



PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: **BA-2004-00993**

Control No: **2000-30084**

Result: **POSTPONED FOR 60 DAYS**

Request: to allow an existing single family dwelling to encroach into the front setback

Code Section / Description	Required	Proposed	Variance
3.D.1.A Lot Width	35 ft	30.15 ft	4.85 ft

Address: 3445 US Highway 1 Delray Beach, FL - 33483

The above variance was **POSTPONED** for a period of **60 Days**.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00302

Control No: 2005-00131

Result: WITHDRAWN

Request: To allow a reduction in the required lot frontage.

Code Section / Description	Required	Proposed	Variance
3.D.1.A.5 Front setback	Lot Frontage 65 ft.	Lot Frontage 55.30 ft.	9.7 ft.
3.D.1.A.5 Front setback	Lot Frontage 65 ft.	Lot Frontage 55.30 ft.	9.7 ft.

Address: 19659 Riverside Dr., Jupiter, FL - 33469

The above variance was WITHDRAWN without prejudice.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00452

Control No: 1985-00162

Result: APPROVED WITH CONDITIONS

Request: To allow an existing porch addition & roof over hang to encroach into the required side interior setback.

Code Section / Description	Required	Proposed	Variance
3.D.1 Setback Exceptions (roof overhang)	2.5'	1.2'	1.3'
3.D.1.A.5 Property Development Regulations (side interior)	7.5'	2.7'	4.8'

Address: 10102 Boynton Place Cir , Boynton Beach, FL - 33437

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

- 1 The variance request is only for the existing porch addition. All other improvements shall meet the ULDC requirements. (ON-GOING: ZONING: ZONING)

**The development order for this particular variance shall lapse on May 19, 2006, one year from the approval date.
(DATE: MONITORING:Zoning)**

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00453

Control No: 2005-00009

Result: APPROVED WITH CONDITIONS

Request: To allow an existing pond to encroach into the required rear and side interior setback and for lot to be less than one acre in size.

Code Section / Description	Required	Proposed	Variance
4.D.5.C Use Regulations - Type 1A	15'	0'	15'
4.D.5.C Use Regulations - Type 1A	15'	0'	15'
4.D.5.C Use Regulations - Type 1A (lot size)	1 acre in size or 43 560 sq/ft	0.70 acre or 30 270 sq/ft	0.30 acre or 13 290 sq/ft
Address: 2859 Somerset Rd , Lake Worth, FL - 33462			

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

- 1 By **May 19, 2006**, the applicant shall complete the subdivision process pursuant to Article 11 subdivision, Platting, and required improvements.

The Development Order for this particular variance shall lapse on **May 19, 2006**, one year from the approval date.
(DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 5/19/2005

Application No: BA-2005-00454

Control No: 2005-00180

Result: APPROVED WITH CONDITIONS

Request: To allow an existing carport to be enclosed and encroach into the required side interior setback

Code Section / Description	Required	Proposed	Variance
3.D.1.A Property Development Regulations: Side interior setback	7.5'	6.0'	1.5'
Address: 816 Aspen Rd , West Palm Beach, FL - 33409			

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

- 1 By **November 19, 2005**, the applicant shall secure a building permit in order to vest this variance. (DATE: BUILDING: ZONING)
- 2 The variance request is only for the existing converted carport addition. All other improvements shall meet the ULDC requirements. (ONGOING: ZONING: ZONING)

The Development Order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00455

Control No: 2005-00181

Result: APPROVED WITH CONDITIONS

Request: To allow an existing single family dwelling to encroach into the required side interior and front setback.

