



ZONING BOARD OF ADJUSTMENT RESULTS LIST

January 21, 1999

BOFA 9800087
Sue Andron, V. Pres. Operations

RESULT - APPROVED WITH CONDITIONS

To allow free-standing sign to exceed maximum sq. footage and sign height.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9800087	7.14.I.6.a Signage-Point of Purchase, maximum allow sign face	96 sq. ft.	170.8 sq. ft.	74.8 sq. ft.
	7.14.I.6.a Signage-Point of Purchase, maximum permitted height	8 Feet	8'. 8"	8 inches
ADDRESS OF PROPERTY:	7902 Montoya Cir			

The above variance was granted subject to the following zoning condition(s):

1. By July 21, 1999, the applicant shall obtain a building permit for the existing sign. (DATE:MONITORING-Bldg Permit)
2. By April 17, 1999 the applicant shall apply for a building permit for the existing sign. (DATE:MONITORING-Bldg Permit)
3. The applicant shall not be permitted to construct any further point of purchase or identification signs along Montoya Circle. (ONGOING-CODE ENFORCEMENT)
4. By February 21, 1999, the applicant shall ensure the BA conditions are placed on the certified site plan for Parcel 15, Exhibit 30. (DATE: MONITORING-ZONING-DRC)
5. The existing signage lettering shall not be altered by replacing or enlarging it in the future. (ONGOING-CODE ENFORCEMENT)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 21, 1999**

**BOFA 9800093
Litwin Leonard & Ruth**

RESULT - APPROVED WITH CONDITIONS

To allow existing addition to a SFD to encroach side interior setback, to allow proposed addition to SFD to encroach side interior setback, and to allow existing garage to encroach side interior setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9800093	6.5.G.2 Property Development Regulations- Side Interior Setback for Garage	7.5 Foot Setback	2.8 Foot Setback	4.7 Foot Setback
	6.5.G.2 Property Development Regulations- Side Interior Setback for 1991 Addition	7.5 Foot Setback	5 Foot Setback	2.5 Foot Setback
	6.5.G.2 Property Development Regulations- Side Interior Setback for Proposed Addition	7.5 Foot Setback	2.8 Foot Setback	4.7 Foot Setback
ADDRESS OF PROPERTY:	20482 Linksvew			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. By September 21, 1999, shall obtain a building permit for the 480 sq. ft. proposed addition as shown on BA98-93, Exhibit 25 (DATE: MONITORING- Bldg)
3. There shall be no openings on the north side of the proposed addition. (ZONING-BA-BLD PERMIT)
4. Prior to the issuance of the Certificate of Occupancy for the proposed room addition, the Zoning BA staff shall conduct a site visit to ensure the existing vegetation between the subject property and adjacent property to the north, adequately buffers the proposed addition from the adjacent property to the North. If staff determines that the existing vegetation does not adequately buffer the proposed addition, staff shall require additional shrubs and trees to be planted along the north property line to ensure the proposed addition is buffered from the adjacent house to the north.

**RESULTS LIST
BOARD OF ADJUSTMENT
January 21, 1999**

**BOFA 9800100
Randell Enterprises Of P.B.**

RESULT - APPROVED WITH CONDITIONS

The applicant has revised the application to request three variances for the side corner, rear and side interior setbacks. The landscape buffer variances have been eliminated.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9800100	6.6.A.3.c SUPPLEMENTARY REGULATIONS-Outdoor storage - Slide Corner Setback (North Property Line)	25 Feet	18.75 Feet	6.25 Feet
	6.6.A.3.c SUPPLEMENTARY REGULATIONS - Outdoor storage - Rear Setback (East Property Line)	20 Feet	10 Feet	10 Feet
	6.6.A.3.c SUPPLEMENTARY REGULATIONS -Outdoor storage - Side Interior Setback (South Property Line)	15 Feet	10 Feet	5 Feet
ADDRESS OF PROPERTY:	2580 S Military Trl			

The above variance was granted subject to the following zoning condition(s):

1. By March 21, 1999, the property owner shall install the following land- scape buffer along the east property line:
 - a) Construct a raised 36 inch high and 10 foot wide planter along the entire length of the eastern property line. The planter shall allow for an opening in the bottom for the root system of the trees and shrubs to penetrate the soil beyond. The planter shall be designed to include irrigation and encourage the plant material to mature and flourish.
 - b) Install a minimum of 18 cabbage palms, at a height of:
 - i) 50% (9 trees) installed at 16' clear trunk
 - ii) 50% (9trees) installed at 8' clear trunk All required palms to be planted 8 feet on-center along the eastern property line, where the storage area encroaches setback in the planter; Sabal palms shall be staggered to provide the maximum buffering above the Ficus hedge.

