



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, Secretary	District 1
William Abbatematteo, Vice-Chair	District 2
Larry A. Fix	District 3
Blair McVety, Chair	District 4
John Doner	District 5

AGENDA

June 8, 2022 at 9:00 AM

Call to Order:

Pledge of Allegiance:

Roll Call:

Swearing in of Those Giving Testimony:

Approval of Minutes:May 11, 2022



Introduction of Staff:

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

New Business: The following petitions were advertised on May 24, 2022: SE-22-008, SE-22-012, VAR-22-004, and VAR-22-005



1. Petition SE-22-010:

Geri Waksler, representative for Tillman Infrastructure, LLC., is requesting a special exception to allow a 125-foot-tall communications tower, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **21090 Iliade Avenue**, Port Charlotte, and is described as Block 806, of the Port Charlotte Subdivision, Section 27, located in Section 10, Township 40 South, Range 22 East.



2. Petition SE-22-012:

Veronica Martin, representative for Port Charlotte Church of the Nazarene, is requesting a special exception to modify an existing special exception (SE-96-14), to allow an expansion of an existing school as part of a place of worship, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **19150 Helena Avenue**, Port Charlotte, and is described as the west one-half of the west one-half of the northeast quarter of the northwest quarter of Section 20, Township 40 South, Range 22 East.



3. Petition VAR-22-004:

Debra Hughes is requesting a variance to allow a six-foot-tall fence in the required 25-foot front yard setback, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **1330 River Lane**, Englewood, and is described as Lot 3, of the River Edge Subdivision, located in Section 05, Township 41 South, Range 20 East.



4. Petition VAR-22-005:

Michael and Dorothy Neal are requesting a variance to reduce the required 15-foot rear yard setback by 5 feet to allow a 10-foot rear yard setback for a new swimming pool and pool deck, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **3225 Magnolia Way**, Punta Gorda, and is described as Lot 3, Block B, of the Waterway Colony Subdivision, located in Section 18, Township 41 South, Range 23 East.

Public Comments:

Staff Comments:

Member Comments:

Next Meeting:July 13, 2022

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