



ZONING BOARD OF ADJUSTMENT RESULTS LIST

November 18, 1999

BOFA 9900075

Elizabeth A. & Harold V. Macri

RESULT - APPROVED WITH CONDITIONS

To allow a proposed SFD and attached garage to encroach into the required rear setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900075	6.5.G.4 Property Development Regulations: AR Zoning District-Rear Setback for proposed SFD along 80th Street.	100 Feet	70 Feet	30 Feet
ADDRESS OF PROPERTY:	16965 Temple			

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

1. By December 16, 1999, the applicant shall submit a copy of the Board of Adjustment Result Letter and a copy of the Site Plan presented to the Board of Adjustment at the hearing. The applicant shall also revise the building permit B99006912 & 13 to reflect the single family dwelling and garage at the 70 foot rear setback from the base building line for 80th Street. The native slash pines and cypress trees shown on the Site Plan in the BA99-75 BA file in Zoning shall also be shown on the revised building permit Site Plan. (DATE: MONITORING-BLDG PERMIT)
2. Prior to any further site preparation or construction all the required slash pines and cypress trees to be preserved as shown on the approved Site Plan, Exhibit 18, in the BA File 99-75, shall be properly barricade with wood to ensure no construction vehicles or supplies are placed with 15 feet of the base of the tree(s). (BLDG INSPECTIONS-ZONING-BA)
3. By December 16, 1999 the applicant shall provide the Zoning Division with a copy of the recorded Restrictive Covenant that is recorded on this property to ensure the existing native vegetation shown on Exhibit 18, in the BA99-75 file in the Zoning Division, is preserved in perpetuity. This document shall be recorded, by the applicant, after acceptance by the County Attorney's office. A copy of the recorded Covenant shall be provided to the Zoning Division and Building Division for inclusion in the BA file and attachment to the Building permit record. (DATE-MONITORING- ZONING-BA/BLDG PERMIT)
4. The existing native slash pines located adjacent to 80th Street shall be preserved and supplemented with additional slash pines, oaks and native understory to provided a visual 15 foot wide preservation buffer along 80th Street. This buffer shall be maintained by the property owner at all times. Any trees that die due to natural cause shall be removed and replaced according to the Landscape Code, Article 7.3-2. (Tree credit and replacement chart). (ONGOING)

5. This variance is limited to a reduction in the rear setback for a proposed single family dwelling, garage and future addition to SFD, shown on Exhibit 18, in the BA99-75 variance file in the Zoning Division. The rear setback is measured from the base building line off 80th Street. (BLDG PERMIT-BLDG)

6. By November 30, 1999, or prior to any construction/site preparation, which ever occurs first, the applicant shall contact the Landscape Section to arrange a site inspection to verify all native vegetation to be preserved on-site is properly tagged and protected. All tagged and protected vegetation shall be existing on-site after completion of construction of the single family dwelling. The Landscape Inspector shall verify all preserved vegetation is existing prior to a final Certificate of Occupancy being issued for the single family dwelling. (DATE-MONITORING-LAND INSP/CO)

**RESULTS LIST
BOARD OF ADJUSTMENT
November 18, 1999**

**BOFA 9900078
Edgar A. & Tammy Schuster Benes**

RESULT - APPROVED WITH CONDITIONS

To allow proposed addition to SFD, covered entry and bay window to encroach into the front setback.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSE D	VARIANCE
BOFA 9900078	6.5.G.1 Property Development Regulations: Front Setback-House Addition	100 Feet front setback	37.2 Feet	62.8 feet
	6.5.G.1 Property Development Regulations: Front Setback for a proposed covered entry and bay window	100 Feet front setback	38 Feet	62 Feet
ADDRESS OF PROPERTY:	17554 Wagonwheel Dr			

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

1. By June 21, 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. (BLDG PERMIT:BLDG)
2. By June 21, 2000, the applicant shall apply for a building permit for the proposed renovations and additions to the existing single family dwelling. (DATE: MONITORING-BLDG PERMIT)
3. By September 21, 2000, the applicant shall obtain a building permit for the proposed renovations (bay window, covered entry) and master bedroom addition to the existing single family dwelling in order to vest the approved variances (DATE: MONITORING-BLDG PERMIT)
4. All improvements to the existing dwelling shall be consistent with the setbacks shown on Exhibit 20, in the Board of Adjustment File BA99-78 (BLDG PERMIT)

**RESULTS LIST
BOARD OF ADJUSTMENT
November 18, 1999**

**BOFA 9900087
Cartier Pete**

RESULT - APPROVED WITH CONDITIONS

To allow for the following variances: to allow a building under construction to remain in the front setback, to allow a reduction in the north property line buffer and to allow a reduction in the right of way buffer along Donnell Rd.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 9900087	6.7.B.9.c Landscape regulations: north property line buffer width	10 Feet	2.7 Feet	7.3 Feet
	6.5.A Property Regulations: CG - side corner setback for 10,732 square foot building.	25 Feet	22.5 Feet	2.5 Feet
ADDRESS OF PROPERTY:	1795 Donnell Rd			

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

1. By December 18, 1999, the applicant shall obtain DRC approval for modifications to the approved site plan. The modifications shall be consistent with the Site Plan, Exhibit 32 and Landscape Plan 39, found in the BA File BA99-087. These plans were presented to the Board of Adjustment on November 18, 1999 for variances from the north property line buffer width and a reduction with the side corner setback along Donnell Rd. (DATE: MONITORING-ZONING\DRC)
2. Prior to DRC certification, the applicant shall ensure the BOFA conditions are shown on the site plan. (DRC: ZONING)
3. By January 18, 2000 or issuance of a final Landscape Inspection, the applicant shall revise the approved landscape plans to reflect the upgraded landscaping as shown on the Landscape Plan, Exhibit 39, in the BA 99-087 File. (DATE: MONITORING-LANDS Section)
4. By January 18, 2000, the applicant shall revise B99008413 and B99008414 for the office/warehouse to reflect the approved variances for the north property line landscape buffer to 2.7 feet in width and the side corner setback along Donnell Road for 10,732 sq/ft building to 22.5 feet (DATE: MONITORING-BLDG PERMIT)

5. There shall be no modifications to the site layout or improvements, unless reviewed and support by the Zoning Division BA staff as being consistent with the Board of Adjustment approval on November 18, 1999. (ONGOING)
6. The landscaping shall be maintained in accordance with Article 7, Section 7.3.H. The landscape material along the north and east property line shall be allowed to grow to its natural shape and height prior to pruning. The upgraded landscaping along these buffers is to ensure mitigation of the two variances approved under BA99-087. (ONGOING)
7. By January 18, 2000, the applicant shall revise the Vegetation Permit for this site which was previously approved by the Department of Environmental Resource Management. (ERM:ZONING:BA)
8. The applicant shall ensure the condition K, for CA83-69(C) has been satisfied by submitting to the DRC a final landscape plan that clearly identifies existing native vegetation to be preserved and those trees that have either died or will be removed. Any required native upland vegetation that is to be replaced must be replaced with native vegetation consistent with the Landscape Code replacement chart. (DRC-Zoning)

ZONING COMMENT

The proposed modifications to the north parking lot require the removal of several mature slash pines. The applicant has contacted the Department of Environmental Resource Management, and obtained a letter that the proposed modifications will be consistent with Condition K of CA83-69(C). The applicant is required to obtain a revised Vegetation Permit from the ERM.