



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
Phillip Smallwood.....	District 2
Nichole Beyer, Secretary	District 3
Blair McVety, Chair	District 4
Andrew Filieo	District 5

AGENDA-REVISED

March 12, 2025 at 9:00 AM

Call to Order:

Pledge of Allegiance:

Roll Call:

Swearing in of Those Giving Testimony:

Approval of Minutes:January 8, 2025



Introduction of Staff:

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

New Business: The following petitions were advertised on February 25, 2025: VAR-25-001, VAR-25-002, and VAR-25-003

1. Petition VAR-25-001:



James Pollock, representative for Peter Enklat, is requesting a variance to reduce the required 30-foot rear yard setback by 12.9 feet to allow a 17.1-foot rear yard setback, to allow an existing detached garage to remain “as-is” in its current location on subject property, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **305 Casale G Street**, in Punta Gorda, and is described as Lots 10 & 11, Block 609, of the Punta Gorda Isles Subdivision, Section 20, located in Section 05, Township 40 South, Range 23 East. The Parcel ID for subject property is 402305303006.

2. Petition VAR-25-002:



James Benson, representative for David & Beth Greenig, is requesting a variance to reduce the required 15-foot rear yard setback by 4.6 feet to allow a 10.4-foot rear yard setback, to allow an existing swimming pool, deck, and cage to remain “as-is” in their current locations on subject property, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **10162 Owl Head Circle**, in Port Charlotte, and is described as Lot 20, Block 4473, of the Port Charlotte Subdivision, Section 81, located in Section 27, Township 41 South, Range 21 East. The Parcel ID for subject property is 412127226003.



3. Petition VAR-25-003:

John & Alicia Landry are requesting two variances: (a) to reduce the required 15-foot rear yard setback by 0.8 feet to allow a 14.2-foot rear yard setback, to allow an existing swimming pool, deck, and cage to remain "as-is" in their current locations on subject property; and (b) to reduce the required 20-foot rear yard setback by 4.1 feet to allow a 15.9-foot rear yard setback, to allow an existing single-family residence to remain "as-is" in its current location on subject property, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **18398 Van Nuys Circle**, in Port Charlotte, and is described as Lot 13, Block 4685, of the Port Charlotte Subdivision, Section 79, located in Section 31, Township 40 South, Range 22 East. The Parcel ID for subject property is 4022311290003.

Public Comments:

Staff Comments:

Member Comments:

Next Meeting:April 9, 2025

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