.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 200073_StaffReport_WithAttachmentsA&B_PetitionDB-20-37 VAR_20200630

Date	Ver.	Action By	Action	Result
6/30/2020	1	Development Review Board		

A single-family lot in an established neighborhood is improved with a primary single-family dwelling and a detached accessory structure, a garage, in the rear of the property. According to records from the Alachua County Property Appraiser’s office, the single-family dwelling was constructed in 1936. Phillip Pharr purchased the subject property on May 24, 2019 with all structures in place and in compliance with required zoning standards. The primary single-family dwelling is separated from the garage by approximately 23.5 feet of unimproved space. The owner intends to improve the property by creating a covered, partially enclosed, habitable space that connects the main dwelling to the garage. That improvement effectively converts the two detached structures into one larger primary structure which has to meet primary structure setbacks, 20 feet, per Sec. 30-3.41 of the Land Development Code. On behalf of the owner, on March 2, 2020, Lucian Kragiel applied for a permit to construct the expanded structure. He was informed by staff that the proposal did not comply with the 20-foot rear setback requirements of the RSF-1 zoning district. This petition is the owner’s attempt to resolve the setback encroachment by applying for a variance to reduce the rear yard setback from 20 feet to 9 feet.

None.

Review Petition DB-20-37 VAR, for compliance with the criteria for granting a variance; Sec. 30-3.55