



BOARD OF ADJUSTMENT RESULTS LIST

June 17, 1999

BATE 9900043
Brian J. Collins

RESULT - APPROVED WITH CONDITIONS

To apply for a Time Extension for Conditions 3 & 4 of BA99-002 Approved on Feb. 18, 1999.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900043	To apply for a Time Extension for Conditions 3 & 4 of BA99-002 Approved on Feb. 18, 1999:			
	Conditions #3 & #4:			
	3. By March 18, 1999, the applicant shall apply to the Building Division for a building permit for the shed. (DATE: MONITORING-Bldg Permit)	March 18, 1999	Sept. 18, 1999	6 Months
	4. By April 18, 1999, the applicant shall obtain a building permit for the shed. (DATE: MONITORING-Bldg Permit)	April 18, 1999	Oct. 18, 1999	6 Months
ADDRESS OF PROPERTY:	6584 Patricia Dr			

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

- By March 18, 1999, the applicant shall apply to the Building Division for a building permit for the shed. (DATE: MONITORING-Bldg Permit).

Is hereby amended to read:

By September 18, 1999, the applicant shall apply to the Building Division for a building permit for the shed. (DATE: MONITORING-Bldg Permit)

- By April 18, 1999, the applicant shall obtain a building permit for the shed. (DATE: MONITORING-Bldg Permit).

Is hereby amended to read:

By October 18, 1999, the applicant shall obtain a building permit for the shed. (DATE: MONITORING-Bldg Permit)

- There shall be no additions to the shed. (ONGOING)
- The property owner shall provide the Building Division with a copy of existing elevation of the shed, Exhibit 18 presented to the Board, simultaneously with the building permit application. (BLDG PERMIT: BLDG)
- 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)

**RESULTS LIST
BOARD OF ADJUSTMENT
June 17, 1999**

**BATE 9900044
BHLM Partnership And R.W. Silc**

RESULT - APPROVED WITH CONDITIONS

The applicant is applying for a 1 year Time Extension of BofA 98-038 approved on 5/21/98.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900044	The applicant is applying for a 1 year Time Extension of BofA98-038 approved on 5/21/98.	May 21, 1999	May 21, 2000	1 year
ADDRESS OF PROPERTY:	1904 Donnell Rd			

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

1. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan.(DRC:ZONING)
2. 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)
3. Prior to Certificate of Occupancy for the Self Service Storage Facility the chain link fence along the east and south property line on the east side of Donnell Road shall be upgraded with a 36" height hedge and maintained at 60" (5') within two years of installation. (BLDG-INSPEC-CO)

**RESULTS LIST
BOARD OF ADJUSTMENT
June 17, 1999**

BOFA 9900046

Ronald David And Denise J. K. Simon

RESULT - APPROVED WITH CONDITIONS.

To allow a proposed single family residence to encroach into the required front setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900046	6.5.G.1 Property Development Regulations: Front Setback for a Proposed Single Family Residence.	100 Feet From Base Bldg. Line	64 Feet From Base BLdg. Line	36 Feet
ADDRESS OF PROPERTY:	0 La Reina Rd			

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

- 1. By August 17, 1999, the property owners 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, in order for PR98012931 to be processed. (DATE:BLDG PERMIT-Bldg)**
- 2. By November 17, 1999, the property owners shall obtain the building permit for the proposed single family dwelling. (DATE:MONITORING-Bldg Permit)**
- 3. The building permit site plan shall be revised to reflect that the proposed water well on the subject lot complies with applicable code requirements, prior to issuance of a building permit. (Monitoring-HRS)**
- 4. The 36-foot front setback variance is approved for the house design layout presented to the Board of Adjustment. Any modifications to the layout that are not consistent with the original layout will require further Board of Adjustment approval. (ON-GOING)**

**RESULTS LIST
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**BOFA 9900047
Florida Atlantic University**

RESULT - APPROVED WITH CONDITIONS

To allow a proposed 8 foot high privacy fence to exceed the permitted height in the front and side yard along Summit Blvd, and a portion of Jog Rd.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900047	6.6.A.2.c Fence Height-Along a portion of the Front yard (southern property line) along Summit Blvd., not to exceed 4 feet in height	4 Feet	8 Feet	4 Feet
	6.6.A.2.c Fence Height-Side Yard (western property line) along Jog Road, not to exceed 6 feet in height.	6 Feet	8 Feet	2 Feet
ADDRESS OF PROPERTY:	6301 Summit Blvd			

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

1. By January 20, 2000, the applicant shall provide the Building Division with a copy of the Board of Adjustment Result letter and Site Plan, delineating the location of the 8 foot CBS wall along the west and portion of the south property line, simultaneously when applying for a permit for the wall permit. (DATE: MONITORING-BLDG PERMIT)
2. The variance to increase the proposed wall height shall apply only along that portion of the western and southern property line as shown on Exhibit 9 & 10, in the BA99-47 file in the Zoning Division. (ONGOING)
3. By January 20, 2000 or issuance of a building permit for the wall, the property owner shall obtain all necessary utility releases in order for the proposed 8 foot wall to be located along the western and southern property line. (DATE: MONITORING-BLDG PERMIT)
4. The wall shall be setback from the property line by 5 feet to allow for shrubs to be installed to mitigate the impact of the proposed eight foot wall.
5. Prior to Certificate of Completion for the wall, the applicant shall install 36" native shrubs along the outside of the wall.

