



# 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
Turner Rouse.....	District 2
Nichole Beyer, Secretary .....	District 3
Blair McVety, Chair .....	District 4
Andrew Filieo .....	District 5

## AGENDA

**October 9, 2024 at 9:00 AM**

Call to Order:

Pledge of Allegiance:

Roll Call:

Swearing in of Those Giving Testimony:



Approval of Minutes: .....August 14, 2024

Introduction of Staff:

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

**New Business: The following petitions were advertised on September 24, 2024: VAR-24-013, VAR-24-014, VAR-24-015, SE-24-018, SE-24-019, SE-24-020**



**1. Petition VAR-24-013:**

Bruce & Deborah Brooks are requesting a variance to reduce the required 20-foot east side yard (abutting water) setback by 12.5 feet to allow a 7.5-foot east side yard (abutting water) setback, to allow an existing shed to remain “as-is” in its current location on subject property, in the Manufactured Home Conventional (MHC) zoning district. The property is located at **5503 River Bay Drive**, in Punta Gorda, and is described as Lot 23 & a portion of Tract III, of the By the Sea Subdivision, Phase II, located in Section 25, Township 41 South, Range 22 East. The Parcel ID for subject property is 412224483001. A full legal description is available on file.



**2. Petition VAR-24-014:**

Louis & Patricia McPhail are requesting a variance to reduce the required 7.5-foot east side yard setback by 4 feet to allow a 3.5-foot east side yard setback, for a new carport, in the Manufactured Home Conventional (MHC) zoning district. The property is located at **7317 Desant Lane**, in Port Charlotte, and is described as Lot 38, Block 20, of the Village of Holiday Lakes Subdivision, First Replat, located in Section 09, Township 41 South, Range 21 East. The Parcel ID for subject property is 412109333003.



**3. Petition VAR-24-015:**

Robert Eichner is requesting a variance to reduce the required 15-foot rear yard setback by 3.1 feet to allow an 11.9-foot rear yard setback, for a replacement pool cage, in the Residential Single-family-3.5 (RSF-3.5) zoning district. The property is located at **24357 Treasure Island Boulevard**, in Punta Gorda, and is described as Lot 27, Block F, of the Pirate Harbor Subdivision, located in Section 19, Township 42 South, Range 23 East. The Parcel ID for subject property is 422319455006.



**4. Petition SE-24-019:**

Z Development Services, representative for Boos Development Group & Dubbland Development, Inc., is requesting a special exception to allow outdoor storage and display of retail items, in the Commercial General (CG) zoning district. The property is located at **574 Tamiami Trail & 16119 Chamberlain Boulevard**, in Port Charlotte, and is described as Parcels P1 & P1-1, Block 1180, of the Port Charlotte Subdivision, Section 30, located in Section 02, Township 40 South, Range 21 East. The Parcel IDs for subject property are 402102356014 & 402102356001. A full legal description is available on file.



**5. Petition SE-24-020:**

John Cascio, representative for JA Cascio Enterprises LLC, is requesting a special exception to allow outdoor storage for a building trades contractor, in the Commercial General (CG) zoning district. The property is located at **27016 Rushmore Avenue**, in Punta Gorda, and is described as Lots 25 – 30, Block 34, of the Harbour Heights Subdivision, Section 5, located in Section 15, Township 40 South, Range 23 East. The Parcel ID for subject property is 402315357012.

**Public Comments:**

**Staff Comments:**

**Member Comments:**

**Next Meeting: .....November 13, 2024**

**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](mailto:David.Lyles@CharlotteCountyFL.gov)