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MEMORANDUM

TO: Howey-in-the-Hills Town Council
CC: J. Brock, Town Clerk
FROM: Tomas Harowski, AICP, Planning Consultant
SUBJECT: 440 Avila Place Workshop Variance
DATE: June 14, 2024

The property owner at 440 Avila Place has applied for a variance to permit a workshop to be constructed in the side yard. The workshop was installed without a permit, and the variance request is a follow-up action to a code enforcement notice of violation. The applicant is seeking approval to place the workshop in the side yard within a fenced area and to paint the workshop to match the color of the house. Staff prepared a report for the Planning Board, and the case was reviewed by the Planning Board at their May 23, 2024 regular meeting.

The Planning Board recommended the Town Council grant the variance with the workshop painted to match the house color and workshop placement as shown on the drawing submitted with the application.