



PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **6/16/2005**

Application No: **BA-2005-00604**

Control No: **2004-00454**

Result: APPROVED WITH CONDITIONS

Request: to allow a reduction in the required number of parking spaces.

Code Section / Description	Required	Proposed	Variance
6.A.1 Off-Street Parking and Loading Requirements	1 space per 250 sq ft or 864 spaces	815	49 spaces

Address: 4833 Okeechobee Blvd, West Palm Beach, FL - 33417

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

- 1 By **June 16 2008**, the applicant shall amend the final DRO approved site plan to denote the variance request pursuant to **BA2005-604**.
- 2 By **June 16, 2008** (the expiration date of the Development Order) the applicant shall have received the first inspection by a building permit inspector to vest the variance request for the proposed home improvement store.
- 3 The variance is granted for the elimination of a total of 49 parking spaces, with the potential of eliminating 10 additional spaces in the event the BCC requires the site plan to be modified to accommodate modifications to the site layout. The additional 10 space reduction can only be utilized when the project is certified by DRO off first BCC 2005 Hearing (On-Going: Zoning)
- 4 The variance for the reduction of parking spaces is valid as long as a "home improvement use" remains as the tenant of the total 175,930 sq/ft building. In the event that the "home improvement use" should vacate the 175,930 sq/ft building, the variance shall be null and void.

The Development Order for this particular variance shall lapse on June 16, 2008, three years from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **6/16/2005**

Application No: BA-2005-00605

Control No: 2005-00101

Result: APPROVED WITH CONDITIONS

Request: to allow existing structures to encroach into the required front, side, and rear setbacks; to allow a reduction of compatibility landscape buffers along the N, E, and S property lines, a reduction of the 20 ft. r-o-w buffer, and to allow a reduction of the required interior landscape islands.

Code Section / Description	Required	Proposed	Variance
7.G.2.B.1.a Interior landscape islands	2 interior landscape islands	0 interior landscape islands	2 islands
7.C.3 U/S Tier Side Facade Foundation Planting	required landscape material in buffer (South Property Line)	no landscape material in buffer	no landscape material in buffer
7.F.7.A Width of R-O-W Buffer	20 ft right-of-way landscape buffer	0 ft right-of-way landscape buffer	20 ft.
7.C.3 U/S Tier Side Facade Foundation Planting	required landscape material in buffer (North Property Line)	no landscape material in buffer (North Property Line)	no landscape material in buffer
7.C.3 U/S Tier Side Facade Foundation Planting	required landscape material in buffer (East Property Line)	no landscape material in buffer	no landscape material in buffer
3.D.1.A Floor Area Ratio	20 ft. rear setback	17.89 ft rear setback	2.11 ft.
3.D.1.A Interior side setback	50 ft front setback	30 ft front setback	20 ft
3.D.1.A Interior side setback	15 ft side setback	11.15 ft side setback	3.85 ft side setback

Address: State Road 7 – 715 N. Belle Glade

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

- 1 By **May 19, 2006**, or upon DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to **BA-2005-605. (DATE: DRO: ZONING)**
- 2 By **December 16, 2005**, the applicant shall install along the south property line, a 3 feet high hedge along the parking area at the front of the property and slats in the chain link fence at the rear of the property. **(DATE: LANDSCAPE: ZONING)**
- 3 All required plant material pursuant to Art. 7 shall be installed within the landscape buffers along north and east property lines in the event that the surrounding uses to the north and east are converted to a use other than agricultural production. **(ON-GOING: ZONING: ZONING)**

The Development Order for this particular variance shall lapse on June 16, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 6/16/2005

Application No: BA-2005-00606

Control No: 2005-00228

Result: APPROVED WITH CONDITIONS

Request: to allow a proposed room addition and roof overhang to encroach into the required rear setback.

Code Section / Description	Required	Proposed	Variance
3.D.1.d.5.a.15 Setbacks Exceptions	Roof overhangs can project into the required setback a maximum of 2.5 feet	10 feet	7.5 feet
3.D.2.A-7 ZLL Property Development Regulations	10 ft rear setback	2.5 ft	7.5 ft

Address: 8823 Sonoma Lake Blvd., Boca Raton, FL - 33434

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

- 1 By **May 16, 2006**, the applicant shall secure a building permit in order to vest this variance. (DATE: BUILDING: ZONING)

The Development Order for this particular variance shall lapse on June 16, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **6/16/2005**

Application No: BA-2005-00607

Control No: 1996-00019

Result: APPROVED WITH CONDITIONS

Request: to allow a reduction in the minimum width for the access way.

