



PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2004-00788

Control No: 1994-00067

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction of the compatibility buffer, in the right-of-way buffer, the incompatibility buffer, and to allow bull pen parking for the east and west lot.

| Code Section / Description | Required | Proposed | Variance |
|---|---|--------------------------|-----------------------|
| 7.F.1.B Landscape - Compatible Buffers (on East and West Lots) | 5 ft. | 2.5 ft. | 2.5 ft. |
| 7.F.1.A Landscape – Buffer (R-O-W along Shawnee Ave. (East Lot) | 15 ft. | 5 ft. | 10 ft. |
| 7.F.1.A Landscape – Buffer (R-O-W along Shawnee Ave. (West Lot) | 15 ft. | 2.5 ft. | 12.5 ft. |
| 6.A.1.D Off-Street Parking (West Lot) Off-Street Parking and Loading (East Lot) | Provide parking spaces that comply with Table 6.A.1.D-3 & Figure 6.A.1.D-10 | To allow Bullpen Parking | Allow Bullpen Parking |
| 7.F.1.C Landscape – Incompatible Buffers (West Lot) | 15 ft. | 2.5 ft. | 12.5 ft. |
| 7.F.1.C Landscape - Incompatible Buffers (East Lot) | 15 ft. | 5 ft. | 10 ft. |

Address: 2834 Shawnee Ave, West Palm Beach, FL - 33409

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

- 1 The owner shall cease permitting restaurant patrons from using back-out parking onto Shawnee Avenue immediately.
- 2 The applicant shall install plant materials as required, pursuant to Art. 7 of the ULDC, within all reduced compatibility and incompatibility buffers along property lines at the West, South and East parking lots.
- 3 By **October 21, 2005**, the applicant shall install, between the existing chain link fence and road rights of way, a 6 ft. (at time of planting) ficus hedge with a minimum spacing of 24" apart. The requirement is applicable to the West, South, and East parking lots. Safe corner clips shall be landscaped per Art. 7, Sec. 13 (Corner Clips).
- 4 By **October, 21, 2005**, the applicant shall pave the West parking lot (employee parking), as required by Art. 6 of the ULDC.
- 5 By **June 21, 2005**, the owner shall remove existing striping at location of back-out parking onto Shawnee Avenue, saw cut a minimum of five feet of asphalt along south foundation of restaurant, and install landscaping approved by the landscape inspectors.

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2004-00794

Control No: 2004-00503

Result: APPROVED WITH CONDITIONS

Request: To allow an existing accessory structure to encroach into the required rear setback.

| Code Section / Description | Required | Proposed | Variance |
|-----------------------------------|-----------------|-----------------|-----------------|
| 5.B.1.A | 5 ft | 3.6 ft | 1.4 ft |

Address: 2019 Rolling Green Rd , North Palm Beach, FL - 33408

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

- 1 By **October 21, 2005** the applicant shall obtain a building permit for the existing gazebo in order to vest the variance approved pursuant to BA-2004-794.
- 2 By **October 21, 2005** the applicant shall install (2) two areca palms 8-10 ft., (1) one placed at each column between the west property line and the column itself.

**The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date.
(DATE: MONITORING:Zoning)**

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 4/21/2005

Application No: BA-2004-01001

Control No: 1980-00085

Result: APPROVED WITH CONDITIONS

Request: To allow an exemption from platting of a preserve area.

| Code Section / Description | Required | Proposed | Variance |
|----------------------------------|--|-------------------------------|-------------------------------|
| 3.F.3.G AGR PUD Boundary Plat | All preserve areas shall be platted | No plat for preserve areas | no plat for preserve areas |
| Address: Vacant | | | |

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

- 1 In the event ownership of the preserve parcel should be transferred to a private entity, the preserve parcel shall be platted pursuant to the regulations of the ULDC.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00005

Control No: 2005-00002

Result: APPROVED WITH CONDITIONS

Request: To allow an existing garage to be converted into an accessory dwelling and encroach into the required side interior and rear setbacks. .

