



Charlotte County Board of Zoning Appeals

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, FL 33948

Current Planning & Zoning Office is located at 18400 Murdock Circle, Phone: 941.743.1956

<u>Board Members:</u>	<u>District:</u>
Steve Vieira, Vice Chair	District 1
Turner Rouse.....	District 2
Nichole Beyer, Secretary	District 3
Blair McVety, Chair	District 4
Andrew Filieo	District 5

REVISED-AGENDA

May 8, 2024 at 9:00 AM

Call to Order:

Pledge of Allegiance:

Roll Call:

Swearing in of Those Giving Testimony:



Approval of Minutes:April 10, 2024

Introduction of Staff:

- Zoning Official
- Legal Department
- Chair, Board of Zoning Appeals

New Business: The following petitions were advertised on April 23, 2024: VAR-24-005, VAR-24-006, VAR-24-007, VAR-24-008, VAR-24-009, and VAR-24-010.



1. Petition SE-24-003:

CONTINUED FROM MARCH 13, 2024, BZA AGENDA

Robert Berntsson, representative for Acorn Port Charlotte, LLC, is requesting a special exception to allow the outdoor storage of boats, trailers, and recreational vehicles, in the Commercial General (CG) zoning district. The property is located at **3740 El Jobean Road**, in Port Charlotte, and is described as Parcel P2, located in Sections 21 & 22, Township 40 South, Range 21 East. A full legal description of subject property is available on file. The Parcel ID for subject property is 402122301001.



2. Petition VAR-24-005:

James Dodge, Jr., is requesting a variance to reduce the required 17.5-foot west side yard setback by 10 feet to allow a 7.5-foot west side yard setback, to allow a 14-foot-tall replacement carport, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **18885 Lake Worth Boulevard**, in Port Charlotte, and is described as Lots 2 & 3, Block 2144, of the Port Charlotte Subdivision, Section 92, located in Section 29, Township 40 South, Range 22 East. The Parcel ID for subject property is 402229403006.



3. Petition VAR-24-006:

Sharon Schauble is requesting a variance to reduce the required 10-foot rear yard setback by 5 feet to allow a 5-foot rear yard setback, for a new swimming pool, pool deck, and pool cage, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **25498 Doredo Drive**, in Punta Gorda, and is described as Lot 25, Block 343, of the Punta Gorda Isles Subdivision, Section 16, located in Section 29, Township 42 South, Range 23 East. The Parcel ID for subject property is 422329477011.



4. Petition VAR-24-007:

Henry & Tamara Bryner are requesting a variance to reduce the required 7.5-foot east side yard setback by 2.5 feet to allow a 5-foot east side yard setback, for a pool cage, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **198 Norfolk Avenue NW**, in Port Charlotte, and is described as Lot 11, Block 63, of the Port Charlotte Subdivision, Section 5, located in Section 21, Township 40 South, Range 22 East. The Parcel ID for subject property is 402221279010.



5. Petition VAR-24-008:

Larry Gilley is requesting a variance to reduce the required 25-foot rear yard (park boundary) setback by 10 feet to allow a 15-foot rear yard (park boundary) setback, for a replacement manufactured home, in the Manufactured Home Park (MHP) zoning district. The property is located at **4300 Riverside Drive, Lot 168**, in Punta Gorda, and is described as Lot 168, of the River Forest Mobile Home Park, located in Section 34, Township 40 South, Range 23 East.



6. Petition VAR-24-009:

CONTINUED TO JUNE 12, 2024, BZA AGENDA

Robin Behrens, representative for Elaine Disera, is requesting a variance to modify VAR-21-005, to reduce the required 35-foot rear yard setback by 22 feet to allow a 13-foot rear yard setback, for a tiki hut on the existing pool deck, in the Manasota Commercial Tourist (MCT) zoning district. The property is located at **1360 Beach Road**, in Englewood, and is described as Lot 41, of the Holiday Isles Subdivision, located in Section 01, Township 41 South, Range 19 East. The Parcel ID for subject property is 411901476004.



7. Petition VAR-24-010:

Jamie Galimidi is requesting a variance to reduce the required 7.5-foot west side yard setback by 2 feet to allow a 5.5-foot west side yard setback, for an addition to an existing single-family residence, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **21496 Holdern Avenue**, in Port Charlotte, and is described as Lot 10, Block 1334, of the Port Charlotte Subdivision, Section 11, located in Section 22, Township 40 South, Range 22 East. The Parcel ID for subject property is 402222229025.

Public Comments:

Staff Comments:Sunshine Law Video (24 minutes)

Member Comments:

Next Meeting:June 12, 2024

Adjournment.

NOTE: Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, or TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov