



## Legislation Text

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**File #:** 190546., **Version:** 1

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### **Variance for Barbara H. Wheeler, (B)**

**Petition DB-19-4 VAR:** **Patrick Dodds**, agent for Ms. Barbara H. Wheeler, owner. Requesting a variance to reduce the east front yard setback from 20 feet to 9 feet to allow an existing garage expansion of a single-family residence to remain in place with an 11-foot encroachment into the required 20-foot front setback. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 2220 NW 51<sup>st</sup> Terrace.

The applicant owns the subject property referenced above. The property was constructed in 1978 under the jurisdiction and zoning regulations of Alachua County. At the time of construction, the permitted setback for a garage encroachment into the setback was 10 feet. The property was annexed into the City of Gainesville in 1979 and received a zoning designation of RSF-1 which has a required front setback of 20 feet. The owner attempted to sell the property and discovered that the Title and Mortgage companies would not execute the sale transaction with the current building encroachment into the front setback.

The applicant is requesting a variance to reduce the front setback from 20 feet to 9 feet to allow the existing building encroachment to remain in place.

None.

Review Petition DB-19-04 VAR, for compliance with the criteria for granting a variance.