

26-05VZ 400 PARK BLVD N

General Information

Address: 400 Park Blvd N

Request: Seeking variance from Sec. 87-3.1.8.A.2.a requiring a driveway setback of 40' to the edge of an intersection

Owner: Norman Ebsary

Agent: Brian Zambrano

Parcel ID: 0175080019

Parcel Size: 13,232.8± square feet

Future Land Use: Low Density Residential

Zoning: Residential, Single-Family 2

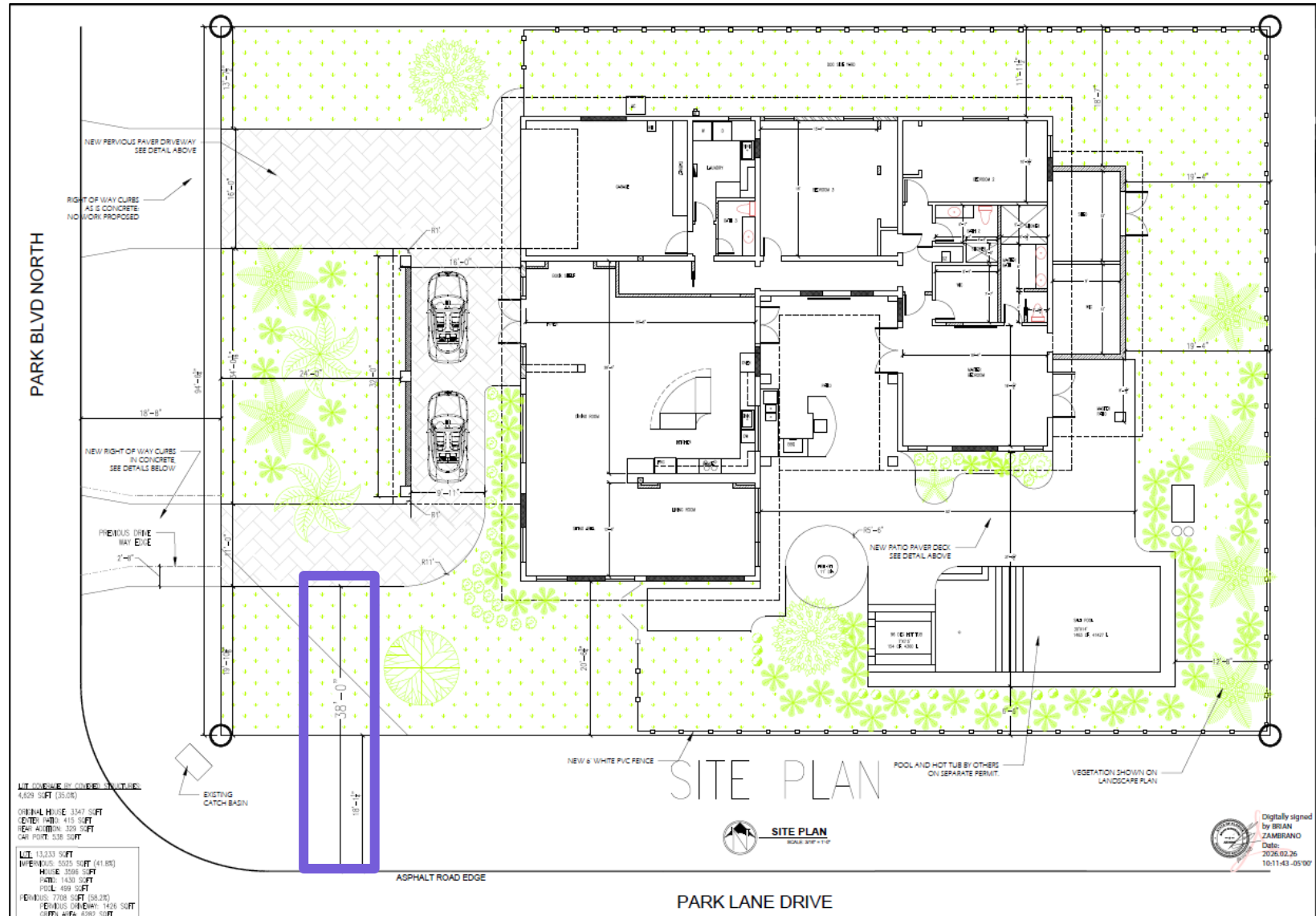
**Comprehensive Plan
Neighborhood:** Island Neighborhood

