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Board of Adjustment

City of Pembroke Pines  
Pembroke Pines, FL

**NOVEMBER 2, 2023**

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chairman Rodriguez-Soto on Thursday, November 2, 2023 at 6:30 P.M., in the City Commission Chambers, Charles F. Dodge City Center, 601 City Center Way, Pembroke Pines, Florida, 33025.

**PRESENT:** Chairman Rodriguez-Soto, Vice Chairman Goggin, Members Brito, Abbondandolo and Crawl; Alternate Members Almeria and Siddiqui

**ABSENT:** None

**ALSO PRESENT:** Christian Zamora, Senior Planner, Julia Aldridge, Planner / Zoning Technician, Quentin Morgan, Assistant City Attorney, and Board Secretary Katherine Borgstrom

Board Secretary Borgstrom called roll and declared a quorum present.

## **APPROVAL OF THE MINUTES:**

A motion by Vice Chair Goggin, seconded by Member Crawl, to approve the minutes of the October 5, 2023 meeting passed unanimously.

## **EXCUSED ABSENCES:**

There were no excused absences.

## **LEGAL INSTRUCTIONS:**

Assistant City Attorney Quinten Morgan explained the hearing process to the audience and applicants. The hearing is quasi-judicial and all testimony taken is under oath. The Board has the right to ask witnesses questions that the Board deems relevant to the application. At the conclusion of the hearing, the Board will consider testimony and evidence and enter an order. Three votes are needed to approve a variance. The decisions are appealable to the City Commission of Pembroke Pines only.

[Secretary's Note: Interested parties were sworn under oath to give testimony in the relevant causes by the Assistant City Attorney.]

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**OLD BUSINESS:**  
**VARIANCES:**

**VARIANCE FILE NUMBERS:** ZV(R)2023-0081 - 0083

**PETITIONER:**  
James Hort

**ADDRESS:**  
**SUBJECT PROPERTY:**  
1420 NW 86 Terrace  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**  
Lot 17, Block 26, of the BOULEVARD HEIGHTS SECTION 9 5TH ADDITION PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 15B, of the Public Record of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting variances to allow:

ZV(R)2023-0081) a 74% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.

ZV(R)2023-0082) a 55% total width of lot instead of the allowed 40% width of lot for an existing driveway.

ZV(R)2023-0083) a 1'- 6" (northern) side setback instead of the required 5' side setback for an existing shed.

**REFERENCES:**

ZV(R)2023-0081 & 0082)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage  40 % width of lot	[1] 10 foot minimum width

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ZV(R)2023-0083)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet [2] 200 square feet if located in A or R-E.	[2] If over 200 square feet it shall meet primary building setbacks

## PROJECT DESCRIPTION / BACKGROUND:

James Hort, owner, submitted three residential zoning variance requests for an existing driveway and a 12' x 9' shed, both existing in the property at the single-family residence located at 1420 NW 86 Terrace in the Boulevard Heights neighborhood, which is zoned Residential Single-Family (R-1C).

On December 19, 2022, the City's Code Compliance Division cited the owner (Case No. 221203027) for work performed without building permits.

In April 5, 2022, the property owner submitted a building permit application (RX22-00645) to legalize the completed driveway work. The permit application and documents revealed that the existing driveway exceeded the limitations of the City's Land Development Code (LDC); therefore, the applicant is requesting the following:

- **ZV(R) 2023-0081** is to allow 77% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot. **(TABLED)**
- **ZV(R) 2023-0082** is to allow 55% width of lot instead of the allowed 40% width of lot for an existing driveway in a typical lot. **(TABLED)**
- **ZV(R) 2023-0083** is to allow a foot, six inches (1' - 6") side setback along a segment of the northern property line instead of the required five feet (5') setback for an existing 12' x 9' shed in a typical lot. **(TABLED)**

The above variance requests were heard by the Board on October 5, 2023 meeting. The applicant was directed to reconsider the requests and to possibly provide an alternative plan to

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further reduce the amount of paving in the front of the house.

Per the updated request, the applicant is cutting back 2' x 37.5' strip of concrete along the left side (south) of the existing driveway. The new plan shows the width of the driveway reduced from 33'-0" (55%) to 31'-0" wide (52%) of the lot's width; also, the modified request reduces front lot coverage from 77% to 70% of front lot coverage. The applicant is now asking:

- **ZV(R) 2023-0081** is to allow 70% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot.
- **ZV(R) 2023-0082** is to allow 52% width of lot instead of the allowed 40% width of lot for an existing driveway in a typical lot.
- **ZV(R) 2023-0083** is to allow a foot, six inches (1' - 6") side setback along a segment of the northern property line instead of the required five feet (5') setback for an existing 12' x 9' shed in a typical lot.

The applicant is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development related approvals or permits.

