



Legislation Text

File #: 180381., **Version:** 1

John and Wanda's Request for a Variance (B)

Petition DB-18-004 VAR: John and Wanda Jennings, owner. Requesting a variance to reduce the west rear yard setback from 15 feet to 9.33 feet to allow an existing sunroom to remain in place. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 3618 NW 28th Terrace.

According to records from the Alachua County Property Appraiser's office, John and Wanda Jennings purchased the subject property in September 1998. In 2009, the owners constructed an expansion, called a sunroom in the rear to replace an existing room in the same footprint, without obtaining permits. In 2018, the owners attempted to sell the property when it was discovered that there were setback encroachments resulting from the unpermitted construction. The owners applied for an "After the Fact" permit which was approved in error but was asked to obtain a variance to correct the rear setback encroachment. This petition is Mr. Jennings attempt to resolve the setback encroachment by applying for a variance. The variance is to reduce the rear yard setback from 15 feet to 9 feet to allow the sunroom to remain in place.

None.

Staff to Development Review Board - Review the application, Petition DB-18-04 VAR, for compliance with the criteria for granting a variance.