| Code Section / Description | Required | Proposed | Variance |
|---|----------|----------|----------|
| 3.D.1.A Property Development Regulations: (Rear Setback) | 41.8 ft. | 15.4 ft. | 26.4 ft. |
| 3.D.1.A Property Development Regulations: (Side interior setback) | 31.35 ft | 16 ft. | 15.35 ft |

Address: 13173 157 Ct N , Jupiter, FL - 33478

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

- 1 By **May 21, 2005**, or prior to submitting an application for an accessory dwelling special permit, the applicant shall install opaque glass blocks in the window on the east side of the proposed accessory dwelling. (DATE: BUILDING: ZONING).
- 2 By **May 21, 2005**, or prior to submitting an application for an accessory dwelling special permit, the applicant shall install a wood privacy fence along the entire east property line (209 feet). The fence shall be installed at the maximum allowable height according to the ULDC. (DATE: BUILDING: ZONING).
- 3 Zoning - By **May 21, 2005**, the applicant shall obtain a special permit to allow the accessory dwelling in order for BA-2005-0005 to be vested. (DATE:BOARD OF ADJUSTMENT: ZONING).
- 4 Zoning - By **May 21, 2005** the applicant shall secure a building permit for the accessory structure in order to resolve Code Enforcements's violation. (DATE:BUILDING:ZONING)

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00285

Control No: 2005-00128

Result: APPROVED WITH CONDITIONS

Request: To allow an existing carport to be enclosed and to encroach into the required side interior and front setbacks.

| Code Section / Description | Required | Proposed | Variance |
|---|-----------------|-----------------|-----------------|
| 3.D.1.A Property Development Regulations – (front setback) | 25 ft | 21.6 ft. | 3.4 ft |
| 3.D.1.A Property Development Regulations – (side interior setback) | 7.5 ft | 5.0 ft | 2.5 ft |

Address: 2033 Ardmore Rd , West Palm Beach, FL - 33409

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

- 1 By **October 21, 2005**, the applicant shall secure a building permit in order to vest this variance. **(DATE: BUILDING: ZONING)**
- 2 The variance request in only for the existing converted carport addition. All other improvements shall meet the ULDC requirements. **(ONGOING: ZONING: ZONING)**

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00286

Control No: 1984-00071

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction in required open space.

| Code Section / Description | Required | Proposed | Variance |
|---|-----------------------|-------------------|----------------------------------|
| Table 3.E.2.C-15 PUD Land Use Matrix | 40 percent open space | 35.52% open space | minus 4.48 percent open space |

Address: 16783 Knightbridge Ln – Delray Beach, FL 33484

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

- 1 By **April 21, 2006**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA-2005-286. **(DATE: DRO: ZONING)**

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 4/21/2005

Application No: BA-2005-00288

Control No: 2004-00369

Result: APPROVED WITH CONDITIONS

Request: to allow a reduction in the landscape buffer

| Code Section / Description | Required | Proposed | Variance |
|---|----------|----------|----------|
| 3.F.5.D.4 Overlays & Zoning Districts, Traditional Town Development (TTD), Landscape Buffer. | 50 Feet | 15 Feet | 35 Feet |

Address: Vacant

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

- 1 By **April 21, 2005**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA-2005-288. **(DATE: DRO: ZONING)**
- 2 All plant material required by the ULDC within the 50 feet landscape buffer, shall be installed within the approved condensed 15 feet landscape buffer. **(ON-GOING: LANDSCAPE: ZONING)**

The development order for this particular variance shall lapse on April 21, 2007, two years from the approval date. **(DATE: MONITORING:Zoning)**

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00289

Control No: 2005-00129

Result: APPROVED WITH CONDITIONS

Request: To allow an existing single family dwelling to encroach into the required side street setback.

| Code Section / Description | Required | Proposed | Variance |
|---|----------|-----------|-----------|
| 3.B.10.F.1 PBIO, PDRs, (Lot Depth) | 200 ft. | 140 ft. | 60 Ft. |
| 3.B.10.E.4 PBIAO Commercial Rezoning (Lot Size) | 1 Acre | 0.94 Acre | 0.06 Acre |
| 3.B.10.F.1.b PBIAO PDRs (side street setback) | 25 ft | 11 ft | 14 ft |

Address: 6596 Bischoff Rd , West Palm Beach, FL - 33413
6520 Bischoff Rd , West Palm Beach, FL - 33413

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

- 1 The variance is subject to the property being rezoned as Industrial light (IL). If the property does not get rezoned to IL, then the setback variance will become void.
- 2 By **April 21, 2007** the applicant shall obtain Special Permit for the existing Single-Family dwelling to be used as a caretaker/security quarters.
- 3 All the screening materials shall be install according to the ULDC.

