

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

TO: Interested Parties
FROM: F. Alan Seaman, Senior Site Planner
DATE: Tuesday, April 16, 2002
RE: Results of April 18, 2002, Board of Adjustment Hearing

Please find attached the result of the Board of Adjustment hearing held on **April 18, 2002**.

If you have any questions, please contact me at (561) 233-5231 or the Board of Adjustment Secretary, Juanita James at (561) 233-5088.

FAS/jj
Attachment

Result List
Board of Adjustment
04/18/2002

BATE 2002-019

Agenda Item	Code Section	Required	Proposed	Variance
BATE 2002-019	5.7.H.2 Time Extension to allow for the following: A 6-month time extension for Condition #3 that required applicant to retain a building permit by March 19, 2002	March 19, 2002	Oct. 21, 2002	6 months
	A 6-month time extension on the Development Order for BA 2001-023	April 19, 2002	Sept. 19, 2002	6 months
	4364 Lake Worth Road Lake Worth, FI			

Approved with Conditions

Condition The development order for this particular variance shall lapse on April 19, 2002, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

Is hereby amended to read:

The development order for this particular variance shall lapse on October 21, 2002, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-

Condition The requirement that the Base Building Line for the subject property be forty(40) feet beyond the existing right-of-way line of Lake Worth Road is hereby waived. Said Base Building Line is hereby established at the north property line of the subject property, being existing south right-of-way as conveyed per O.R.B., pg 749. The requirement that the Base Building LINE for the subject property be thirty (30) feet from the centerline of Urquhart Street is hereby waived. Said Base Building Line is hereby established at the existing west right-of-way line, being east property line of the subject property. (ENG)

Condition 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)

Condition By December 19, 2001, the applicant shall apply for a building permit to renovate the existing 3,500 sf building. (DATE:MONITORING-BLDG PERMIT BA)

Condition By March 19, 2002, the applicant shall obtain the building permit for the renovations to the existing 3,500 sf building. (DATE: MONITORING-BLDG PERMIT-BA)

Is hereby amended to read:

By September 19, 2002, the applicant shall obtain the building permit for the renovations to the existing 3,500 sf building. (DATE: MONITORING-BLDG PERMIT-BA)

Condition The final site layout of this laundry facility shall be consistent with the BA Site Plan , Exhibit 23, and all BA conditions. Any modifications to the site layout shall be reviewed with the Zoning BA Section prior to the changes being submitted for a building permit. (ONGOING)

Condition The landscaping along the south property line shall be upgraded as follows: a)Native 14 foot tall shade trees planted 20 feet on center b)Native 36" hedge planted 24" on center. The Landscape Plan submitted with the building permit for the renovation to the 3,500 sf building shall reflect this condition. (BLDG PERMIT:LANDSCAPE-BA)

Condition The variances associated with BA2001-023, are valid for this specific laundry use, retail, medical, profession offices or any other similar use that the Zoning Director concludes generates the same parking demands. Any changes to the Occupational License shall be presented by the property owner to the Zoning Division staff for review and approval prior to the change to Occupational License. (ONGOING-BA)

Condition The final site design and architectural facades of the renovated 3,500 sq ft building shall be consistent with the Lake Worth Corridor Overlay District standards. (ONGOING)

Result List
Board of Adjustment
04/18/2002

BA 2002-017

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-017	6.8.E.7 MUPD zoning requires a 15 ft side setback	15	9	6
	6.5.A IG zoning requires a 45 foot front setback	45	.6	44.4
	6.5.A IG zoning requires a 45 ft front setback	45	.9	44.1

Beeline Hwy, W of
hwy and CSX RR

Approved without Conditions

Result List
Board of Adjustment
04/18/2002

BA 2002-018

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-018	6.5.A. Property Development Regulations: To encroach into a side setback	7.5 feet	5 feet	2.5 feet

