



**INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
DEPARTMENT OF PLANNING, ZONING AND BUILDING**

TO: Results File

FROM: Jon MacGillis, Principal Site Planner

DATE: January 19, 2001

RE: Results of January 18, 2001, Board of Adjustment Hearing

Please find attached the result list of the Board of Adjustment hearing held on **January 18, 2001**.

If you have any questions, please contact me at (561) 233-5223 or the Board of Adjustment Secretary at (561) 233-5216.

JPM/mm
Attachment

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**RESULTS LIST
BOARD OF ADJUSTMENT
January 18, 2001**

**BOFA 2000061
Robert A. Bentz, As Trustee**

RESULT - APPROVED WITH CONDITIONS

To allow a reduction in the number of required parking spaces from 41 to 18 located to the side or rear of buildings within a proposed MUPD.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000061	6.8.E.7.d Multiple Use Planned Development District: Parking Requirements for a Proposed MUPD: 10% parking requirements rear/side of building.	10% 41 Spaces	6% 18 Spaces	4% 23 Spaces
ADDRESS OF PROPERTY:	6405 Simms Rd			

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. Prior to DRC certification, the applicant shall provide the DRC staff with documentation from a Certified Engineer that the 1.7 acre lakes shown on the site plan, presented to the Board of Adjustment, are required as a result of the fact additional wells were required on-site and the fact french drains could not be utilize to handle on-site drainage. (DRC-BA)
3. All the pedestrian amenities shall remain in the general location as indicated on the Site Plan, dated February 24, 2000, presented to the Board of County Commissioners. (ONGOING)
4. In addition to the pedestrian amenities, as indicated on the Site Plan, dated February 24, 200, presented to the Board of County Commission, the applicant shall provide the following: a) a fountain in the lake area located at the southeast corner of the Spalding MUPD. (DRC)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 18, 2001**

**BOFA 2001001
Joseph & Jean Gennari**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed screened roof screen enclosure to encroach into the required side interior setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001001	6.6.10.b.1 Supplementary Regulations: Side Interior Setback For Proposed Screened Roof Screen Enclosure.	7.5 Feet	4.0 Feet	3.5 Feet
ADDRESS OF PROPERTY:	6190 Vista Linda Ln			

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 June 19, 2001, the applicant shall apply for a building permit for the proposed screen roof screen enclosure. (DATE:MONITORING:BLDG PERMIT)
3. By October 19, 2001, the applicant shall obtain a building permit for the screen roof screen enclosure on lot 15 (PCN:00424734050020150). (DATE MONITORING: BLDG PERMIT)
4. The structure shall not be enclosed with solid walls or be converted into an enclosed space. (ONGOING)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 18, 2001**

BATE 2001002

Kenco Communities At The Ranch, Inc.

RESULT - APPROVED WITH CONDITIONS

The applicant has applied for a six months time extension of BA99-092, approved 2-17-00.

BATE 2001002	The applicant has applied for a six months time extension of BA99-092, approved 02-17-00.	FROM: Feb. 17, 2001	TO: Aug. 17, 2001	TOTAL OF 6 Months
ADDRESS OF PROPERTY:	0 One Mile Rd			

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 February 17, 2001, the property owner shall obtain a building permit for the first single family dwelling in order to vest this variance approval and avoid the need to apply for a time extension for the Development Order. (DATE:MONITORING-BLDG.PERMIT)

Is hereby amended to read:

By August 17, 2001, the property owner shall obtain a building permit for the first single family dwelling in order to vest this variance approval and avoid the need to apply for a time extension for the Development Order.(DATE:MONITORING-BLDG.PERMIT)

3. The applicant shall notify the Zoning Division, BA staff, when the Building Permit for the first single family dwelling is obtained, in order to vest the variance. (MONITORING:BA)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 18, 2001**

**BOFA 2001003
Rudolph Pearson, Jr. And Suzanne Nizzari**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed swimming pool and a screen-roofed screen enclosure to encroach into the required rear setbacks.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001003	6.6.A.9.b. Supplementary Regulations: Rear Setback for a Proposed Swimming Pool	10.5 Feet	3 Feet	7.5 Feet
	6.6.A.10.b Supplementary Regulations: Rear Setback for a Proposed Screen Enclosure	7.5 Feet	0 Feet	7.5 Feet
ADDRESS OF PROPERTY:	7535 Cedar Hurst			

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

1. By March 18, 2001, the BA Zoning staff shall ensure the certified site plan has a notation on lot 69, Plat One of Lake Charleston PUD indicating the approved variance and conditions. (DATE: MONITORING-ZONING-BA)
2. By June 18, 2001 or prior to issuance of a building permit, whichever occurs first, the property owner shall obtain an approval from the Home Owners Association for the proposed swimming pool and screen-roofed screen enclosure (DATE:MONITORING:BLDG-HOA)
3. By September 18, 2001, 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 (Exh. 9, File BA2001003) presented to the Board, simultaneously with the building permit application for the proposed swimming pool and screen-roofed screen enclosure. (DATE:MONITORING:BLDG.PERMIT-BLDG.)
4. The Building Division technician shall ensure that the proposed screen- roofed screen enclosure is similar in height (12' mean roof height maximum) to the existing screen enclosure (B98010742) on the adjacent property to the North East. (BLDG PERMIT)
5. By November 18, 2001, the applicant shall obtain a building permit for the proposed swimming pool and screen-roofed screen enclosure in order to be vested with the setback variances. (DATE: MONITORING-BLDG PERMIT)

**RESULTS LIST
BOARD OF ADJUSTMENT
January 18, 2001**

**BOFA 2001005
Soha And Mark A. Boukzam**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed fence, gate, gate posts with light fixtures in the front yard to exceed the required height.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2001005	6.6.A.2.c Supplementary Regulations: Fence Height in the Front Yard	4 Feet	7 Feet	3 Feet
	6.6.A.2.c Supplementary Regulations: Gate, Gateposts with Light Fixtures' Height	6 Feet	9 Feet	3 Feet
ADDRESS OF PROPERTY:	10532 EI Paraiso PI			

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

1. By August 18, 2001, 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 for the proposed gate, gateposts with light fixtures and attached fence in the front yard for lot 463. (DATE:MONITORING- BLDG PERMI)
2. By November 18, 2001, the applicant shall obtain a building permit for the proposed gate, gateposts with light fixtures and attached fence in the front yard in order to be vested with the variances. (DATE: MONITORING-BLDG PERMIT)
3. The proposed entry feature shall be substantially consistent with the style shown in the sample picture submitted by the applicant. (Exh. 21, found in the BOFA File 2001-005).