



ZONING BOARD OF ADJUSTMENT RESULTS LIST

August 19, 1999

BOFA 9900061
Herbert F. Kahlert, As Co-Trustee

RESULT - APPROVED WITH CONDITIONS

To allow an increase in the required number of parking spaces.

| AGENDA ITEM | CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
|-------------------------|--|-----------|------------|-----------|
| BOFA 9900061 | 6.8.E.7.b Multiple Use Planned Development (MUPD) Parking regulations, limited to minimum off street parking spaces required. | 96 spaces | 144 Spaces | 48 Spaces |
| ADDRESS OF PROPERTY: | Vacant | | | |

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

1. 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. (BLDG PERMIT: BLDG)
2. By November 19, 1999, the applicant shall ensure the BA conditions are shown on the certified Site Plan. (DATE: MONITORING-ZONING-DRC)
3. This parking variance shall be limited to 48 additional spaces. The final site plan shall be revised to show a total 144 off street parking spaces for this site. (DRC)
4. By August 19, 2000, the applicant shall obtain a final inspection on the parking for this site to vest this parking variance. (DATE: MONITORING- BLDG:CO)
5. By March 19, 2000, or the prior to DRC certification of the site plan, which ever occurs first, the applicant shall receive approval of the landscape plan that reflects an additional 2,000 square feet of landscaping will be installed around the foundation of building #2 (12,390 square foot building) shown on Exhibit 9, in the BA99-061 File. (DATE: MONITORING-ZONING/DRC)

**RESULTS LIST
BOARD OF ADJUSTMENT
August 19, 1999**

**BOFA 9900062
John P. & Lisa A. Stauffer**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed addition to an existing SFD to encroach into the required rear setback.

| AGENDA ITEM | CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
|---------------------------------|--|-----------------|-----------------|-----------------|
| BOFA 9900062 | 6.5.G.4 Property Development Regulations: Rear Setback for a Proposed Addition to an Existing SFD | 15 Feet | 7.5 Feet | 7.5 Feet |
| ADDRESS OF PROPERTY: | Vacant | | | |

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

- 1. By March 19, 2000, 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. (DATE: MONITORING: BLDG PERMIT-Bldg)**
- 2. By May 19, 2000, the applicant shall obtain a building permit for the proposed addition with an approximate 550 square feet. (DATE-MONITORING- Bldg Permit)**

**RESULTS LIST
BOARD OF ADJUSTMENT
August 19, 1999**

**BOFA 9900063
Delray Funeral Homes, Trs.**

RESULT - APPROVED WITH CONDITIONS

To allow an increase in the required number of parking spaces.

| AGENDA ITEM | CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
|---------------------------------|--|------------------------------|------------------------------|------------------------------|
| BOFA 9900063 | 6.8.E.8.6 Planned Development District Regulations: Multiple Use Planned Development District | 81 Parking Spaces | 99 Parking Spaces | 18 Parking Spaces |
| ADDRESS OF PROPERTY: | Vacant | | | |

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

1. The property owner shall provide the Building Division with a copy of the Board of Adjustment Letter and a copy of the Site Plan presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
2. By November 19, 1999, the applicant shall ensure th BA conditons are shown on the certified Site Plan. (DATE:MONITORING-ZONING-DRC)
3. This parking variance shall be limited to 18 additional spaces. The final site plan shall be revised to show a total 81 off street parking spaces for this site. (DRC)
4. By August 19, 2000, the applicant shall obtain a final inspection on the parking for this site to vest this parking variance. (DATE:MONITORING- BLDG:CO)
5. By March 19, 2000, or prior to DRC certification of the site plan, which ever occurs first, the applicant shall receive approval of the landscape plan that reflects the additional 720 square feet of landscaping will be installed around the proposed funeral home shown on Exhibit 9, in the BA99-063 file. (DATE:MONITORING-ZONING/DRC)

**RESULTS LIST
BOARD OF ADJUSTMENT
August 19, 1999**

**BOFA 9900064
Strata Development Corp.**

RESULT - APPROVED WITH CONDITIONS

To allow for a reduction in the required front setback for 34 proposed SFD units.

| AGENDA ITEM | CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
|-------------------------|---|----------|-----------|----------|
| BOFA 9900064 | 6.5.G.1 Property Development Regulations: Front Setback for Proposed SFD units | 25 Feet | 22.5 Feet | 2.5 Feet |
| ADDRESS OF PROPERTY: | Vacant | | | |

