



TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #21-12000005 (PERRY RESIDENCE)

DATE: MARCH 4, 2021

Variance – Perry Residence – 2414-333-0002-000-4

Attached is a Variance for property located at 2203 South Indian River Drive. The property is 0.5 acres in size and currently has a zoning of E-1, Single-Family Estate Density Zone and a Future Land Use designation of RL, Low Density Residential. The applicant is asking for a Variance from Section 125-188(b)(2)b. to allow for a side setback of 8 feet in lieu of the Code-required fifteen (15) feet. The Variance seeks to allow for the placement of a whole-house generator. The subject site has been granted variances in the past primarily due to its legal nonconformance in regards to the size of the lot. The property is 0.5 acres in size and the minimum lot area for properties with E-1 Zoning is 30,000 square feet with an average net density of approximately one unit per acre.

Please review and provide comments on the project. Please send all comments to my email rguerra@cityoffortpierce.com or through interoffice mail to the Planning Department.

Do not hesitate to contact me should you require any additional information at (772) 467-3739.

Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD