Warren H. Newell, Vice Chairman

Maude Ford Lee, Chair

Karen T. Marcus Carol A. Roberts

Mary McCarty Burt Aaronson Tony Massilotti County Administrator

Robert Weisman

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Department of Planning, Zoning & Building



AGENDA

PALM BEACH COUNTY

BOARD OF ADJUSTMENT

November 16, 2000

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. <u>AGENDA</u>

Request 30 Day Postponement

BOFA 2000060 Anthony J. and Joan Torella, to allow an existing metal shed and canvas covered carport to encroach into the required side interior and front setbacks. LOC: 476 Forest Estates Dr., approximately 1100 ft. S of Gun Club Rd. on the E side of Forest Estates Dr., in the RS Zoning District.

Pages - 1 Brian Cheguis

BOFA 2000061 Robert A. Bentz, as Trustee, to allow a reduction in the number of required parking spaces located to the side or rear of buildings within a proposed MUPD. LOC: 6405 and 6465 Sims Rd., NE corner of Jog Rd. and Sims Rd., approximately, 1 mile N of Atlantic Ave., within the proposed Spalding MUPD, in the MUPD Zoning District. (Pet. 99-092)

Pages - 2 Joyce Cai

Consent Item(s):

BOFA 2000057 Douglas L. & Karen M. Kelley to allow a proposed SFD to encroach into the required front setback. LOC: 6516 Riparian Rd., approximately .5 mile N of Hypoluxo Rd. and .4 mile W of Congress Ave., within the Hypoluxo Village subdivision, in the RS Zoning District.

> Pages - 12 thru 24 Conditions - 3 (Page 19) Joyce Cai

BOFA 2000058 CIAO Construction Investment Management, Inc. (Lot 44); and Chad and Paula Lee (Lot 43), to allow an existing pond which traverses lots #44 and #43 to continue encroachment of the required E, W and common rear (N/S) lot line setbacks. LOC: Vacant lot (#44), and Lot #43, 40 St. N and 40th Lane N, both approximately .5 mile E of Avocado Blvd., in the AR Zoning District.

> Pages - 25 thru 33 Conditions - 3 (Page 29) Alan Seaman

BOFA 2000062 Chuck Millar, agent for MBS Spec Properties, Inc. to allow a reduction in the required number of off-street parking spaces. LOC: 729 N. Military Tr., approximately 1,400 feet S of the intersection of Military Tr. and Belvedere Rd., W side of Military Rd., within the Westover Addition subdivision, in the CG Zoning District.

Pages - 34 thru 58 Conditions - 7 (Page 40) Jon MacGillis

BATE 2000064 Kilday and Associates, agent for Palm Beach County Property and Real Estate Management and the Miller Company Inc., to allow a 30 day time extension for condition #4 of BA99-089 approved October 21, 1999. LOC: Vacant parcel, E side of Jog Rd. approximately 1 mile S of Linton Blvd., within the Via Addison MUPD, in the MUPD Zoning District. (Pet. 99-021)

> Pages - 59 thru 75 Conditions - 5 (Page 60) Jon MacGillis

Regular Item**(s)**:

BOFA 2000056 Joe or Sylvia Neubauer agents for Mathew and Susan Miller, to allow proposed addition to existing SFD to encroach into the required side interior setback. LOC: 12781 52nd Rd. N., approximately 2 miles N of Okeechobee Blvd. and 5 miles E of Seminole Pratt Whitney Rd., in the AR Zoning District.

Pages - 3 thru 11 Conditions - None (Page 7) Staff recommends Denial Brian Cheguis

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.