

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

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

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

If you have any questions, please contact me at (561) 233-5223 or the Board of Adjustment Secretary, Juanita James at 561-233-5088.

LPM/jj
Attachment

Result List
Board of Adjustment
7/18/2002

BA 2002-040

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-040	6.8.B.6. PUD, Residential Planned Unit Development District: Location of Access: Vehicular access to commercial facilities shall not be permitted from an arterial or collector that is not part of the interior circulation system of	Access to arterial or collector not permissible.	Permit access to Jog Rd.	Waive standard.

Vacant, NE intersection of Piper's Glen

Approved with Conditions

- Condition** The development order for this particular variance shall lapse on July 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** The Engineering Department has no objection to allowing an access connection for the subject property directly to Jog Road, with the condition that the proposed driveway be limited to right-turns only, both into and out of the property. (ENG.)
- Condition** Prior to July 18, 2003, the applicant shall obtain a building permit for this site in order to vest the access point variance onto Jog Road. (DATE: MONITORING-BLDG PERMIT)

Result List
Board of Adjustment
7/18/2002

BA 2002-041

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-041	6.5.A Property Development Regulations: Front Setback	58.5 feet	37 feet	21.5 feet
	6.5.A Property Development Regulations: Side Interior Setback	15 feet	8 feet	7 feet
	6.5.G.4.b Property Development Regulations: Accessory residential structure distance between property lines.	25% distance between property line (25 Feet)	65% distance between property line	40distance between property line

Vacant property, Clendenin St.

Hearing Results

- Condition** The development order for this particular variance shall lapse on July 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** The requirement that the Base Building Line for the subject property be 30 ft. from the centerline of Clendenin Street is hereby waived. Said Base Building Line is hereby established at the existing north property line of the subject lot as platted.
- Condition** By October 20, 2002, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and Site Plan (Exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)
- Condition** By January 17, 2003, the applicant shall obtain a building permit for the proposed single-family dwelling and garage in order to vest the front setback, side interior setback, and distance between property lines variance approved pursuant to BA 2002-041. (DATE: MONITORING-BLDG PERMIT)

Result List
Board of Adjustment
7/18/2002

BA 2002-011

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-011	7.3.E.11.b Landscape Standards: Existing Ficus Hedge height along entire south and west property line and 650 feet of the west property line	12 Feet	22 Feet	10 Feet

3505 Summit Boulevard, West Palm Beach

Approved with Conditions

Condition Development Order not applicable

Condition Engineering: (No Comments)

Condition By November 18, 2002, the applicant shall submit a revised landscape plan to zoning staff denoting the ficus hedge may not exceed a maximum height of 22 feet. (DATE: MONITORING LANDSCAPE)

Condition By November 18, 2002, the applicant shall submit a revised site plan to DRC reflecting that the ficus hedge may not exceed a maximum height of 22 feet; and that the hedge shall be kept trimmed/clipped in a "formal-fashion" displaying flourishing foliage from ground to top of hedge. (DATE: MONITORING LANDSCAPE DRC)

Condition The ficus hedge shall not exceed a maximum height of 22 feet; and shall be kept trimmed/clipped in a "formal-fashion" displaying flourishing foliage from ground to top of hedge. (ONGOING LANDSCAPE)

Result List
Board of Adjustment
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BA 2002-030

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-030	7.3.F.3 Perimeter Incompatibility Buffer: Perimeter incompatibility Buffer along S. property line.	10 ft (Type I)	5 ft	5 ft
BATE 2002-030	Time Extension: Condition #4: by April, 21, 2002, the applicant shall obtain a building permit for the 2, 560 sq/ft convenience store in order to vest the variance subject to BA 2001-50.	April 21, 2002	April 21, 2003	12 month extension
	The development order for this particular variance shall lapse in June 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.	June 21, 2002	June 21, 2003	12 month extension

5850 Okeechobee Blvd

Approved with Conditions

Condition All previous BA 2001-050 conditions approved by the Board of Adjustment on June 21, 2001, shall remain in effect with the exception of the Development Order and condition #4 which have been amended to read:

The development order for this particular variance shall lapse on June 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.

Shall be amended to read:

The development order for this particular variance shall lapse on June 21, 2003.

Condition By April 21, 2003, the applicant shall obtain a building permit for the 2,560 sq/ft convenience store in order to vest the variance subject to BA2001-050 (previously cond. #4).

Shall be amended to read:

By April 21, 2003, the applicant shall obtain a building permit for the 2,560-sq/ft convenience store in order to vest the variance subject to BA 2001-050.

Result List
Board of Adjustment
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BA 2002-038

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-038	7.14.J.8.a(1)(a) Freestanding signs shall be located at least five (5) feet from all base building lines, or from the existing R-O-W.	5 feet	1.38 feet	3.62 feet

6359 Lantana Road

Approved with Conditions

Condition The development order for this particular variance shall lapse on July 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 the Base Building Line Waiver issued for the subject property on 5/19/2000 (The requirement that the Base Building Line for the above described property be forty (40) feet beyond the existing right-of-way line of the subject street is hereby waived. The above waiver is contingent upon the Base Building Line being established at the existing east right-of-way line, being also the west property line of the above described parcel as platted.) established the Base Building Line at the west property line of Parcel 2, Pinewood Square (P.B. 84, Pg. 129) as the line from which all required setbacks are to be measured.

Condition By September 19, 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 exhibit 9, presented to the Board, simultaneously with the building application. (DATE: MONITORING BLDG PERMIT: BLDG)

Condition By January 20, 2003, the applicant shall amend the site plan (Pet:1986-008) to reflect the location of the Point of Purchase sign approved by the Board of Adjustment (BA2002-038) (DATE: MONITORING-ZONING)

Result List
Board of Adjustment
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BA 2002-039

Agenda Item	Code Section	Required	Proposed	Variance
BA 2002-039	6.6.A.9 (rear) Supplementary Regulations: Swimming Pools and spas.	10.5 feet	3 feet	7.5 feet
	6.6.A.9(side interior) Supplementary Regulations: Swimming Pools and spas.	10.5 feet	5 feet	5.5 feet

9851 Coronado Lake Dr.

Approved with Conditions

Condition The development order for this particular variance shall lapse on July 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 the proposed paver block pool deck encroaches in the 10 ft drainage easement centered on the south property line of the subject lot. The deck must be constructed and graded along the property line so as not to divert rear yard runoff into the abutting Lot 24 to the south.

Condition By October 20, 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 (exhibit 9) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)

Condition By January 17, 2003, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the variance approved pursuant BA 2002-039. (DATE: MONITORING-BLDG PERMIT)

Condition This variance request is only for the rear and side interior setback for the proposed swimming pool. Any additional improvements must meet required setbacks. (ONGOING)