The property is not located within a homeowner's association.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0081** is to allow 77% front lot coverage (total) instead of the allowed 35% front lot coverage (total) for an existing driveway in a typical lot.

**ZV(R) 2023-0082** is to allow 55% width of lot instead of the allowed 40% of width of lot for an existing driveway in a typical lot.

**ZV(R) 2023-0083:** is to allow a foot, six inches (1'-6") side setback (eastern property line) instead of the required five feet (5') setback for an existing 12'x9' shed in a typical lot.

### *Code References:*

**ZV(R)2023-0081 & 0082)**

**Table 155.620 Accessory Building and Structures**

Type, Driveway, Typical Lot, Maximum Dimensions, 35% front lot coverage

Type, Driveway, Typical Lot, Maximum Dimensions, 40 % width of lot

**ZV(R)2023-0083)**

**Table 155.620 Accessory Building and Structures**

Type, Shed, Setback, Side, 5 feet

James Hort, petitioner, spoke to the variance request. He stated the size had been reduced somewhat.

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The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Member Crawl, and Alternate Member Siddiqui.

Chair stated the request is still extremely over size (70% front lot coverage compared to the code of 35%) and that the size has not been reduced enough for board to give approval from the October meeting request to reduce the size. Chair asked petitioner if he would be willing to go back to City staff and seek other reduction possibilities, petitioner said he would.

Member Crawl spoke to length of time petitioner has lived at property, response was since 2007. Member Crawl noted there are two different finished floor measurements on two different surveys, due to the build up of concrete. Alternate Member Siddiqui asked about drainage, petitioner restated that there is a street drain at the end of both sides of the front driveway, that all other water from back yard or roof (through gutter system) flows to the back of the property where there is a lake. Petitioner stated that the driveway was cut with drain lines to further assist with drainage. Petitioner stated he installed the driveway to allow for more cars at the home (RV and personal vehicles) due to family size and that most other neighbors park on their grass, which makes the front of the homes unappealing. There is no swale or sidewalks in the community.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Member Crawl, seconded by Member Abbondandolo, to table ZV(R)2023-0081 through ZV(R)2023-0083 to the December 7, 2023 meeting passed unanimously.

## **NEW BUSINESS:**

### **VARIANCES:**

**VARIANCE FILE NUMBERS: ZV(R)2023-0103 & 0104**

**PETITIONER:**

Sheron A Tyrell

**ADDRESS:**

**SUBJECT PROPERTY:**

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16172 NW 21 Street  
Pembroke Pines, FL 33028

## LEGAL DESCRIPTION:

Lot 18, Block 2, of the ANTIGUA AT SPRING VALLEY PLAT, according to the Plat thereof as recorded in Plat Book 161, Page 11B, of the Public Record of Broward County, Florida.

## VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

**ZV(R)2023-0103**) a 0" side (east) setback instead of the required 5 feet side setback for a proposed screen enclosure.

**ZV(R)2023-0104**) a 0" side (west) setback instead of the required 5 feet side setback for a proposed screen enclosure.

## REFERENCES:

**ZV(R)2023-0103 & 0104)**

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Screen Enclosure	Primary Building	5 feet	15 feet	N/A	N/A	N/A	N/A

## PROJECT DESCRIPTION / BACKGROUND:

Sheron Tyrell, property owner, submitted two residential zoning variance requests for a proposed screen enclosure at the property located at 16172 NW 21 Street in the Antigua, part of the Spring Valley Neighborhood. The property is zoned Residential Multi-Family (R-MF).

On May 5, 2023, the owner submitted a building permit application (No. RX23-07014) to build a (29'-0" x 10' - 9") screen enclosure with screen roof attached to the rear of the unit. Per the sketch on the survey, the proposed location is closer than the code required four feet (4') side setbacks (east and west property lines); as result, the building permit cannot be issued.

The applicant is requesting the following:

- **ZV(R) 2023-0103** to allow zero-foot side setback along the eastern property line instead of the required five-foot (5') side setback for a proposed (29' – 0" x 10' - 9") screen enclosure with a screen roof.
- **ZV(R) 2023-0104** to allow zero-foot side setback along the western property line

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instead of the required five-foot (5') side setback for a proposed (29' – 0" x 10' - 9") screen enclosure with a screen roof.

The applicant is aware that Board consideration of residential variance requests do not preclude the property owner from obtaining all necessary development related approvals or permits.

Ms. Tyrell has provided Letter of Approval by Antigua at Spring Valley HOA, dated June 6, 2023. The applicant is also, providing letters of support from the neighbors.

## **VARIANCE REQUEST DETAILS:**

**ZV(R) 2023-0103** to allow zero-foot side setback along the eastern property line instead of the required four-foot (5') side setback for a proposed (29' – 0" x 10' - 9") screen enclosure with a screen roof.

