

**INTEROFFICE MEMORANDUM**

**TO: Interested Parties**

**FROM: Alan Seaman, Senior Site Planner**

**DATE: November 22, 2002**

**RE: November 21, 2002 Board of Adjustment Result List**

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Please find attached the Board of Adjustment Result List.

If you need access to the staff reports or minutes related to these petitions, please go to the PZB, Zoning Web Page at the following hyperlink: <http://www.pbcgov.com/pzb/new/zoning/bofa/zboa.htm>

If you have any questions, please contact Juanita James, BA/Zoning Technician at (561)233-5330.

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-064

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-064	6.5.G.1 Property Development Regulations: Minimum Yard Setback Requirements. (Lot 1, front setback)	100 feet	25 feet	75 feet
	1.9.A.3.a Nonconforming Lots: Property Development Regulations: Minimum Yard Setback Requirements. (Lot 1, N side interior setback) <b>(DENIED)</b>	15 feet	10 feet	5 feet
	1.9.A.3.a Nonconforming Lots: Property Development Regulations: Minimum Yard Setback Requirements. (Lot 1, S side interior setback)	15 feet	10 feet	5 feet
	6.5.G.4 Property Development Regulations: Minimum Yard Setback Requirements. (Lot 1, rear setback)	100 feet	25 feet	75 feet
	1.9.A.3.a Nonconforming Lots: Property Development Regulations: Minimum Yard Setback Requirements. (Lot 2, front setback)	68 feet	25 feet	43 feet
	1.9.A.3.a Nonconforming Lots: Development Regulations: Minimum Yard Setback Requirements. (Lot 2, N side interior setback)	15 feet	10 feet	5 feet
	1.9.A.3.a Nonconforming Lots: Development Regulations: Minimum Yard Setback Requirements. (Lot 2, S side interior setback)	15 feet	10 feet	5 feet
	Vacant lot, Palmwood Rd., Palm Beach Gardens			

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on November 21, 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** By November 21, 2003, or prior to building permit, the applicant shall receive a Plat Waiver from Land Development to combine the two "north" lots as shown on the site plan presented to the Board. (DATE: MONITORING-Land Development)
- Condition** By April 21, 2003, the applicant shall abandon the 20 foot road easement and 12 foot utility easement identified on the Site Plan presented to the Board. (DATE: MONITORING-Zoning)
- Condition** By September 21, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the revised Site Plan presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT).
- Condition** By November 21, 2003, the applicant shall obtain a building permit for one of the proposed residences in order to vest the variance approved pursuant to BA 2002-064. (DATE:MONITORING-BLDG PERMIT)
- Condition** The approved variances are limited to the setbacks shown on the variance summary chart as modified by the Board of Adjustment. (ONGOING)
- Condition** By December 21, 2002, the applicant shall provide a revised site plan to reflect the Board of Adjustment approved setbacks. (DATE:MONITORING-ZONING)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-061

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-061	6.5 G.4. b. Property Development Regulations: Accessory residential structures	16.5 feet	38 feet	21.5 feet
	6.5.G.2 Property Development Regulations: Interior side setbacks	7.5 feet	3.8 feet	3.7 feet
	4401 Walnut St.-WPB, FL			

**Approved with Conditions**

***Condition***

The development order for this particular variance shall lapse on November 21, 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***

By January 21,2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment letter and revised survey in order to obtain the final Certificate of Completion for the Gazebo. (DATE: MONITORING-BLDG PERMIT)

***Condition***

By May 21, 2003, the applicant shall install hedges 48 inch in height and planted 36 inches apart for a distance of 50 feet south and 50 feet west starting from the northeast corner property line in order to vest the variance pursuant to BA2002-061. (MONITORING-Landscape)

***Condition***

By May 21, 2003, the applicant shall remove the existing 7' X 6' shed shown on the survey in order to vest the variance pursuant to BA2002-061. (MONITORING-Zoning)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-062

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-062	6.5.G.1 Property Development Regulations: Front Setback	25 feet	15 feet	10 feet

14092 Harbor Ln. - PBG, FL 33410

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on November 21, 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** By April 21, 2003, 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. (DATE: MONITORING-BLDG PERMIT)
- Condition** By August 21, 2003, the applicant shall obtain a building permit for the proposed single family residence in order to vest the variance approved pursuant to BA 2002-062. (DATE: MONITORING-BLDG PERMIT)
- Condition** The variance request is only for the front setback of the proposed single family residence. The proposed single family residence and any accessory improvements shall meet all other ULDC requirements. (ONGOING)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-072