Application Date: February 26, 2026

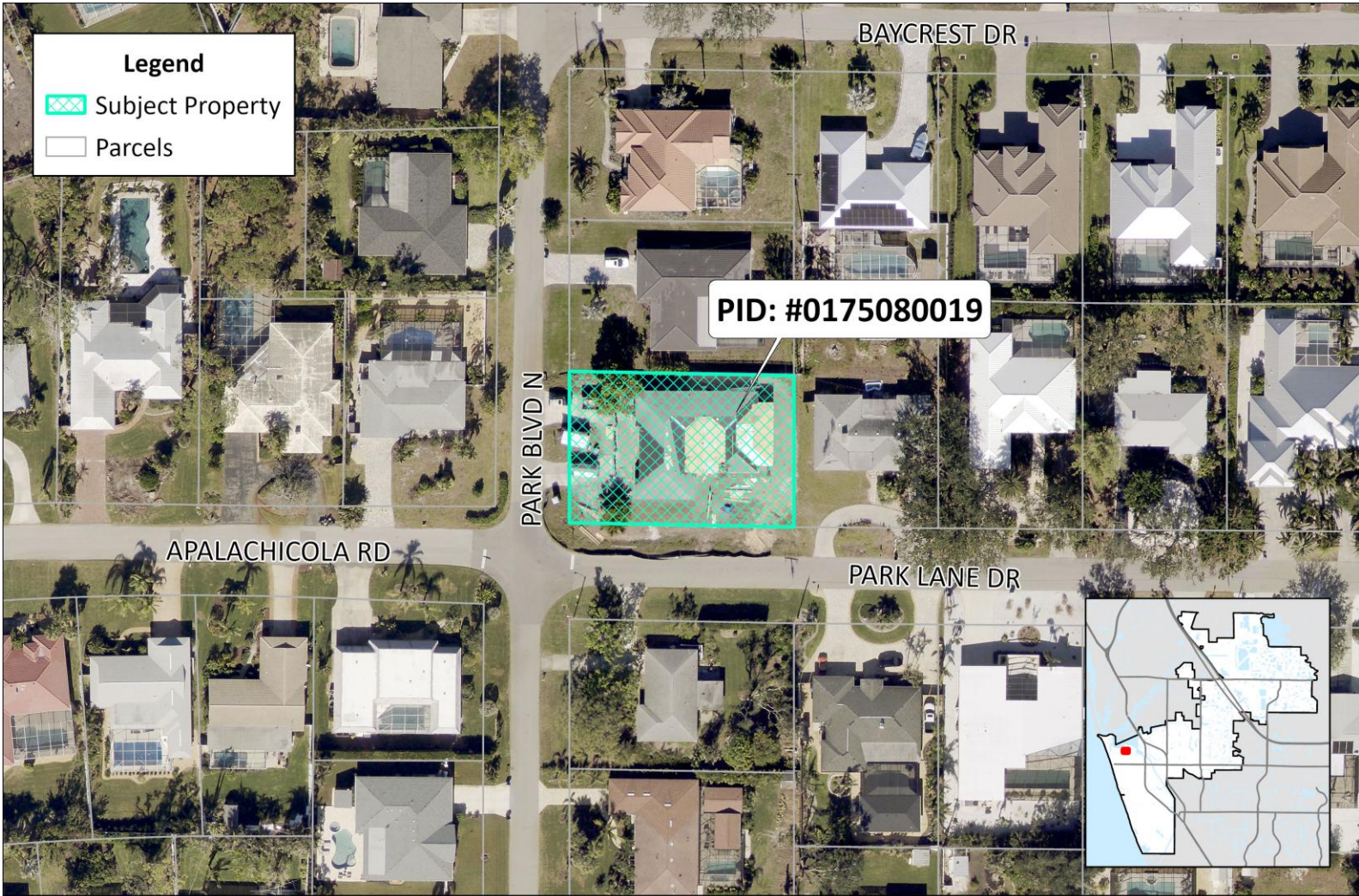
PROJECT DESCRIPTION

- The subject property is located at 400 Park Blvd N
- Applicant was approved for carport permit and built the carport
- Subsequent driveway permit denied due to 40' setback requirement from edge of pavement at intersection
- Applicant states that 40' is not possible due to location of carport
- Owner requests a variance of 2' due to staff error (driveway setback not shown on carport permit and not requested during review)

