

Project Details: V24-00007

Project Type: Variance Public Hearing Variance

Project Location: 3202 JACKSON AVE NE Palm Bay, FL 32905
Milestone: Submitted
Created: 9/20/2024
Description: Car port
Assigned Planner: Althea Jefferson

Contacts

Contact	Information
Legal Representative	Evan Werner 3202 jackson ave ne Palm bay, FL 32905 (954) 849-5200 deepsea2486@yahoo.com
Owner/Applicant	Evan and Amanda Werner 3202 jackson ave ne Palm bay, FL 32905 (954) 849-5200 deepsea2486@yahoo.com
Submitter	Evan Werner 3202 Jackson Ave NE Palm bay, FL 32905 deepsea2486@yahoo.com
Assigned Planner	Althea Jefferson 120 Malabar Road SE Palm Bay, FL 32907 (321) 451-5671 althea.jefferson@palmbayflorida.org

Fields

Field Label	Value
Block	46
Lot	19
Township Range Section	28-37-25
Subdivision	06
Year Built	1960
Use Code	0110
Use Code Desc	SINGLE FAMILY RESIDENCE

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Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	2834302
Flu Description	Low Density Residential
Flu Code	LDR
Zoning Description	Single-Family Residential
Zoning Code	RS-2
Tax Account Number(s)	2834302
Are You a Property Owner of Record?	True
Bert J. Harris Private Property Act	False

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How Variance Meets Sec. 169.009

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land use category, zoning district or situation. On other lots (non corner lots) do not have such a large set back. I understand why the set back is there but the city has already permitted me to have a fence put up on my property line

(2) The special conditions and circumstances identified in paragraph (1) above are not the result of actions of the applicant.

I have not altered the property in any way.

(3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same land use category, zoning district or situation, and would result in unnecessary and undue hardship on the applicant.

(4) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.

I would need 25ft to install car port to store my boat under, I believe the only 10ft high structure would be much more appealing then having the boat showing over the fence

(5) Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings or structures in the same land use category, zoning district or situation.

No

(6) The granting of the variance will be in harmony with the general intent and purpose of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

There is already a 8 foot fence around the property it would not be detrimental to the surrounding properties since the structure would be behind the fence

Size of Area (acres)

Exemption Type

Site Section for Exemption

Americans with Disabilities Act

False

Sections of Zoning Ordinance

185.118a5

Minimum Requested Distance/Height

25

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Intended Use of Property	Store boat
Extent of Proposed Variance	install car port, unable to meet setback requirements
Date of Action	
Variance Application Status	
Nature of Previous Application	
Variance Application Filed?	False
Parcel Number(s)	28-37-25-06-46-19
Structures On Property?	True
Final Order Status	
Final Order Date	