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-072	6.6.A.9.b Supplementary Regulations: Accessory Uses: Swimming pools and spas: Setbacks	10.5 feet	6.7 feet	3.8 feet
	6.6.A.10.b Supplementary Regulations: Accessory Uses: Swimming pools and spas: Screen	7.5 feet	3.87 feet	3.63 feet

4266 Palo Verde Dr.- Boynton Beach, FL

**Approved with Conditions**

- Condition** The development order for this particular variance shall lapse on November 21, 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** By February 21, 2003 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. (DATE: MONITORING-BLDG PERMIT)
- Condition** By May 21, 2003, the applicant shall obtain a building permit for the proposed swimming pool in order to vest the variance approved pursuant to BA 2002-072. (DATE:MONITORING-BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-073

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-073	6.5.G.4 Property Development Regulations: Rear setback.	15 feet	7.5 feet	7.5 feet

9525 Tropical Park Place - Boca Raton, FL 33428

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on November 21, 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** By February 21, 2003, 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 M) presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)

**Condition** By May 21, 2003, the applicant shall obtain a building permit for the proposed solid roof room addition in order to vest the variance approved pursuant to BA 2002-073. (DATE: MONITORING-BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-074

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-074	6.5.G.4 Property Development Regulations: Building coverage: Rear Setback	12 feet	6.5 feet	5.5 feet

1481 Kirk Road - West Palm Beach, FL 33406

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on November 21, 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** By January 21, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Survey presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)

**Condition** By April 21, 2003, the applicant shall obtain a building permit for any necessary improvements to the structure. (DATE: MONITORING-BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-075

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-075	6.5.G.2 Property Development Regulations: Interior side setbacks.	15 feet	8.5 feet	6.5 feet

5850 Orange Rd. – WPB, FL 33413

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on November 21, 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** By May 21, 2003, 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 M) presented to the Board, simultaneously with the building permit application. (DATE:MONITORING-BLDG PERMIT)

**Condition** Any outstanding accumulated Code Enforcement fines/lien and interest and/or reduced fines/lien and interest shall be paid in full prior to issuance of Certificate of Occupancy (CO). (MONITORING-Code Enforcement)

**CODE ENFORCEMENT COMMENT:**

The approval of the variance does not extend the October 7, 2001, Code Enforcement compliance/fine start date as set forth in that July 9, 2001, Code Enforcement Special Master Order nor does it extend any possible reduced fines/lien/interest payment due date as may be established/required by a Code Enforcement Special Master modification approval. This approval neither extends nor stops any referral of the subject lien to the Office of Financial Management & Budget (OFMB) for collection.

**Condition** By May 21, 2003, the applicant shall relocate the existing shed shown on exhibit M five (5) feet from the side property line (west) in order to obtain a final Certificate of Occupancy for the existing addition. (DATE: MONITORING-Zoning)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-077

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-077	6.5.G.2 Property Development Regulations: Interior side setback.	7.5 feet	2.3 feet	5.2 feet

18811 Rio Vista Dr. Jupiter, FL 33469

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on November 21, 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** By February 21, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment letter and revised survey in order to obtain the final Certificate of Completion for the addition. (DATE: MONITORING-BLDG PERMIT)

**Condition** By May 21, 2003, the applicant shall obtain a building permit for the addition in order to vest the variance approved pursuant to BA2002-077. (DATE: MONITORING-BLDG PERMIT)

**Result List**  
**Board of Adjustment**  
11/21/2002

BA 2002-078

<b>Agenda Item</b>	<b>Code Section</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
BA 2002-078	6.5.B.4 Property Development Regulations: Zero Lot Line Development: Side interior setback	10 feet	5.2 feet	4.8 feet

20027 Water Edge Dr. – Boca Raton, FL 33434

**Approved with Conditions**

**Condition** The development order for this particular variance shall lapse on November 21, 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** By February 21, 2003, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and a copy of the Survey presented to the Board, simultaneously with the building permit application. (DATE: MONITORING-BLDG PERMIT)

**Condition** By August 21, 2003, the applicant shall obtain a building permit for the proposed solid roof room addition in order to vest the variance approved pursuant to BA 2002-078. (DATE: MONITORING-BLDG PERMIT)