SITE PLAN



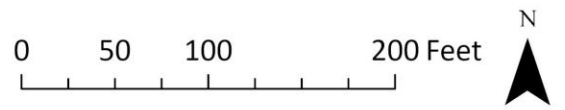
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AERIAL MAP



400 Park Blvd N
Aerial Map

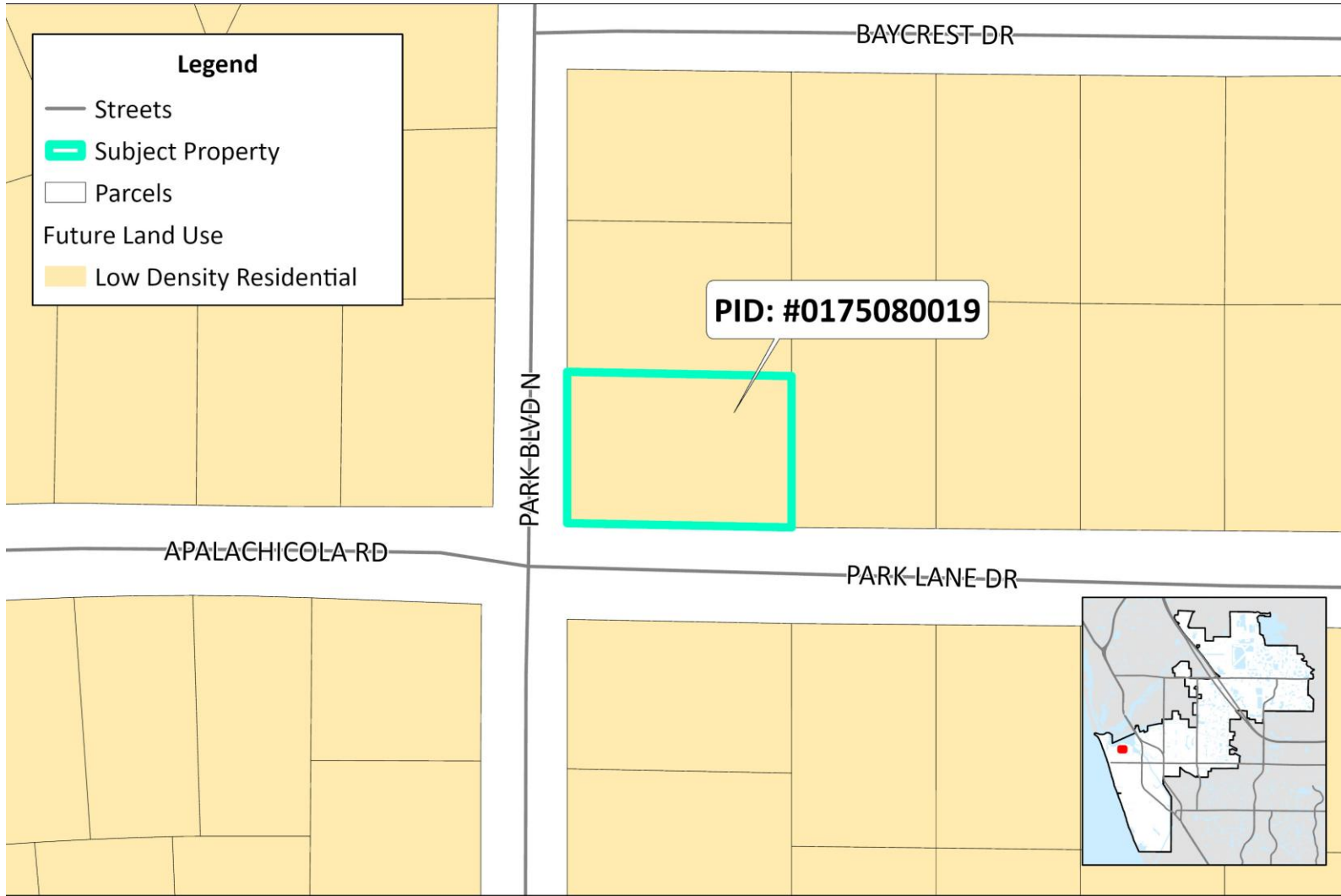




**EXISTING
CONDITIONS**

**FUTURE LAND
USE MAP,
ZONING MAP,
SITE PHOTOS**





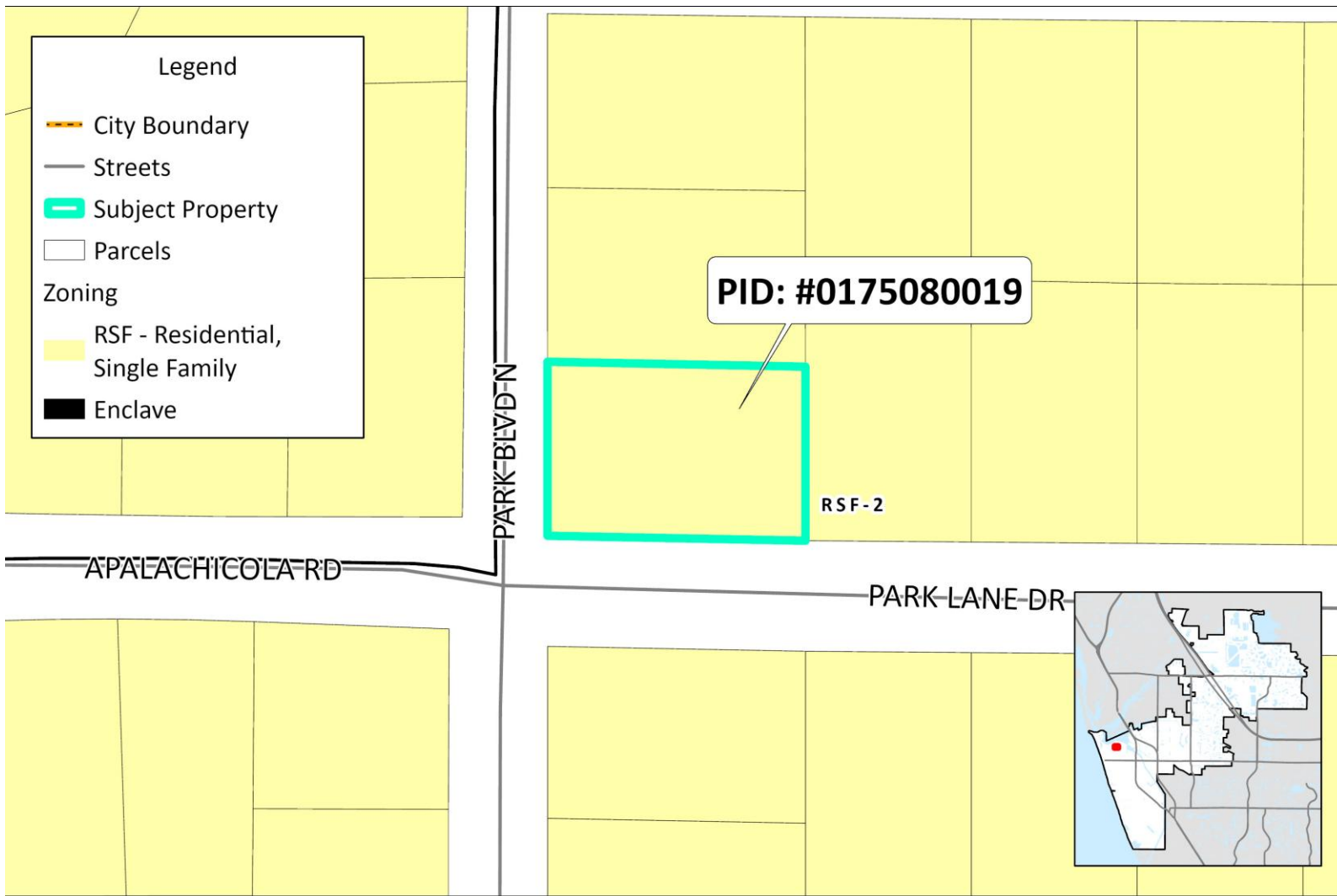
FUTURE LAND USE MAP



400 Park Blvd N
Future Land Use Map

0 50 100 200 Feet





ZONING MAP



SITE PHOTOS



PLANNING ANALYSIS

LAND
DEVELOPMENT
CODE



COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- The procedural requirements in Chapter 87 Section 1.2 have been satisfied
- Chapter 87, Section 1.13.3 specifies that the Planning Commission shall make an affirmative finding on each consideration in granting a variance application, **or find that variance will correct a bona fide staff error** that has led to design or construction that does not comply with the LDR
 - An error was committed during the initial carport permit review,
 - Applicant built their carport according to their valid permit, without knowledge of the driveway setback code

CONCLUSION

- Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Variance Petition No. 26-05VZ.
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