



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

April 9, 2025 at 9:00 AM

Call to Order:

Pledge of Allegiance:

Roll Call:

Swearing in of Those Giving Testimony:



Approval of Minutes:March 12, 2025

Introduction of Staff:

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

New Business: The following petitions were advertised on March 25, 2025: SE-25-001, SE-25-002, SE-25-003, VAR-25-004, and VAR-25-005



1. Petition SE-25-001:

Mary Sprague, P.E., representative for Marchelli Enterprise Inc., is requesting a special exception to allow a building trades contractor's office with outdoor storage, in the Commercial General (CG) zoning district. The property is located at **4017 S Access Road**, in Englewood, and is described as Lots 15 – 20, Block 3630, of the Port Charlotte Subdivision, Section 64, located in Section 02, Township 41 South, Range 20 East. The Parcel ID for subject property is 412002478011.



2. Petition SE-25-002:

Shawn Emery is requesting a special exception to allow accessory structures to exceed 3,000-square feet for a property greater than one-half acre in size, to allow a 4,800-square foot detached garage, for a total allowance of 8,840-square feet of accessory structures, in the Residential Single-family-5 (RSF-5) zoning district. The property is located at **3413 Pepperwood Lane**, in Englewood, and is described as Parcel P11-2, located in Section 27, Township 41 South, Range 20 East. A full legal description of subject property is available on file. The Parcel ID for subject property is 412027184003.



3. Petition SE-25-003:

Robin Palmer, P.E., representative for Elio Almaguer Cespedes, is requesting a special exception to allow the outdoor storage of commercial vehicles, boats, trailers, and recreational vehicles, in the Commercial General (CG) zoning district. The property is located at **15700 Tamiami Trail**, in Punta Gorda, and is described as Lots 14 & 15, of the Punta Gorda Isles Comm Frontage 41 Subdivision, located in Section 19, Township 42 South, Range 24 East. A full legal description of subject property is available on file. The Parcel ID for subject property is 422419376002.



4. Petition VAR-25-004:

Diana Gillis, representative for Steve & Jakawana Minton, is requesting a variance to reduce the required 7.5-foot east side yard setback by 4.5 feet to allow a 3-foot east side yard setback, for a garage expansion, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **2284 Hayworth Road**, in Port Charlotte, and is described as Lot 6, Block 2749, of the Port Charlotte Subdivision, Section 33, located in Section 14, Township 40 South, Range 22 East. The Parcel ID for subject property is 402214258018.



5. Petition VAR-25-005:

Michael Friedman is requesting 3 variances: **(a)** to reduce the required 7.5-foot east side yard setback by 1 foot to allow a 6.5-foot east side yard setback and **(b)** to reduce the required 20-foot rear yard setback by 0.5-feet to allow a 19.5-foot rear yard setback, to allow an existing single-family residence to remain "as-is" in its current location on subject property; and **(c)** 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, in the Residential Single-family-5 (RSF-5) zoning district. The property is located at **7 Current Lane**, in Placida, and is described as Lot 122, Block 4, of the Rotonda Sands Subdivision, Unit 1, located in Section 30, Township 41 South, Range 21 East. The Parcel ID for subject property is 412130281004.

Public Comments:

Staff Comments:

Member Comments:

Next Meeting:May 14, 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