**ZV(R) 2023-0104** to allow zero-foot side setback along the western property line instead of the required four-foot (5') side setback for a proposed (29' – 0" x 10' - 9") screen enclosure with a screen roof.

### *Code References:*

#### **ZV(R) 2023-0103 & 0104)**

Table 155.620 Accessory Building and Structures  
Type, Screen Enclosure, Setback, Side, 5 feet

Sharon Tyrell, petitioner, spoke to the variance request. She stated that she desired to screen the patio of her town home. The structure would not fit if it did not go into the setback, as the two sliding glass doors would be cut off by the framing of the screening. The glass doors are three feet into the setback. The patio was poured with permit. Christian Zamora stated that when the units were built, there was supposed to be a wall between lots but that never happened. He also confirmed there are no utilities in the area and there would still be about six inches to the property line. Petitioner confirmed that the patio is pavers over sand and the drainage from the roof flows to the back of the property.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Vice Chair Goggin, Alternate Member Siddiqui.

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The member of staff who spoke to the variance request was Christian Zamora

No one from the public asked to speak to the variance request.

A motion by Vice Chair Goggin, seconded by Member Crawl, to grant variance request ZV(R)2023-0103, under Sec. 155.301(O)(1)(c), to allow a 0" side (east) setback instead of the required 5 feet side setback for a proposed screen enclosure passed unanimously.

A motion by Vice Chair Goggin, seconded by Member Abbondandolo, to grant variance request ZV(R)2023-0104, under Sec. 155.301(O)(1)(c), to allow a 0" side (west) setback instead of the required 5 feet side setback for a proposed screen enclosure passed unanimously.

## **VARIANCE FILE NUMBERS: ZV(R)2023-0105 & 0106**

### **PETITIONER:**

Paige Turner

### **ADDRESS:**

#### **SUBJECT PROPERTY:**

2338 NW 162 Terrace  
Pembroke Pines, FL 33028

### **LEGAL DESCRIPTION:**

Lot 190, of the PARKSIDE AT SPRING VALLEY PLAT, according to the Plat thereof as recorded in Plat Book 158, Page 13B, of the Public Record of Broward County, Florida.

### **VARIANCES REQUESTED:**

Petitioner is requesting variances to allow:

**ZV(R)2023-0105)** a 47% total front lot coverage instead of the required 40% total front lot coverage for an existing driveway on a zero-lot line property.

**ZV(R)2023-0106)** a 45% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

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## REFERENCES:

ZV(R)2023-0105 & 0106)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
<b>Driveway, Zero Lot Line</b>	0 feet	0 on the Zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	<b>40% front lot coverage</b>  <b>40% width of lot</b>	[1] 10 foot minimum width

## PROJECT DESCRIPTION / BACKGROUND:

Paige Turner, owner, submitted two residential zoning variance requests to legalize an existing driveway for the single-family residence located at 2338 NW 162 Terrace in Parkside at Spring Valley neighborhood which is zoned Residential Single-Family Zero Lot Line (R-1Z).

On July 13, 2023, the City's Code Compliance Division cited the property owner (Case No. 230702939) for work performed without building permits.

In February 21, 2023, the owner submitted a building permit application (No. RX23-02451) to build a driveway and patio at the property; however, the building permit cannot be approved as the existing driveway exceeds the limitations of the City's Land Development Code (LDC).

The applicant is specifically requesting:

- **ZV(R)2023-0105** is to allow 47% total front lot coverage instead of the required 40% total front lot coverage for an existing driveway on a zero-lot line property.
- **ZV(R)2023-0106** is to allow 45% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

Per staff research, no building permits were able to be recovered; however, per Broward County Property Appraiser Imagery, it appears the driveway has existed at the property since at least 2022.

The applicant is aware that Board consideration of residential variance request does not

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preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Parkside Spring Valley Neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) approval, dated August 9, 2023.

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2023-0105** is to allow a 47% total front lot coverage instead of the required 40% total front lot coverage for an existing driveway on a zero-lot line property.

**ZV(R)2023-0106** is to allow a 45% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

### *Code References:*

#### **Table 155.620 Accessory Building and Structures**

Type, Driveway, Zero-Lot Line, Maximum Dimensions, 40% front lot coverage

Type, Driveway, Zero-Lot Line, Maximum Dimensions, 40 % width of lot

Paige Turner, petitioner, spoke to the variance request. She stated she put in the driveway years ago without permit due to three drivers in the home and need to have work vehicle at home. She was sighted by Code in February of 2023 Has lived in the City since 1996 at various residences. Petitioner confirmed that the pavers are over sand and no drainage problems. Petitioner confirmed there is no street parking, no swale and visitor parking is very limited.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Vice Chair Goggin, Alternate Member Siddiqui.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Vice Chair Goggin, seconded by Member Crawl, to grant variance request ZV(R)2023-0105, under Sec. 155.301(O)(1)(c), allow a 47% total front lot coverage instead of the required 40% total front lot coverage for an existing driveway on a zero-lot line property passed unanimously.

