



# ZONING BOARD OF ADJUSTMENT

## AGENDA

JANUARY 21, 1999

- 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

### Consent Item(s):

1. BOFA 9900001 Stanley Benedetto & Judy Benedetto, to allow an existing room addition on the rear of the SFD to encroach into the rear setback. LOC: 5576 American Circle, Lot 30, located on the west side of Sims Road, 400 feet N. of Atlantic Ave. & .5 miles west of Military Trail, in the RM Zoning District, within the Homes of Heritage PUD. (Pet. 88-51)  
  
**Pages - 1 thru 14**  
**Conditions - 2 (Page 6)**  
**Jon MacGillis**
2. BATE 9900006 The applicant is requesting a time extension to BA98-70, conditions 2 and 4. Condition 2 required the applicant to obtain a building permit by January 17, 1999, and condition #4, required the applicant to obtain a Special Permit for the accessory apartment by December 17, 1998.  
  
**Pages - 15 thru 26**  
**Conditions - 5 (Page 17)**  
**Jon MacGillis**

### Regular Item(s):

#### **CONTINUED FROM DECEMBER 17, 1998 HEARING:**

3. BOFA 9800093 Leonard and Ruth Litwin, to allow for the following variances: 1) an existing garage to encroach into the required side interior setback, 2) an existing addition to a SFD to encroach into the required side interior setback, 3) and a proposed addition to the SFD & garage to encroach into the required side interior setback. LOC: 20482 Linksvie Dr., approximately .25 miles north of Glades Road, and approximately .9 miles west of Jog Road, within the Cypress Point Villas of Boca West, in the AR Zoning District (Pet.85-007).  
  
**Pages -42 thru 59**  
**Conditions - No Conditions -Staff is recommending DENIAL (Page 49 )**  
**Peter Gousis**

#### **POSTPONED FROM DECEMBER 17, 1998 HEARING:**

4. BOFA 9800087 Boca Raton Synagogue, to allow free standing sign to exceed maximum permitted sign face and height. LOC: 7900 Montoya Circle, approximately 500 feet east of the Florida Turnpike,.26 miles South of Palmetto Park, and .35 miles West of Powerline Rd., within the Boca Del Mar Subdivision, in the AR Zoning District (Pet. 84-152E).  
  
**Pages - 27 thru 41**  
**Conditions - No Conditions- Staff is recommending DENIAL (Page 34)**  
**Jon MacGillis**

#### **POSTPONED FROM DECEMBER 17, 1998 HEARING:**

5. BOFA 9800100 Randell Enterprises of Palm Beach Inc., d/b/a Williams Soils and Sod, to allow for five variances: allow existing outdoor storage to encroach the side corner, rear and side interior setback and to allow a reduction in the required 10 foot buffer along the east and portion of the south property line. LOC: 2580

S. Military Trail, at the SE intersection of Military Trail & Vycliff Road Williams Soils & Sod, in the CG Zoning District.

**Pages - 60 thru 104**  
**Conditions - 7 (Page 66 thru 67)**  
**Jon MacGillis**

## **VII. 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.