- c) Install a 6 foot high Florida Fancy Ficus hedge in the raised planter.
- d) The required Ficus hedge shall be maintained at a height of 12', measured from the adjoining property grade. (DATE:MONITORING-Landscape)
2. By March 25, 1999, the existing CBS wall shall be architecturally treated on all exterior sides to be compatible with the neighborhood, as required by the ULDC. (DATE:Monitoring-Zoning)
 3. By February 3, 1999, the illegal point of purchase sign located along Vicliff Road, shall be removed. (DATE:MONITORING-Zoning)
 4. The gates located at the entrance to the site off Vicliff Blvd., shall be kept closed, except when vehicles are entering or leaving the site, or during business hours, 8 a.m. to 5 p.m., when they may remain open at a width not to exceed 15 feet. This will ensure the storage area is screened from the residential street. The gate needs to be setback, as shown on Site Plan, Exhibit 45, presented to the Board of Adjustment, at the January 21, 1999 public hearing, to ensure trucks do not stop in the road. (ONGOING-CODE ENFORCEMENT)
 5. The landscape plan and details shown on the Site Plan, Exhibit 45, presented to the Board of Adjustment, at the January 21, 1999, public hearing, shall be submitted to the Building Division, Landscape Section when applying for Landscape approval of the on-site landscaping. (BLDG PERMIT-Landscape)
 6. By February 21, 1999, the applicant shall submit a final Site Plan to the Development Review Committee for approval of the final site layout, which shall be consistent with the ULDC code requirements and the Board of Adjustments approval. This plan shall be consistent with Site Plan Exhibit 45, presented to the Board of Adjustment, at the January 21, 1999, public hearing, any modification shall be reviewed by the Board of Adjustment staff to ensure the intent of the Board's approval is consistent with proposed changes. (DATE: MONITORING-ZONING-DRC)
 7. No Variances shall be granted for the on-site parking and drainage requirements. (ONGOING)
 8. The hours of operation shall be limited to 8 a.m to 5 p.m. The business shall not be open on Sunday or shall there be any outdoor activity on a Sunday. (ONGOING-CODE ENF.)
 9. Vehicles shall only ingress the site from Vicliff Road and egress from Dale Road. (ONGOING)
 10. Prior to DRC certification, the final Site Plan shall reflect one-way in signage at Vicliff Road and one-way out at Dale Road. (ZONING-DRC)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 21, 1999**

**BOFA 9900001
Stanley & Judy Benedetto**

RESULT - Approved with Conditions

To allow a solid roof screen enclosure to encroach into the rear yard.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900001	6.5.K.2 Property Development Regulations, SFD Rear Setback for room addition. Reduced Setback (.25%) due to open space.	11.25 (15' reduced by .25% on open space)	5 Feet	6.25 Feet
ADDRESS OF PROPERTY:	5576 American Cir			

The above variance was granted subject to the following zoning condition(s):

1. By February 21, 1999, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter in order for the building permit, PR9812390, for the solid roof screen enclosure can be issued. (DATE-MONITORING-Bldg Permit)
2. By April 21, 1999, the applicant shall obtain a permit for the solid roof screen enclosure. (DATE: MONITORING- BLDG PERMIT)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 21, 1999**

BATE 9900006
Raymond R. and Kimberly A. Rawn

RESULT - Approved with Conditions

The applicant is request a time extension on BA98-70, conditions #2,#3 & #4 this variance was to allow an accessory apartment to encroach into the required side corner and rear setback

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900006	Time extension to BA98-70, condition #2, that required the applicant to apply for a building permit for the accessory apartment by January 17, 1999.	January 17, 1999	July 17, 1999	6 months
	Time extension for BA98-70, condition # 4, that required the applicant to obtain a Special Permit for the accessory apartment by December 17, 1998.	December 17, 1998	June 17, 1999	6 months
ADDRESS OF PROPERTY:	0 73rd Ct			

The above variance was granted subject to the following zoning condition(s):

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. **(BLDG PERMIT: BLDG)**
2. By January 17, 1999, the applicant shall apply to the Building Division for a permit for the 700 square foot accessory apartment. **(DATE: MONITORING -Bldg)**

Is hereby amended to read:

By July 17 , 1999, the applicant shall apply to the Building Division for a permit for the 700 square foot accessory apartment. **(DATE: MONITORING -Bldg)**

3. By April 17, 1999, the applicant shall obtain a building permit for the 700 square foot accessory apartment. **(DATE: MONITORING -Bldg)**

Is hereby amended to read:

By October 17, 1999, the applicant shall obtain a building permit for the 700 square foot accessory apartment. **(DATE: MONITORING -Bldg)**

4. By December 17, 1998, the applicant shall obtain a Special Permit from the Zoning Division for the accessory apartment. **(DATE: MONITORING-Zoning-BA)**

Is hereby amended to read:

By June 17, 1999, the applicant shall obtain a Special Permit from the Zoning Division for the accessory apartment. **(DATE: MONITORING-Zoning-BA)**

5. Prior to the issuance of the Certificate of Occupancy for the accessory apartment, the applicant shall install a 36" native hedge along the east and north portion of the accessory structure to mitigate the setback encroachment. **(CO/Bldg/Inspection)**