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

1. By March 19, 2000, 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. (DATE:BLDG PERMIT-Bldg)
2. The applicant shall install one native 14 foot tall shade tree in front of each unit (34 trees) within the 50' ROW, as shown on the Exhibit No. 20, in the BA file (BA99-064). The required minimum trees required by the landscape code for each lot shall not be used to satisfy this condition. (MONITORING:LANDSCAPE)
3. The required rear setback for all 34 lots is hereby established at 17.5 feet for the principal structures. (BLDG PERMIT-ONGOING)
4. By October 19, 1999, the applicant shall amend the certified site plan to reflect the following:
 - a. The correct Maximum-allowed Lot Coverage of 40%, any reference to 44% shall be deleted,
 - b. Include a revised 50' right-of-way cross section, to be consistent with Exhibit No. 20, in the BA file (BA99-064)
 - c. Revise the minimum required rear setback for all the principal structures on 34 lots from 15.0 feet to 17.5 feet as required by BA condition #3 for the approval of the variance (BA99-064)
 - d. Indicate the approved front setback variance (BA99-064) and the required conditions of approval (DATE:MONITORING-DRC-Zoning)
5. Prior to amending the certified site plan, the applicant shall submit a copy of the building permit application (PR99-17401) for the temporary off-premise real estate sign to the DRC staff for inclusion in the DRC file. (DRC-ZONING)
6. The temporary off-premise real estate sign shall be removed prior to the issuance of the 34th SFD building permit for Hunter's Court Subdivision. (Subdivision #0734-0000/BLDG PERMIT-ZONING)

**RESULTS LIST
BOARD OF ADJUSTMENT
August 19, 1999**

**BOFA 9900065
Nicholas S. Smith**

RESULT - APPROVED WITH CONDITIONS

To reduce the required right-of-way buffer and to eliminate the south side setback.

| AGENDA ITEM | CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
|-----------------------------|---|----------------------------|---------------------------|----------------------------|
| BOFA 9900065 | 7.3.F.1 Landscaping and Buffering: Perimeter Landscape Requirement- Rights-of-way buffer along Northlake Blvd. | 20 Foot wide buffer | 5 Foot wide buffer | 15 Foot wide buffer |
| | 7.3.F.1 Landscaping and Buffering: Perimeter Landscape- Rights-of-way buffering along east property line adjacent to I-95 southbound on ramp | 20 Foot wide buffer | 5 Foot wide buffer | 15 Foot wide buffer |
| ADDRESS OF PROPERTY: | 4074 Northlake Blvd | | | |

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

1. 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. (BLDG PERMIT: BLDG)
2. By June 19, 2000, the applicant shall obtain a final landscape inspection for the landscaping in order to vest the landscape right-of-way buffers along Northlake Blvd. and I-95 southbound on-ramp (east property line). (DATE:MONITORING-CO-LANDSCAPE)
3. By May 19, 2000, the applicant shall submit an Landscape Plan for the entire site to the Board of Adjustment staff. The plan shall outline where the required trees that would have been required in the reduced right-of- way buffers along the north and east property line have been relocated to on-site. There shall be no reduction in the number of trees and shrubs for this site as a result of the variance approval. (DATE:MONITORING-ZONING/BA)
4. Prior to applying for a building permit the applicant shall administratively abandon the Special Exception, 77-170, R-77-14414, for new/used vehicles. (BLDG. PERMIT-ZONING)
5. By May 19, 2000, the applicant shall apply for a building permit for the 10,015 sq. ft. retail building. (DATE:MONITORING-BLDG PERMIT)
6. By August 1, 2000, the applicant shall obtain the building permit for the 10,015 sq. ft. retail building. (DATE-MONITORING-BLDG PERMIT-Zoning)

**RESULTS LIST
BOARD OF ADJUSTMENT
August 19, 1999**

**BOFA 9900066
Mark E. Parker**

RESULT - APPROVED WITH CONDITIONS

To allow a reduction in the front setback for SFD.

| AGENDA ITEM | CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
|---------------------------------|---|---------------------------------|---------------------------------|-----------------|
| BOFA 9900066 | 6.5.G.1 Property Development Regulations: Front Setback (Measured for South Property Line) | 66.46' Front Setback | 30.66' Front Setback | 35.8' |
| ADDRESS OF PROPERTY: | Vacant | | | |

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

1. 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 for the single family dwelling. (BLDG PERMIT:BLDG)
2. By August 19, 2000, the property owner shall obtain a building permit for the single family dwelling. (DATE:MONITORING-BLDG PERMIT)
3. The banyan tree located along the east property line of the property shall be protected with barricades during construction. The tree shall be preserved by the property owner. (Bld Insp: ONGOING)
4. The driveway serving the abutting lot to the west not be moved or expanded any further south than the existing south edge of the travelway. (ENG)
5. The existing Affidavit of Waiver (O.R.B. 8342 Pg. 238) be amended as needed to reflect any proposed revision to the ingress & egress easement configuration necessary to avoid encroachment by the building. (ENG)

ZONING COMMENT:

The southwest corner of the proposed garage shall not encroach the 30' ingress/egress easement that runs parallel to the south property line. The applicant may apply to the Board of Adjustment to amend condition #2 of SD-50, that required the specific configuration of the easement. If the Board of Adjustment approves the amendment to the condition, an application to amend the Plat Waiver must be approved by the Engineering Division. (ZONING)