



PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 9/15/2005

Application No: BA-2005-00603

Control No: 1987-00092

Result: CONTINUANCE OF 30DAYS

Request: To allow an existing hedge to exceed the maximum height requirement.

Code Section / Description	Required	Proposed	Variance
5.B.1.A.2.e Fence Walls & Hedges - Residential Districts - Front	Hedge height to be a max of 12 ft	Hedge height to be a max of 20 ft	8 ft increase in height
Address: Vacant			

The above variance requested a CONTINUANCE of 30days.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **9/15/2005**

Application No: BA-2005-00974

Control No: 2005-00339

Result: APPROVED WITH CONDITIONS

Request: To allow an existing SFD and driveway to encroach into the required side interior setback and for a roof overhang to exceed the maximum allowable encroachment into the setback.

Code Section / Description	Required	Proposed	Variance
6.C.1.A(1) Driveways and Access: Spacing (west)	2 ft.	0.6 ft.	1.4 ft.
3.D.1.d.5.a.15 Roof Overhangs (west)	Roof overhangs projecting into the required setback by a max. of 2.5 ft.	to allow a roof overhang to encroach into the side interior setback by 6.9 ft.	4.4 ft.
Table 3.D.1.A-5 Side interior setback	7.5 ft	0.6 ft.	6.9 ft.

Address: 2804 Nokomis Ave , West Palm Beach, FL - 33409

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

- 1 By **09/15/2006**, 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. (BUILDING: DATE: ZONING)
- 2 Prior to the Development Order expiration (**09/15/2006**), the project shall have received and passed the first building inspection. (BUILDING: DATE: ZONING)

The development order for this particular variance shall lapse on 09/15/2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 9/15/2005

Application No: BA-2005-01105

Control No: 2004-00206

Result: APPROVED WITH CONDITIONS

Request: To allow an easement to overlap a required landscape buffer by more than the maximum of 5 feet.

Code Section / Description	Required	Proposed	Variance
7.D.12 Landscaping in Easements (along Smith-Sundy Rd)	Easements may overlap a required landscape buffer by a maximum of 5 feet	A utility easement shall overlap a required landscape buffer by 10 feet	5 feet
Address: Vacant lots on the east side of 441 and approx. 800 ft N of Atlantic Ave.			

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

- 1 Prior to issuance of the Certificate of Occupancy, all landscape material required by the ULDC within the 50 feet landscape buffer along Smith-Sundy RD, shall be planted within the remaining 40 feet of the landscape buffer.
(LANDSCAPE: EVENT: ZONING)
- 2 Prior to DRO approval, the variance approval pursuant BA-2005-1105 shall be reflected on the approved site plan.
(DRO: EVENT: ZONING)

The development order for this particular variance shall lapse on 09/15/2006, one year from the approval date.
(DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **9/15/2005**

Application No: BA-2005-01108

Control No: 1995-00002

Result: APPROVED WITH CONDITIONS

Request: To allow a proposed directional sign to exceed the maximum allowed square footage.

Code Section / Description	Required	Proposed	Variance
8.G.3.D On-Site Directional Signs (NW corner of building)	Maximum allowed directional signage is 4 signs of 20 sq. ft. sign face area each	single directional sign of approx. 87 square feet.	67 square feet
Address: 9325 W. Glades Rd – Boca Raton			

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

- 1 By **09/15/2006**, 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. **(BUILDING: DATE: ZONING)**
- 2 Prior to the Development Order expiration (**09/15/2006**), the project shall have received and passed the first building inspection. **(BUILDING: DATE: ZONING)**
- 3 By **09/15/2006** or prior to DRO certification, the applicant shall amend the approved site plan to reflect the variance approval pursuant BA-2005-1108. **(DRO: DATE: ZONING)**

The development order for this particular variance shall lapse on 09/15/2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **9/15/2005**

Application No: BA-2005-01112

Control No: 2005-00368

Result: APPROVED WITH CONDITIONS

Request: To allow a proposed attached garage to encroach into the required front setback and for a SFD to encroach into the required side interior setback.