**RESULTS LIST
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June 17, 1999**

BOFA 9900048

Scott E. Harbaugh & Linda Campana-Harbaugh

RESULT - APPROVED WITH CONDITIONS

To allow a proposed single family residence to encroach into the required front setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900048	6.5.G.1 Property Development Regulations: Front Setback for a Proposed Single Family Residence.	50 Feet	35 Feet	15 Feet
ADDRESS OF PROPERTY:	0 N 80th Rd			

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

1. **By January 17, 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. **By January 17, 2000, the property owners shall apply to the Building Division for building permit for the proposed 4,019 Sq. Ft. single family dwelling. The location of the single family dwelling at the time of permitting shall be in the same location as shown on exhibit 19 & 20 in the BA99-048 file. The building permit and site plan shall clearly show the location of the existing mature native vegetation to be preserved. (DATE:MONITORING-Bldg)**
3. **By March 17, 2000, the property owners shall obtain the building permit for the proposed single family dwelling. (DATE:MONITORING-Bldg Permit)**
4. **The property owners shall preserve the existing mature native vegetation (slash pines) on both sides of the proposed residence and the existing pond. All necessary precautions shall be taken during construction to ensure the survival of the mature slash pines. Vegetation shall be maintained in the front yard to ensure the variance is mitigated from the right-of-way (see photos in BA99-048 for existing location of vegetation) (LANDSCAPING-MONITORING)**
5. **Prior to Certificate of Occupancy, the Building Inspector shall ensure the existing native slash pines have been preserved. If vegetation has been removed, the Zoning Division, Board of Adjustment staff shall be contacted to ensure appropriate action is taken to have the property owners to install replacement trees. (C/O-ZONING-BA)**

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**BATE 9900049
Richard D. Litten**

RESULT - APPROVED WITH CONDITIONS

To allow for a 12 month time extension to the development order for BA 99-104 and 18 months for conditions 2 and 3, approved on November 20, 1997.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BATE 9900049	To apply for a Time Extension for Conditions of approval for BA97-104 and the Development Order.	November 20, 1998	November 20, 1999	12 months
	Condition #2 The applicant shall apply to the Building Division for a building permit for the garage addition by February 20, 1998.	February 20, 1998	August 20, 1999	18 months
	Condition #3 The applicant shall obtain a building permit for the garage by April 20, 1998.	April 20, 1998	October 20, 1999	18 months
ADDRESS OF PROPERTY:	6790 Osborne Dr			

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. The applicant shall apply to the Building Division for a building permit for the garage addition by February 20, 1998 (DATE: MONITORING-BLDG PERMIT)

Is hereby amended to read:

The applicant shall apply to the Building Division for a building permit for the garage addition by August 20, 1999. (DATE:MONITORING-Bldg)

3. The applicant shall obtain a building permit for the garage by April 20, 1998. (DATE: MONITORING-BLDG PERMIT)

Is hereby amended to read:

The applicant shall obtain a building permit for the garage by October 20, 1999. (DATE:MONITORING:Bldg)

**RESULTS LIST
BOARD OF ADJUSTMENT
June 17, 1999**

BOFA 9900050

**EFES Corporation
P. O. Box 1089
Palm Beach, FL 33480**

**Coral Petroleum, Inc.
1301 SW 2nd Street
Pompano Beach, FL 33609**

RESULT - Approved with Conditions

To allow for a reduction in the width of the rights-of-way landscape buffers along Military Trail and Summit Blvd.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900050	7.3.F.1 Landscape Right-of-Way buffer, Military Trail	20 Feet	10.5 Feet	9.5 Feet
	7.3.F.1 Landscape Right-of-Way buffer, Summit Blvd.	20 Feet	5.7 Feet	14.3 Feet
ADDRESS OF PROPERTY:	4509 Summit Blvd 963 S Military Trail			

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

- 1. By January 20, 2000, the applicant shall apply to the Building Division for a building permit for the proposed 15,120 square foot commercial building. The applicant shall provide the Building Division with a copy of the Board of Adjustment Result Letter and copy of the final DRC site plan for this site. (DATE: MONITORING-BLDG PERMIT)**
- 2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC)**
- 3. By May 20, 2000 or issuance of the Certificate of Occupancy for the 15,120 square foot commercial building, the applicant shall upgrade and install the following landscaping along Military Trail and Summit Blvd.**
 - a) 16 foot tall native canopy trees planted 20 feet on-center. Palms may be substituted for the shade trees only on a ratio of 3 palms for each shade tree.**
 - b) 36 inch native hedge to be installed 24 inches on-center. The existing mahogany trees and ficus hedge along the western portion of the Summit Blvd., right-of-way buffer shall remain. (DATE: MONITORING-LAND:CO)**
- 4. The existing mature mahogany trees along Summit Blvd. shall be preserved and incorporated into the Landscape design. (LANDSCAPING-ZONING)**