



## Legislation Text

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**File #:** 16-0202, **Version:** 1

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### Summary

To: Town Commission  
From: Micah Maxwell  
Date: 9/20/2016

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**Subject:**

Variance for 1612 Indian Rocks Road, Parcel #28-29-15-06732-031-0190

**Summary:**

The applicant is requesting 2 after the fact variances which would allow for a 2 car garage to encroach into the side and rear yard setbacks.

The first variance would allow for the 7.5' foot side yard setback be reduced by 5.3'ft resulting in a 2.2'ft side yard setback.

The second variance would allow for the 25.0' foot rear yard setback be reduced by 7.9'ft resulting in a 17.3'ft rear yard setback.

**Previous Commission Action:** N/A

**Background/Problem Discussion:** No building permit has been issued, nor have any inspections taken place. If the variance is granted the applicant will still have to comply with all the provisions of the Florida Building Code.

**Expenditure Challenges** N/A

**Financial Implications:** N/A

**Recommendation:** The Planning & Zoning Board recommended denial by a vote of 5 to 1, with the chair voting no.

**Proposed Motion** I move approval/denial of the two variance requests for the property at 1612 Indian Rocks Road.