



**ZONING BOARD OF ADJUSTMENT
RESULTS LIST**

January 20, 2000

BOFA 2000001
Judy A. Ruddy & Timothy D. Shue

RESULT - APPROVED WITH CONDITIONS

To allow an existing pond to extend across a common property line.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000001	1.5.B.4 Property development regulations for Existing Pond, Side interior setback Lot 0010	15 Feet	0 Feet	15 Feet
	1.5.B.4 Property development regulations for Existing Pond, Side interior setback for lot 0020	15 Feet	0 Feet	15 Feet
ADDRESS OF PROPERTY:	12791 Kazez Rd 12843 Kazez Dr			

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

1. The property owner shall provide the Building Division, Inspection Section with a copy of the Board of Adjustment Result Letter, prior to issuance of a final Certificate of Occupancy for the Single Family Dwelling on Lot 703-1, PR99-033283). (BLDG PERMIT-INSPECTIONS)
2. When the final Certificate of Occupation is issued for the SFD the variance shall be vested and no extension necessary.(CO)

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January 20, 2000

BOFA 2000002
Jewish Federation Of P. B. Co., Inc.

RESULT - APPROVED WITH CONDITIONS

To allow 2 proposed wall signs on the front facades of the existing porte cocheres at the entrance of the Community Center to exceed the maximum- allowed sign area.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000002	7.14.1.6.b Property Development Regulations: Maximum Sign Area to be 1.5 times the length of the exterior wall (Sign #2).	27 Sq. Ft.	39 Sq. Ft.	12 Sq. Ft.
ADDRESS OF PROPERTY:	8500 Jog Rd			

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 October 20, 2000, the applicant shall apply for a building permit for the two signs that are the subject of this variance (BA2000-002). (DATE: MONITORING-BLDG-INTAKE)
3. By February 20, 2000, the applicant shall administratively amend the site plan for the Civic Pod to reflect the sign variance for the two wall signs and the conditions of approval. (DATE: MONITORING-ZONING:BA)
4. The building permit for the wall sign on the porte cocheres at the entrance to the Community Center building within the Civic Pod, shall not exceed a total of 39 square feet of surface area, as per the variance application BA2000-002. (DATE: MONITORING-Bldg Permit)

RESULTS LIST
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BOFA 2000003
Piper'S Glen Ltd. Partnership

RESULT - APPROVED WITH CONDITIONS

To allow an access point from a commercial tract in a PUD onto Jog Road

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000003	6.8.B.6. PUD Property Development Regulations: No access to a commercial tract onto a arterial or collector road.	No access from arterial or collector road	Allow access onto Jog Road	Allow access onto an arterial from a commercial PUD pod
ADDRESS OF PROPERTY:	Pipers Glen & Jog			

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

1. Prior to January 20, 2001, the applicant shall obtain a building permit for this site in order to vest the access point variance onto Jog Road. (DATE: MONITORING-Bldg Permit)
2. The final site plan presented to DRC for the Piper's Glen PUD 5 acre commercial tract shall be consistent with the plan presented to the Board of Adjustment (Site Plan, Exhibit 9). (DRC-Zoning)

RESULTS LIST
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January 20, 2000

BOFA 2000004
At & T, A New York Corporation

RESULT - APPROVED WITH CONDITIONS

To allow request a waiver from the code requirement to execute a Unity of Control for a proposed Office Business Park, "The Boca Rio Center".

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 2000004	6.8.E.5 Property Development Regulations for MUPD: Require a Unity of Control to be executed on the property.	Unity of Control	No Unity of Control	Waive Unity of Control
ADDRESS OF PROPERTY:	21000 Boca Rio Rd			

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 October 20, 2000, the applicant shall obtain DRC certification of the amended site plan to reflect the AT&T lot configuration and building layout. The Board of Adjustment approval of the variance does not approve the proposed layout. The layout shall be reviewed by the DRC for compliance with all property development regulations. The approved Site Plan shall reflect the BA variance approval and conditions. (DATE: MONITORING-ZONING/DRC)
3. The applicant shall obtain all necessary approvals (DRC, subdivision), building permits and inspections. The property owner agrees to develop the site consistent with the site plan and to be party to maintaining all common areas consistent with the intent of the Unity of Control. (ONGOING)
4. In granting this approval, the board of adjustment relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violations of these representations shall cause the approval to be presented to the board of adjustment for review under the compliance conditions of this approval. (ONGOING-MONITORING-ZONING)
5. In order to vest this variance the applicant will have to obtain DRC certification of the amended site plan for Petition 84-30(A) reflecting the proposed layout of the AT&T use on the 1.7 acre portion of the site, by January 20, 2001. (DATE: MONITORING-ZONING/BA)