

NOTICE OF MEETING
BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, **MARCH 7, 2013**, 6:30 P.M., IN THE CITY COMMISSION CHAMBERS, PEMBROKE PINES MUNICIPAL CENTER, 10100 PINES BOULEVARD, PEMBROKE PINES, FLORIDA.

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

AGENDA

MEETING CALLED TO ORDER

ROLL CALL

APPROVAL OF MINUTES: February 7, 2013

NEW BUSINESS:

VARIANCES:

ZV(R) 2013-01	James & Susan Cumby, 2330 NW 103 Avenue
ZV(R) 2013-02	Konrad & Kathryn Walter, 1301 NW 89 Terrace

EXCUSED ABSENCES:

If needed.

CITY OF PEMBROKE PINES
BOARD OF ADJUSTMENT

Sheryl McCoy
Administrative Coordinator I

MASTER HOMEOWNER ASSOCIATIONS: Per Chapter 37.11 (B) of the Code of Ordinances: No later than 15 days prior to each meeting at which the Board of Adjustment, Planning and Zoning Board, or City Commission shall consider the application of the petitioner, or a quasi-judicial proceeding as defined herein...The master homeowners association shall notify all applicable sub-associations. Mail notice shall be provided by first-class mail.

MEETING DATES AND TIMES: Are subject to change. Please verify the date and time with the Planning and Zoning Office, (954) 435-6513, prior to attending.

Information regarding variance/interpretation/appeal requests may be received in the office of the Building and Zoning Department (Dean Piper), 10100 Pines Boulevard, Pembroke Pines, Florida (954) 435-6513, Monday - Thursday, between the hours of 7:00 a.m. and 6:00 p.m.

All affected parties (a person (or persons) natural or corporate, who is the owner of the subject property as listed in the records of the Broward County Property Appraiser, or who resides in or operates a business within 500 feet of the subject property) may appear at said place and

time to be heard and to present their evidence, bring forth witnesses, and cross-examine witnesses providing they notify and file the required forms provided by the City Clerk's office at least seven calendar days prior to the proceedings.

Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk, (954) 435-6501 at least 48 hours in advance to request such accommodation.

**NOTICE OF MEETING
FOR VARIANCE/INTERPRETATION/APPEAL**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEMBROKE PINES, FLORIDA WILL HOLD A PUBLIC MEETING ON THURSDAY, **MARCH 7, 2013**, 6:30 P.M., IN THE CITY COMMISSION CHAMBERS, PEMBROKE PINES MUNICIPAL CENTER, 10100 PINES BOULEVARD, PEMBROKE PINES, FLORIDA.

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBER: ZV(R) 2013-01

PETITIONER:

James & Susan Cumby

ADDRESS:

2330 NW 103 Avenue
Pembroke Pines, FL 33026

SUBJECT PROPERTY:

2330 NW 103 Avenue
Pembroke Pines, FL 33026

LEGAL DESCRIPTION:

Lot 5, Block 1 of "WOODBIDGE" according to the Plat thereof as recorded in Plat Book 93, Page 28 of the Public Records of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 3.9 foot rear yard setback instead of the required five (5) foot rear yard setback with a screened patio.

REFERENCE:

§ 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.

(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the

design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

VARIANCE FILE NUMBER: ZV(R) 2013-02

PETITIONER:

Konrad & Kathryn Walter

ADDRESS:

1301 NW 89 Terrace
Pembroke Pines, FL 33024

SUBJECT PROPERTY:

1301 NW 89 Terrace
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 1 Block 7 of "WESTVIEW SEC 3 PART 1 AMENDED" according to the Plat thereof as recorded in Plat Book 86, Page 42 B, of the Public Records of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

- A) a zero (0) foot side yard setback within the swale area instead of the required five (5) foot side yard setback for a stamped concrete driveway;
- B) a zero (0) foot side yard setback within the property instead of the required five (5) foot side yard setback for a stamped concrete driveway.

REFERENCES:

- A) CITY ENGINEERING STANDARD R-18
 - B) § 155.049 ACCESSORY USES AND STRUCTURES; SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH COVERED ROOFS.
- (B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For water front lots located within developments approved under the design criteria of (RS-7) single family zoning districts, accessory structures shall be allowed to extend to the zero setback side property line. These accessory structures shall include, but not be limited to, concrete slabs, paver decks, wood decks, pools and pool decks, and screen enclosures.

CITY OF PEMBROKE PINES
BOARD OF ADJUSTMENT

Sheryl McCoy, Administrative Coordinator I

MASTER HOMEOWNER ASSOCIATIONS: Per Chapter 37.11 (B) of the Code of Ordinances: No later than 15 days prior to each meeting at which the Board of Adjustment, Planning and Zoning Board, or City Commission shall consider the application of the petitioner, or a quasi-judicial proceeding as defined herein. The master homeowners association shall notify all applicable sub-associations. Mail notice shall be provided by first-class mail.

MEETING DATES AND TIMES: Are subject to change. Please verify the date and time with the Planning and Zoning Office, (954) 435-6513, prior to attending.

Information regarding variance/interpretation/appeal requests may be received in the office of the Building and Zoning Department (Dean Piper), 10100 Pines Boulevard, Pembroke Pines, Florida (954) 435-6513, Monday – Thursday, between the hours of 7:00 a.m. and 6:00 p.m.

All affected parties (a person (or persons) natural or corporate, who is the owner of the subject property as listed in the records of the Broward County Property Appraiser, or who resides in or operates a business within 500 feet of the subject property) may appear at said place and time to be heard and to present their evidence, bring forth witnesses, and cross-examine witnesses providing they notify and file the required forms provided by the City Clerk's office at least seven calendar days prior to the proceedings.

Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the City Clerk, (954) 435-6501 at least 48 hours in advance to request such accommodation.