The development order for this particular variance shall lapse on April 21, 2007, two years from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00290

Control No: 1998-10046

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction in the required front and side street setbacks and to reduce the R-O-W buffer

| Code Section / Description | Required | Proposed | Variance |
|-----------------------------------|---------------------------------------|-----------------|-----------------|
| 7.F.7.A Width of R-O-W Buffer | West Property Line:15' | 0' | 15' |
| 7.F.7.A Width of R-O-W Buffer | North Property Line:15' | 10' | 5' |
| 3.D.1.A.5 Front setback | Side Street (East Property Line):25' | 20' | 5' |
| 3.D.1.A.5 Front setback | Side Street (North Property Line):25' | 10' | 15' |
| 3.D.1.A.5 Front setback | Front(West Property Line):25' | 20' | 5' |

Address: 4450 N Ocean Blvd , Delray Beach, FL - 33483

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

- 1 By **April 21, 2006**, the applicant shall obtain a building permit for the proposed town-homes in order to vest the variance approved pursuant to BA 2005-290.
- 2 Prior to Certificate of Completion, all plants materials requested by the ULDC within the 15ft right-of-way buffer shall be installed within the approved 10ft buffer along the north property line.

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00291

Control No: 1984-00030

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction in the required pervious surface area

| Code Section / Description | Required | Proposed | Variance |
|---|-----------------|-----------------|-----------------|
| 7.C.3 Minimum Tier Requirements (Pervious Surface Area) | 30% | 11% | 19% |

Address: 21000 Boca Rio Rd , Boca Raton, FL - 33433

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

- 1 By **April 21, 2006**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA-2005-291. **(DATE: DRO: ZONING)**
- 2 The 1.79-acre lot, which seeks to be deleted from the Boca Rio MUPD, shall conform to all current code requirements when developed, including pervious surface area. **(ONGOING: ZONING: ZONING)**

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00292

Control No: 1986-00011

Result: APPROVED WITH CONDITIONS

Request: To exceed the maximum sign area allowable and to reduce the minimum signage separation.

| Code Section / Description | Required | Proposed | Variance |
|---|---------------------------------------|-----------------|-----------------|
| 8.G.1.A.4 Wall Signs Standards (Maximum Sign Area) | 31.67 ft x 20% = 38 sq. ft. | 83.39 sq. ft | 45.39 sq ft. |
| Table 8.G.1.A.4 Wall Signs Standards (Minimum Horizontal Separation Between Signs) | 3 ft (36 in) | 18 in | 18 in |

Address: 6060 SW 18 St , Boca Raton, FL - 33433

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

- 1 The variance request is only for the wall signs that correspond to the tenants in the corner of the building Bays 104, 106, 107, 108. All future sign permits shall meet the ULDC requirements. **(ON-GOING: ZONING: ZONING)**
- 2 By **October 21, 2005**, the applicant shall obtain any necessary building permits for the wall signs. **(DATE: BUILDING: ZONING)**

The development order for this particular variance shall lapse on April 21, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **4/21/2005**

Application No: BA-2005-00302

Control No: 2005-00131

Result: POSTPONED 30 DAYS

Request: To allow a reduction in the required lot frontage.

| Code Section / Description | Required | Proposed | Variance |
|-----------------------------------|---------------------|------------------------|-----------------|
| 3.D.1.A.5 Front setback | Lot Frontage 65 ft. | Lot Frontage 55.30 ft. | 9.7 ft. |
| 3.D.1.A.5 Front setback | Lot Frontage 65 ft. | Lot Frontage 55.30 ft. | 9.7 ft. |

Address: 19659 Riverside Dr , Jupiter, FL - 33469

The above variance was POSTPONED for a period of 30 days.

END OF REPORT