Code Section / Description	Required	Proposed	Variance
1.F.4 – side interior setback “north side” for an existing sfd	10.95 feet	10.5 feet	0.45 feet
3.D.1.A – front setback “east side” for a proposed attached garage	100 feet	79.2 feet	20.8 feet

Address: 5139 1 Rd , Lake Worth, FL - 33467

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

- 1 By **09/15/2006**, 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. **(BUILDING: DATE: ZONING)**
- 2 Prior to the Development Order expiration (**09/15/2006**), the project shall have received and passed the first building inspection. **(BUILDING: DATE: ZONING)**
- 3 The variance approval pursuant BA-2005-1112, applies only to the proposed 19 ft x 19.7 ft garage addition and the existing SFD. All other improvements shall meet the ULDC requirements. **(ZONING: ON-GOING: ZONING)**

The development order for this particular variance shall lapse on 09/15/2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **9/15/2005**

Application No: BA-2005-01113

Control No: 1984-00130

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction of the number of parking spaces for the club house addition located on Tract E.

Code Section / Description	Required	Proposed	Variance
6.A.1.B-1 Minimum Off-street Parking and Loading Requirements (Golf Course)	Golf Course: 4 spaces/hole plus 1 space/250 square feet of clubhouse 154 spaces	1 space/250 square feet of clubhouse 82 spaces	72 spaces

Address: Vacant

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

- 1 By **09/15/2006**, 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. **(BUILDING: DATE: ZONING)**
- 2 By **09/15/2006** or prior to the DRO certification, the applicant shall amend the site plan to reference the conditions as approved by the Board of Adjustment public hearing. **(DRO: DATE: ZONING)**
- 3 Prior to the Development Order expiration (**09/15/2006**), the project shall have received and passed the first building inspection. **(BUILDING: DATE: ZONING)**

The development order for this particular variance shall lapse on 09/15/2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 9/15/2005

Application No: BA-2005-01115

Control No: 2005-00369

Result: APPROVED WITH CONDITIONS

Request: to allow a reduction of the minimum frontage requirement.

Code Section / Description	Required	Proposed	Variance
3.D.1.A.5 Front setback	65 ft lot frontage	50 ft lot frontage	15 ft reduction in lot frontage

Address: Vacant

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

- 1 By **09/15/2006** or prior to DRO certification, the applicant shall amend the site plan to reference the conditions as approved by the Board of Adjustment public hearing. **(DRO: DATE: ZONING)**

The development order for this particular variance shall lapse on **09/15/2006**, one year from the approval date. **(DATE: MONITORING:Zoning)**

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **9/15/2005**

Application No: BATE-2005-01218

Control No: 2004-00326

Result: APPROVED WITH CONDITIONS

Request: to allow a 24 month time extension on the development order and conditions of approval from the approved variance BA-2004-433.

Code Section / Description	Required	Proposed	Variance
2.B.3.G.2 Time Extension on Condition #2	08/19/2006	08/19/2007	12 month
2.B.3.G.2 Time Extension on Condition #1	08/19/2005	08/19/2007	24 month
2.B.3.G.2 Time Extension on Development Order	08/19/2005	08/19/2007	24 month

Address: 8567 Southern Blvd , West Palm Beach, FL - 33411

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

- 1 By **August 19, 2005**, or prior to DRO certification, the applicant shall ensure the BA conditions are shown on the certified site plan. **(DATE: MONITORING-DRO)**

IS HEREBY AMENDED TO READ:

By **August 19, 2007**, or prior to DRO certification, the applicant shall ensure the BA conditions are shown on the certified site plan. **(DATE: MONITORING-DRO)**

- 2 By **August 19, 2006**, the applicant shall obtain a building permit for the first phase of the proposed manufacturing and processing facility in order to vest the variance approved pursuant to BA-2004-00431. **(DATE: MONITORING-BLDG PERMIT)**

IS HEREBY AMENDED TO READ:

By **August 19, 2007**, the applicant shall obtain a building permit for the first phase of the proposed manufacturing and processing facility in order to vest the variance approved pursuant to BA-2004-00431. **(DATE: MONITORING-BLDG PERMIT)**

The development order for this particular variance shall lapse on **08/19/2005**, one year from the approval date. **(DATE: MONITORING:Zoning)**

IS HEREBY AMENDED TO READ:

The development order for this particular variance shall lapse on **08/19/2007**, two years from the approval date. **(DATE: MONITORING:Zoning)**

END OF REPORT