Code Section / Description	Required	Proposed	Variance
6.A.1.D Off-street Parking	15 ft. one-way access way	13 ft	2 ft.

Address: 14390 Orange Blvd.

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

- 1 By **December 16, 2005**, the applicant shall restripe the parallel parking spaces along the south side of the one-way access way, subject to this variance request, to a width of 10 feet and be inspected by Code Enforcement. **(DATE: CODE ENFORCEMENT: ZONING)**
- 2 By **June 16, 2006**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to **BA-2005-607**. **(DATE: DRO: ZONING)**

The Development Order for this particular variance shall lapse on June 16, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **6/16/2005**

Application No: BA-2005-00608

Control No: 2003-00040

Result: APPROVED WITH CONDITIONS

Request: to allow an existing building to encroach into the front setback and easement, and to reduce the R-O-W buffer along the North property line.

Code Section / Description	Required	Proposed	Variance
7.C.3 U/S Tier Side Facade Foundation Planting	5 ft front facade	0 ft for existing building	5 ft
7.F.7.A Width of R-O-W Buffer	20 ft.	0 ft for existing building	20 ft.
5.F.2.A Easement Encroachment	no portion of any building or structure shall be permitted within an easement	for an existing office building to encroach into a drainage easement	to allow portion of an office building to encroach into an easement
3.D.1.A-5 Front setback	40 ft	25.6 ft	14.4 ft.

Address: 4730 Hypoluxo Rd., Lake Worth, FL - 33463

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

- 1 By **June 16, 2007** or prior to DRO certification, the applicant shall amend the site plan to reflect the variances approval pursuant to **BA 2005-608**.
- 2 By **June 16, 2007**, the applicant shall have received the first inspection by a building inspector.

The Development Order for this particular variance shall lapse on June 16, 2007, two years from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **6/16/2005**

Application No: BA-2005-00611

Control No: 2004-00448

Result: APPROVED WITH CONDITIONS

Request: to allow parking to be located in the front setback, to eliminate dumpster and loading requirements, to reduce rear setback and parking width, and to allow a roof overhang to encroach into the rear setback.

Code Section / Description	Required	Proposed	Variance
5.D.1.d.5.a.15 Roof Overhangs, Rear Setback	Roof overhangs projecting into the required setback a maximum of 2 ½ ft	To allow a roof overhang to project into the reduced rear setback by more than 2 ½ ft	to allow a roof overhang to project more than 2 ½ ft into the reduced rear setback
3.B.7.D.6 Parking Location in LWRCCO	All required parking spaces for the principal use shall be located on the rear or side	To allow parking spaces to be located in the front	to allow parking spaces to be located in the front
3.B.7.2 Rear Setback	50 ft rear setback	2ft rear setback	48 ft.
6.B.1.b Loading Zones	Loading zones shall be provided per the first 10,000 sq. ft.	no loading zone	no loading zone
5.B.1.A.8 Dumpsters	Each use shall provide a method for the removal of refuse (dumpster)	No dumpster	No dumpster
6.A.1.D Off-street Parking	9 1/2 ft parking width	to allow parking width to be 9 ft.	9 ft. parking width

Address: 4388 Lake Worth Rd , Lake Worth, FL - 33463

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

- 1 By **June 16, 2006**, the applicant shall obtain a building permit for the proposed structure in order to vest the variance approved pursuant to **BA2005-611. (date: MONITORING-BLDG PERMIT)**
- 2 Prior to Certificate of Occupancy, all landscape required by article 7, landscaping, shall be installed within the reduced ROW and type II incompatibility buffer located to the south.
- 3 The applicant shall install a permanent reserved employee parking sign in the first parking space adjacent to the reduced queuing distance route for which one of the above variances has been granted in order to minimize the use of this parking space and mitigate the shortage of the queuing distance.

The Development Order for this particular variance shall lapse on June 16, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

END OF REPORT