



Legislation Text

File #: 200360., **Version:** 1

Variance for Randy Wagner (B)

Petition DB-20-86 VAR: Request for a variance to reduce the north, front yard setback from 20 feet to 15 feet to allow expansion of an existing Single family dwelling, Tax Parcel # 06454-005-000. Zoned RSF-3: Single-Family Residential (5.8 dwelling units per acre). Located at 2719 NW 3rd Ave.

The subject property is a corner lot in an established single-family residential neighborhood. It is currently improved with a primary single-family dwelling and a detached accessory structure, in the rear of the property. According to the owner, the house is a uniquely designed mid-Century modern home built in 1969 by the University of Florida Architectural class of Professor Dan Branch as a design/build project. The owner purchased the property in 2000 as a student and lived there since. He is interested in improving the property consistent with the architectural style. The proposed improvement is an expansion to the front north which encroaches five (5) feet into the front setback. This petition is the owner's attempt to resolve the setback encroachment by applying for a variance to reduce the north, front yard setback from 20 feet to 15 feet.

None.

Review Petition DB-20-86 VAR, for compliance with the criteria for granting a variance; Sec. 30-3.55