



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

**TO: Results File**

**FROM: Jon MacGillis, Principal Site Planner**

**DATE: September 21 , 2001**

**RE: Results of September 20 , 2001, Board of Adjustment Hearing**

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Please find attached the result list of the Board of Adjustment hearing held on **September 20, 2001**.

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

JPM/jeq  
Attachment

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 20, 2001**

**BOFA 2001063  
Thomas E & Sandra M Pierce**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a proposed unmanned communication building to encroach into the front setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001063</b>	<b>6.5.A Property Development Regulations IL Zoned Property: Proposed Unmanned Communication building</b>	<b>40 Feet</b>	<b>21 Feet</b>	<b>19 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>1801 Hypoluxo Rd</b>			

**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 July 20, 2002, the applicant shall have obtained a building permit for the tower equipment structures in order to vest the front setback variance approved pursuant to BA2001-063. (DATE: MONITORING-BLDG PERMIT)**
- 3. Prior to the final Certificate of Completion the permit for the tower equipment building on PCN 00434504000007363, the applicant shall upgrade the existing hedge along the west property line with a 48 inch high hedge planted 24 inches on center. Staff recommends a Ficus hedge or coco plum hedge to screen the proposed equipment structures from the 40 foot access street adjacent to the west property line. (BLDG-CO)**

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 20, 2001**

**BOFA 2001066  
Louis J & Carol S Pleeter**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a screen roof screen enclosure to encroach into the rear setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001066</b>	<b>6.6.A.10.b Supplemental Regulations: Screen Roof Screen Enclosure-Rear Setback Single Family Residence</b>	<b>7.5 Feet</b>	<b>4 Feet</b>	<b>3.5 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>11012 Malaysia Cr</b>			

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

- 1. By September 20, 2002, the property owner shall obtain a building permit for the screen roof enclosure in order to vest the rear setback variance approved pursuant to BA2001-066/ (DATE: MONITORING-BLDG PERMIT)**
- 2. The screen enclosure shall not be enclosed with a solid roof or walls at a future date. (ONGOING)**

**BOARD OF ADJUSTMENT  
September 20, 2001**

**BATE 2001068  
Glenda Rambo**

**RESULT - CONSENT AGENDA**

The applicant has applied for a time extension for six months for Conditions 1 in the Petition # BOFA 2000-069.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 2001068	<p>The applicant has applied for a time extension for BA2000-069, Condition 1 that reads:</p> <p>By August 15th, 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 Exhibit 26, indicating the BOFA conditions of approval.</p>	August 15, 2001	February 15, 2002	6 MONTHS
ADDRESS OF PROPERTY:	4427 Military Trail			

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

1. By February 15, 2002, 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 Exhibit 26, indicating the BOFA conditions of approval. (DATE: MONITORING-BLDG PERMIT)
2. By February 18, 2002 or prior to the final C/O of the 4,800 sq. ft. accessory structure, whichever occurs first, the applicant shall remove the carport attached to the west side of the existing SFD. (DATE: MONITORING-BLDG INSPECTIONS)
3. The proposed 4,800 SF accessory structure shall be constructed consistent with the elevation shown on Exhibit 27, in the BA file BA2001-069. (BLDG PERMIT-Zoning BA)
4. The proposed variances are granted for the specific use of a "ministry". In the event the "ministry use" ceases, the applicant shall be required to meet the required off-site parking if the accessory building is to be utilized as the principal structure. (ONGOING)
5. By February 18, 2002, or prior to C/O of the 4,800 SF building, whichever occurs first, the applicant shall upgrade the north and south property line landscape buffers as shown on Exhibit 9, in the BA 2000069 file. (DATE: MONITORING-ZONING-LANDSCAPE)

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**RESULTS LIST**  
**BOARD OF ADJUSTMENT**  
**September 20, 2001**

**BATE 2001067**  
**Delray Funeral Homes, Ltd.**

**RESULT - APPROVED WITH CONDITIONS**

The applicant has applied for a time extension for 12 months for compliance of BOFA Condition #4 in the Petition 99-63, for the additional 18 parking spaces as seen in 99-63.

