

ZONING DEPARTMENT

Memo

To: Mayor Les Fillingame

From: Charlene Black, Zoning Administrator

Date: May 4, 2015

Re: Monthly Report

ZONING APPLICATIONS: Planning and Zoning meeting will be held Tuesday, May 26, 2015, 5:30 P.M. The City Council meeting will be held Tuesday, June 27, 2015, 5:30 P.M. Both meetings are held at the City Council Chambers Office.

Stolz, Terry, 336 St. John Street (R-2, Two Family Residential District) Special Subdivision Plat Approval and Variance to the Zoning Ordinance.

The applicant is asking to subdivide a parcel of land into two new parcels of land. If the subdivision of property is granted, the two newly created parcels of land will need variances to the minimum 75' lot width and to the minimum 10,500sf lot area.

Crawford, Stephen, Corner of Ramoneda Street and South Beach Boulevard (R-4, Beach Front Residential District) Special Subdivision Plat Approval and Variance to the Zoning Ordinance.

The applicant is asking to change the configuration of three (3) parcels of land into four (4) new parcels of land. If the subdivision of property is granted, Parcel C fronting on Ramoneda Street will need a variance to the minimum 100' lot width.

Stolz, Thomas, 334 St. John Street (R-2, Two Family Residential District) Variance to the Zoning Ordinance.

The applicants' intention is to construct a single family dwelling. The applicant is asking for a 9' setback to the rear yard setback, therefore the applicant is asking for an 11' variance to the rear yard setback.

Riso, Sheila, 420 Carroll Avenue (R-1, Single Family District) Special Exception to the Zoning Ordinance

The applicant is asking for a special exception to the zoning ordinance to allow a Bed and Breakfast establishment on this parcel of land. Presently, the property consists of a primary structure and an accessory structure located at the rear of the property.

Frois/Masinter, 200 Carroll Avenue, (R-2, Two Family District) Variance to the Zoning Ordinance

The applicant's are asking to construct a garage on an existing slab that is located to the rear of the property. The applicant's are asking for a 3' setback to the rear yard for an accessory structure where a 5' setback is required. Therefore the applicant is asking for a 2' variance to the rear yard setback.

Corr, Kerry and Amy, 418 Carroll Avenue, (R-2 Two Family District) Variance to the Zoning Ordinance

The applicants are asking for a side yard variance to a detached carport which construction has started. The applicants are asking for 1.3' setback to the side yard which requires a minimum 5'. Therefore the applicants are asking for 3.7' variance to the side yard.

SHORT-TERM RENTAL ORDINANCE

The attached proposed draft referring to Vacation Rental Properties will be placed on the May 28, 2015 Planning and Zoning agenda for a public hearing, public comment and Planning and Zoning recommendation.