Code Section / Description	Required	Proposed	Variance
3.D.1.A Property Development Regulations (front setback)	25'	20'	5'
3.D.1.A Property Development Regulations (side interior setback)	7.5'	5'	2.5'

Address: 2109 Longwood Rd., West Palm Beach, FL - 33409

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

- 1 Prior to final certificate of completion, the applicant shall saw cut the existing concrete driveway along the west property line in order to comply with Article 6 Chap C.1.A. (Driveways for lots located on local or residential access streets shall maintain a minimum setback of 2ft from a side or rear lot line.)
- 2 By, **August 19, 2005**, the applicant shall secure a Building Permit for the existing addition along the west property line in order to vest this variance

The Development Order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00457

Control No: 2005-00182

Result: APPROVED WITH CONDITIONS

Request: To allow an existing structure to encroach into the side interior and rear setbacks.

Code Section / Description	Required	Proposed	Variance
Table 3.D.1.A-5 Property Development Regulations (rear setback)	15 ft.	10.2 ft.	4.8 ft.
Table 3.D.1.A-5 Property Development Regulations (side interior setback)	7.5 ft.	2.3 ft.	5.2 ft.

Address: 5196 El Claro Cir, West Palm Beach, FL - 33415

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

- 1 By **June 19, 2005**, the applicant shall obtain a building permit for the existing guest cottage. (DATE: BUILDING: ZONING)
- 2 The variance request is only for the existing 14.1 feet by 6.0 feet addition. All other improvements shall meet the ULDC requirements. (ON-GOING: ZONING: ZONING)
- 3 The applicant shall maintain the existing 6 feet tall wood fence along the NE property line. (ON-GOING: ZONING: ZONING)

The Development Order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00458

Control No: 2005-00183

Result: DENIED WITHOUT PREJUDICE

Request: To allow a proposed garage to encroach into the required front setback and to exceed the maximum distance between property lines and to allow an existing single family dwelling to encroach into the required rear setback

Code Section / Description	Required	Proposed	Variance
3.D.1.A PDR's Rear setback for existing SFD	100'	55.4'	44.6'
5.B.1.A.2 Accessory uses and structures: (Dimension)	27.5'	42'	14.5'
3.D.1.A PDR's Front setback for proposed garage	100'	50'	50'

Address: Vacant

The above variance was DENIED without prejudice.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00461

Control No: 1991-00043

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction in the east property line incompatibility buffer and to allow a reduction in the quantity of landscaping within the required buffers

Code Section / Description	Required	Proposed	Variance
7.F.2 Landscape - Trees, Shrubs and Hedges	Per 100 ft of buffer: 12 large shrubs; 25 medium shrubs; 40 small shrubs	To allow shrubs to be planted within the proposed 5ft buffer and the first 10 ft of adjacent open space	Shrubs to be planted within the proposed 5ft buffer and the first 10 ft of adjacent open space
7.F.9.A-7 Incompatibility Buffer type 2 (along the east property line)	15'	5'	10'

Address: 13475 Southern Blvd., Loxahatchee, FL - 33470

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

- 1 By **May 19, 2006**, or upon to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA-2005-461. (DATE: DRO: ZONING)
- 2 All plant material required by the ULDC, within the 15 feet incompatibility buffer along the east property line, shall be installed within the approved 5 feet incompatibility buffer and the adjoining 10 feet drainage easement. (ON-GOING: LANDSCAPE: ZONING)
- 3 The applicant shall comply with the Loxahatchee Groves Neighborhood Plan recommendation 1, item 2, that requires the rear 50 feet of the property shall provide a 100 percent opaque barrier. The recommendation states that opacity can be provided by either: 1) landscaping; and 2) a fence or a wall.

The Development Order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00462

Control No: 2004-00425

Result: APPROVED WITH CONDITIONS

Request: To allow a reduction in the required setback for two ponds along the north property line.

Code Section / Description	Required	Proposed	Variance
4.D.5 Excavation Standards (lake setbacks for the NE property line)	30'	0'	30'
4.D.5 Excavation Standards (lake setbacks for the NW property line)	30'	0'	30'

Address: 39800 State Road 80 , Belle Glade, FL - 33430

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

- 1 By **August 19, 2005**, the applicant shall amend the final site plan to denote the variance request pursuant to BA 2005-462.