AGENDA ITEM	CODE SECTION	FROM	TO	TOTAL
BATE 2001067	The applicant has applied for a time extension for 12 months for compliance of Condition #4 in the Petition BATE 2000-046.	September 20, 2001	September 20, 2002	12 Months
ADDRESS OF PROPERTY:	No Address Given 007535			

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

1. March 19, 2000, or prior to DRC certification of the site plan, which ever occurs first, the applicant shall receive approval of the landscape plan that reflects the additional 720 square feet of landscaping will be installed around the proposed funeral home shown on Exhibit 9, in the BA99-063 file. (DATE: MONITORING-ZONING/DRC) COMPLETED IN JANUARY, 2000
2. The property owner shall provide the Building Division with a copy of the Board of Adjustment Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT BLDG)
3. By November 19, 1999, the applicant shall ensure the BA conditions are shown on the certified Site Plan. (DATE: MONITORING-ZONING-DRC) COMPLETED IN JANUARY 2000.
4. This parking variance shall be limited to 18 additional spaces. The final site plan shall be revised to show a total 81 off street parking spaces this site. (DRC) COMPLETE
5. By August 19, 2001, the applicant shall obtain a final inspection on the parking for this site to vest this parking variance. (DATE :MONITORING-BLD CO)

Is hereby amended to read by August 19, 2002, the applicant shall obtain a final inspection on the parking lot for this site to vest this parking variance. (DATE: MONITORING- BLD CO)

**RESULTS LIST  
BOARD OF ADJUSTMENT  
September 20, 2001**

**BOFA 2001070  
Todd & Cleoann Reeves**

**RESULT - APPROVED WITH CONDITIONS**

**To allow a proposed screen roof screen enclosure to encroach into the required rear setback.**

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001070</b>	<b>6.6.A.10 Property Development Regulations: Accessory Structures: Screen Roof Screen Enclosure Rear setback.</b>	<b>7.5 Feet</b>	<b>5.7 Feet</b>	<b>1.8 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>7560 Ladson Terrace</b>			

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

- 1. By 20-Nov-01 the applicant shall provide the Bldg Division with a copy of the Board of Adjustment Result letter and revised Survey in order for PR01005173 to be finalized for the screen roof screen enclosure. (DATE: MONITORING-BLDG PERMIT)**
- 2. The structure shall not be enclosed with solid walls or be converted into an enclosed space. (BLDG PERMIT: BLDG)**
- 3. This variance is for only rear setback for the proposed screen enclosure for 1.8 feet variance. (ONGOING)**

**BOARD OF ADJUSTMENT**

**September 20, 2001**

**BOFA 2001069  
Frank, Weinberg & Black**

**RESULT - APPROVED WITH CONDITIONS**

To allow for a 15' side interior setback to accommodate the conversion of an existing retail building for an MRI diagnostic center.

<b>AGENDA ITEM</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>BOFA 2001069</b>	<b>6.5.G.2 Property Development Regulations: Side interior setback for an existing building being converted to a MRI office</b>	<b>15 Feet</b>	<b>0 Feet</b>	<b>15 Feet</b>
<b>ADDRESS OF PROPERTY:</b>	<b>3713 Congress Ave</b>			

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 to the Board for inclusion with the official building permit record of BO1022401. (DATE: MONITORING-BLDG PERMIT**
- 2. By March 20, 2002 , or issuance of the Certificate of Completion for the renovation of the building on-site, whichever occurs first, install the landscaping pursuant to Exhibit 21 found in the BA2001-069 file in the Zoning Division. (DATE: MONITORING-CO-INSPECT)**
- 3. By March 20, 2002, the applicant shall contact the Zoning Division to request a site inspection to determine that the landscaping is installed per condition of Approval #2. (DATE: MONITORING-ZONING-BA)**