

Warren H. Newell, Chairman
Carol A. Roberts, Vice Chair
Karen T. Marcus
Mary McCarty
Burt Aaronson
Tony Massilotti
Addie L. Greene

Robert Weisman

Department of Planning, Zoning & Building

Zoning Division



AGENDA

**PALM BEACH COUNTY
BOARD OF ADJUSTMENT
06/20/2002**

- I ROLL CALL AND DECLARATION OF QUORUM**
- II PROOF OF PUBLICATION**
- III. REMARKS OF THE CHAIRMAN OF THE BOARD**
- IV. APPROVAL OF MINUTES**
- V. REMARKS OF THE ZONING DIRECTOR**
- VI. AGENDA**

Withdrawn Items:
None

Postponed Items:

BA2002-035
Michael and Donna Erickson, owner, to allow a existing fence and hedge to exceed the maximum height requirement allowed in the front setback. LOC: 5711 Lime Road approx. 0.41 miles S of Belvedere Rd. and approx. 0.51 miles N of Southern Blvd within the Royal Palm Estates Subdivision in the RM Zoning District.

Consent Item(s):

[BA2002-028](#)
Lawson, Noble & Webb, Inc. agent for Valencia Isles Homeowners Association, Inc. owner, to allow a proposed wall to exceed the maximum height requirement. LOC: 11200 Valencia Blvd., approx. 0.26 miles E of Hagen Ranch Rd. and approx. 0.21 miles S of 110th St. within the Valencia Isles PUD in the PUD Zoning District. (Pet. 1997-074)
Pages - 01 thru 10
Conditions – 5, p. 7
Damon Kolb, Planner I

[BA2002-029](#)

Ernest Leon & Maxine Karklins, owner, to allow a proposed addition to encroach into the required rear setback. LOC: 20908 Raindance Lane, Boca Raton, approx. 1.36 miles W of SR 7 and approx. .19 miles S of Glades Rd within the Loggers Run PUD Zoning District. (PET. 1975-068)

Pages - 11 thru 20

Conditions – 3, p. 16

Miradieu Aubourg, Planner I

[BA2002-031](#)

Binoy, Bijoy and Binoji Abraham, owners, to allow a proposed solid roof screen enclosure to encroach into the required rear setback. LOC: 5149 Woodland Drive approx. 0.14 miles W of Military Trail and approx. 0.18 miles N of Via Delray within the Delray Gardens Estate Subdivision in the AR Zoning District.

Pages - 21 thru 31

Conditions – 3, p. 27

Damon Kolb, Planner I

[BA2002-033](#)

Candace Rebecchini, owner, to allow a proposed pool to encroach into the required rear setback. LOC: 6347 Dornich Lane approx. .36 miles N of Hypoluxo Rd and approx. .15 miles E of Jog Road within the Winston Trails PUD in the PUD Zoning District. (PET. 87-112)

Pages - 32 thru 40

Conditions – 4, p. 37

Damon Kolb, Planner I

[BA2002-034](#)

Miller Land Planning Consultants, agent, for Mas Verde Mobile Home Estates, to allow existing structures to encroach into the required front, rear setback and encroach minimum separation distances. LOC: 5656 Lake Worth Road, E of Jog Road and W of Military Trail within the Mas Verde Mobile Home Park in the RS Zoning District. (PET: 1998-115)

Pages - 41 thru 55

Conditions – 1, p. 51

F. Alan Seaman, Sr. Site Planner

[BA2002-036](#)

Jay Carpenter, agent, for Robert B. and Janice M. Aiken, owner, to allow the use of non-translucent material for windows along zero lot line. LOC: 3369 Bridgegate Dr. approx. 1.17 miles N of Frederick Small Rd and approx. 0.66 miles E of Alt A1A within Jonathan's Landing in the PUD Zoning District. (PET. 1974-195)

Pages - 56 thru 65

Conditions – 5, p. 62

Miradieu Aubourg, Planner I

[BA2002-037](#)

Cotleur & Hearing, agent, for Albanese Homes, Inc. III, to allow proposed structures within the Crystal Lake (Wyndsong Estates) subdivision to encroach into the required front setback. LOC: El Clair Ranch Rd., approx. 0.76 miles S of Boynton Beach Blvd. and approx. 0.5 miles N of Woolbright Rd. within the Wyndsong Estates subdivision in the RTU Zoning District. (Pet. CA 2000-114)

Pages - 66 thru 78

Conditions – 4, p. 73

F. Alan Seaman, Sr. Site Planner

SD-107

Lawrence J. Kelleher, requesting variances from the requirements that all streets used for access to residential subdivision lots shall be designed and constructed to local street standards as established by the subdivision regulations. Requirements are set forth in the Unified Land Development Code, Section 8.22, Chart 8.22-2 (Chart of Minor Streets). LOC: South side of Country Oaks Lane, approx. 0.2 miles E of Prosperity Farms Road, in the RS Zoning District

SEE ATTACHED SUPPLEMENT

Regular Item(s):

BA2002-032

Patrick and Jeanne Ellis, owner, to allow an existing addition to encroach into the front setback and to allow an existing fence to exceed the maximum height requirement. LOC: 5274 Cleveland Rd., approx. .55 miles N of Linton Blvd. And approx. .28 miles W of Military Trail within the Country Club Acres Subdivision in the RS Zoning District.

Pages - 79 thru 89

Conditions – 3, p. 86

Miradieu Aubourg, Planner I

VII ATTENDANCE RECORD

VIII ADJOURNMENT

In accordance with the ADA, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least three days notice. Please contact the Board of Adjustment Secretary at (561) 233-5216.