The Development Order for this particular variance shall lapse on **May 19, 2006**, one year from the approval date.
(DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00463

Control No: 1974-00195

Result: APPROVED WITH CONDITIONS

Request: To allow the use of non-translucent material for windos along zero lot line

Code Section / Description	Required	Proposed	Variance
3.D.2.C Overlays & Zoning Districts, Property Development Regulations, PDR's for Specific Housing Types, Design Standards	Openings and attachments shall not be allowed to penetrate and/or be attached to portion of the home on the ZLL side	to allow a window along the ZLL side of the home	to allow a window along the ZLL side of the home

Address: 16601 Hidden Cove Dr , Jupiter, FL - 33477

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

- 1 By **May 19, 2006**, the applicant 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: MONITORING BLDG PERMIT: BLDG)
- 2 By **May 19, 2006**, the applicant shall obtain a building permit for the proposed windows addition in order to vest the variance approved pursuant to **BA2005-00463** (DATE:MONITORING-BLDG PERMIT)
- 3 The variance is limited to the zero lot units on lot # 29. (ON-GOING)

The Development Order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: 5/19/2005

Application No: BA-2005-00464

Control No: 1996-40057

Result: APPROVED WITH CONDITIONS

Request: To allow signs to exceed the maximum sign area along the N, S, E, and W elevations and to allow a sign above the roof line.

Code Section / Description	Required	Proposed	Variance
8.C.9 Signage (Roof Signs)	Signs above the roof line are prohibited	To allow signs above the roof line	signs above the roof line
8.G.1.A.4 Signage, Standards for Specific Signs, Building Mounted Signs, Wall Signs.	7.5 sq. ft.	105.73 sq. ft.	98.23 sq. ft.
8.G.1.A.4 Signage, Standards for Specific Signs, Building Mounted Signs, Wall Signs.	14.5 sq. ft.	116.65 sq. ft.	102.15 sq. ft.
8.G.1.A.4 Signage, Standards for Specific Signs, Building Mounted Signs, Wall Signs.	13.25 sq. ft.	350 sq. ft.	336.75 sq. ft.
8.G.1.A.4 Signage, Standards for Specific Signs, Building Mounted Signs, Wall Signs.	13.87 sq. ft.	350 sq. ft.	336.13 sq. ft.
8.G.1.A.4 Signage, Standards for Specific Signs, Building Mounted Signs, Wall Signs.	29 sq. ft.	116.65 sq. ft.	87.65 sq. ft.

Address: 150 Australian Ave , West Palm Beach, FL - 33406

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

- 1 By **August 19, 2005**, the applicant shall obtain a building permit for the replacement of the existing signs.

The development order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00488

Control No: 1986-00008

Result: APPROVED WITH CONDITIONS

Request: To allow a landscape buffer overlap an easement more than 5 feet.

Code Section / Description	Required	Proposed	Variance
7.D.12 Landscaping in Easements	Easements may overlap a landscape buffer by a max. of 5 feet	7 feet	2 feet
Address: 6250 Lantana Rd Bldg J, Lake Worth, FL - 33463			

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

- 1 All plant material required by the ULDC within the 30 feet landscape buffer along the east property line shall be installed within the 18 feet of the landscape buffer not overlapping the 12 feet utility easement. (ON-GOING, LANDSCAPE: ZONING)
- 2 By **May 19, 2006**, or prior to DRO certification, the applicant shall amend the site plan to reflect the variance approval pursuant to BA-2005-488. (DATE: DRO: ZONING)

The Development Order for this particular variance shall lapse on May 19, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BA-2005-00511

Control No: 2005-00199

Result: APPROVED WITH CONDITIONS

Request: To allow a structure to encroach into the required side interior setback.