3126 Scanlan Ave,
Lake Worth, FL
33461

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on April 18, 2003, one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No Comments. (ENG)
- Condition** By July 18, 2002, the applicant 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)
- Condition** By October 18, 2002, the applicant shall obtain a building permit for the proposed covered porch addition in order to vest the variance approved pursuant to BA2002-018. (DATE:MONITORING-BLDG PERMIT)

Result List
Board of Adjustment
04/18/2002

BA 2002-021

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-021	6.5.A. G.2 Property Development Regulations: To encroach into the side setback.	15.9 feet	10.5 feet	5.4 feet
	6.5.A.G.4 Property Development Regulations: To encroach into the rear setback.	18.9 feet	17.0 feet	1.9 feet

9160 Melody Road, Lake Worth

Approved with Conditions

Condition The development order for this particular variance shall lapse on April 18, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

Condition No comments (ENG)

Condition By July 18, 2002, the applicant 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)

Condition By October 18, 2002, the applicant shall obtain a building permit for the proposed garage addition in order to vest the variance approved pursuant to BA2002-021. (DATE:MONITORING-BLDG PERMIT)

Condition By march 18, 2003, or prior the final Certificate of Completion of the garage addition, the applicant shall replace the existing fence along the rear property line to mitigate the garage addition encroachment. (DATE:MONITORING-BLDG-CO)

Result List
Board of Adjustment
04/18/2002

BA 2002-022

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-022	7.3.F.2 Right-of-way buffer	20	7.5	12.5
	7.3.E12.b Landscape and Easement	5	15	10
	7.3.E12.b Landscape and Easement	5	7.5	2.5

.23 miles N of Lake Ida Road at the NW intersection of Via Delray and Military Trail

Approved with Conditions

Condition The development order for this particular variance shall lapse on April 18, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

Condition Note that although Via Delray is a "Non-Plan Collector Street", requiring a minimum street width of only 80 ft. per Chart 8.22-2, the existing 106 ft. width was required to meet the minimum width for a median-divided roadway per the County standards existing at the time of construction.

Condition The final site layout of the medical office shall be consistent with the BA Site Plan, Exhibit 9, and all BA conditions.

Condition Upon final DRC Site Plan approval, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the final approved DRC Site Plan. (BLDG PERMIT: BLDG)

Condition Prior to the issuance of the Final Certificate of Occupancy for the 13,200 square foot medical office building, the applicant shall install 12 feet high trees at 20 feet on center along the south R-O-W buffer segment that is the subject of this variance request. (BLDG PERMIT: LANDSCAPE-BA)

Result List
Board of Adjustment
04/18/2002

BA 2002-023

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-023	6.5.G.3 Prpoerty Development Regualtions: To encroach into the street side setback.	15 feet	13.11 feet	1.89 feet

6556 Cobia Circle,
Boynton Beach

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on April 18, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning
- Condition** No Comments
- Condition** By May 31, 2002, the applicant 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 to be filed with the building permits application currently on file. (BLDG
- Condition** By October 18, 2002, the applicant shall obtain the Final Certificate of Completion in order to vest the variance approved pursuant to BA2002-023.(DATE:MONITORING-BLDG PERMIT)

Result List
Board of Adjustment
04/18/2002

BA 2002-024

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-024	6.5.A Property Deveopment Regulations: To encroach into rear setback	10	2.4	7.6

7664 Colony Palm
Dr., Boynton
Beach

Approved with Conditions

Condition The development order for this particular variance shall lapse on April 18, 2003 one year from the approval date. The applicant may apply for an extension provided they complete the time extension application, prior to the original Development Order expiring. DATE: MONITORING-Zoning

Condition No comment.

Condition By July 18, 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 presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)

Condition By October 18, 2002, the applicant shall obtain a building permit for the solid roof screen enclosure in order to vest the rear setback variance approved pursuant to BA 2002-024. (DATE: MONITORING-BLDG PERMIT)

Condition The solid roof screen enclosure shall be limited to a single story flat roof. (BLDG PERMIT: BLDG)

Condition The solid roof screen enclosure shall not be enclosed with solid walls or windows at a future date. (ONGOING)