Code Section / Description	Required	Proposed	Variance
Ordinance 3-57 as amended thru December 31, 1960	6 feet	4 feet	2 feet

Address: 4437 Sandpine Cir , Boynton Beach, FL - 33436

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

- 1 By **June 19, 2005**, the applicant shall apply for all necessary building permits for a new mobile home. (BUILDING: MONITORING: ZONING)

The Development Order for this particular variance shall lapse on **May 19, 2006**, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: BATE-2005-00643

Control No: 2004-00965

Result: APPROVED WITH CONDITIONS

Request: To allow a 12 month time extension on the development order and conditions 1, 2, 3, and 4 from the approved variance application BA-2004-205.

Code Section / Description	Required	Proposed	Variance
2.B.3.G.2 Time Extension on Development Order and Conditions #1 2.B.3.G.2 Time Extension on ONGOING Conditions : #2 #3 & #4	05/20/2005	12 month time extension	05/20/2006

Address: 4139 a Palm Bay Cir, West Palm Beach

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

1. By **May 20, 2005**, or prior to DRO Certification, the applicant shall ensure the BA conditions are shown on the certified site plan (DATE : MONITORING DRO).

IS HEREBY AMENDED TO READ:

1. By **May 20, 2006**, or prior to DRO Certification, the applicant shall ensure the BA conditions are shown on the certified site plan (DATE : MONITORING DRO).

Time Extension on ONGOING Condition #2, #3, and #4

2. Prior to the issuance of a «Building Permit», all of the required landscaping, as detailed in Section D of Resolution-02-609 (Petition-01-054), shall be planted in the reduced incompatibility buffer along the South property line (LANDSCAPE).
3. Prior to the issuance of a «Building Permit», all of the required foundation planting that was to be planted along the East side (5 feet) and along the South side (8 feet), of the existing building, shall be installed within the required landscape buffers.
4. Prior to the issuance of a «Building Permit », the applicant shall submit both the Board of Adjustment Result Letter and a copy of the approved survey/site plan to the Building Division (EVENT : Monitoring :Building).

The Development Order for this particular variance shall lapse on May 20, 2005, one year from the approval date. (DATE: MONITORING:Zoning)

IS HEREBY AMENDED TO READ:

The Development Order for this particular variance shall lapse on May 20, 2006, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: SD-125

Result: APPROVED WITH CONDITIONS

Request: To allow a structure to encroach into the required side interior setback.

Code Section / Description	Required	Proposed	Variance
A) 11.E.2.A.2; Table 11.E.2.A-2	Lot access via local street	To allow access to a lot via a major street	access to a lot via a major street
B) 11.E.9.D.2	No lot access directly to a major street		

Address: South side of Hooker Highway

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

- 1 In order to vest the variance approval, by **May 19, 2007**, the subject 21 acre site shall be legally established as a single lot by recordation of either an Affidavit of Plat Waiver or a suitable plat, approved in accordance with applicable requirements of Article 11, ULDC.
- 2 The subject 21acre site shall be used solely for construction of public utility and appurtenant facilities.

PALM BEACH COUNTY - BOARD OF ADJUSTMENT - RESULTS LIST

Hearing Date: **5/19/2005**

Application No: SD-126

Result: DENIED WITHOUT PREJUDICE

Request: To allow a sewage collection/transmission system with appropriate service connection to each lot to be provided for connection to a central sewer system and for each street, providing access to subdivision lots, to have a minimum R-O-W width of 50 feet.

Code Section / Description	Required	Proposed	Variance
A) 11.E.5.B	Sewage collection/transmission system with appropriate service connection for each lot	Individual septic tank system	To allow Individual septic tank system
B) 11.E.2.A.2 & Table 11 E 2 A-2	50 ft wide R-O-W	40 ft wide R-O-W	40 ft wide R-O-W
Address: E side of Colbright Road, 0.44 mile N of Lantana Rd			

The above variance was **DENIED** without prejudice.

END OF REPORT