A motion by Vice Chair Goggin, seconded by Member Crawl, to grant variance request

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ZV(R)2023-0106, under Sec. 155.301(O)(1)(c), allow a 45% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property passed unanimously.

**VARIANCE FILE NUMBERS: ZV(R)2023-0107 - 0111**

**PETITIONER:**

Yoandy Ramos & Yohandys Rodriguez

**ADDRESS:**

**SUBJECT PROPERTY:**

8761 NW 14 Street  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**

Lot 16, Block 34, of the BOULEVARD HEIGHTS SEC 9 6TH ADD PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 16, of the Public Record of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting variances to allow:

**ZV(R)2023-0107)** a 70% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.

**ZV(R)2023-0108)** a 70% total width of lot instead of the allowed 40% width of lot for an existing driveway.

**ZV(R)2023-0109)** a one-foot three inch (1'-3") side setback along the western property line instead of the required five feet (5') side setback for an existing driveway.

**ZV(R)2023-0110)** a zero feet (0') side setback along a portion of the western property line instead of the required five feet (5') for an existing deck / patio.

**ZV(R)2023-0111)** a one foot seven inch (1'-7") side setback along a portion of the eastern property line instead of the required five feet (5') for an existing deck / patio.

**REFERENCES:**

**ZV(R)2023-0107 - 0109)**

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage  40 % width of lot	[1] 10 foot minimum width

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## ZV(R)2023-0110 & 0111)

Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

### PROJECT DESCRIPTION / BACKGROUND:

Yoandy Ramos, owner, submitted five Zoning Variance requests to legalize an existing driveway, patio and deck for the property located at 8761 NW 14 Street in the Boulevard Heights neighborhood (aka Sunswept west) zoned Single-Family Residential Zoning District (R-1C).

On July 30, 2021, the City's Code Compliance Division initiated Code Compliance procedures (Case No. 220400109) for work done without building permits.

Mr. Ramos provided an updated property survey (8/31/2023) showing the work done. It appears an unpaved area located directly in the front of the house was filled in. Also, the survey shows two (2) roofed structures encroaching into required side setbacks, per plan, those structures will be permanently removed; however, the owner would like to retain the driveway at existing conditions.

The applicant is requesting the following:

- **ZV(R)2023-0107** to allow 70% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.
- **ZV(R)2023-0108** to allow 70% total width of lot instead of the allowed 40% width of lot for an existing driveway.
- **ZV(R)2023-0109** to allow one-foot three-inch (1'–3") side setback along the western property line instead of the required five feet (5') side setback for an existing driveway.

Per staff review, the existing patio to the east and existing driveway have been present at the property in a similar way since at least 2003 as approved via permit (No. 72316192, see copy approved layout) Also, staff research of city's archives, found the existing swimming pool at the property was approved in the year 2017 via permit (No. 1744093-0, see copy of approved layout)

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in conformance with required five-foot side setbacks; however, per the updated property's survey (8/31/2023), the existing deck is closer than the required five-foot (5') setback to the west property line; same applies to an existing (approximately) 36' x 3.5' patio located along a segment of the east property line, closer than the required five-foot (5') setback.

The owner is requesting the following:

- **ZV(R)2023-0110** to allow zero feet (0') side setback along a portion of the western property line instead of the required five feet (5') for an existing deck.
- **ZV(R)2023-0111** to allow one-foot seven-inch (1'-7") side setback along a portion of the eastern property line instead of the required five feet (5') for an existing.

The applicant is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development related approvals or permits.

Per the City's registered HOA list, there is no HOA in the neighborhood where the property is located.

## **VARIANCE REQUEST DETAILS:**

**ZV(R)2023-0107:** is to allow 70% total front lot coverage instead of the required 35% total front lot coverage for an existing driveway.

**ZV(R)2023-0108:** is to allow 70% total width of lot instead of the allowed 40% width of lot for an existing driveway.

**ZV(R)2023-0109:** to allow one-foot three-inch (1'-3") side setback along the western property line instead of the required five feet (5') side setback for an existing driveway.

**ZV(R)2023-0110:** is to allow zero feet (0') side setback along a portion of the western property line instead of the required five feet (5') for an existing deck / patio.

**ZV(R)2023-0111:** is to allow a one foot seven-inch (1'-7") side setback along a portion of the eastern property line instead of the required five feet (5') for an existing deck / patio.

*Code References:*

**ZV(R)2023-0107 & 0108)**

**Table 155.620 Accessory Building and Structures**

Type, Driveway, Typical Lot, Maximum Dimensions, 35% front lot coverage

Type, Driveway, Typical Lot, Maximum Dimensions, 40 % width of lot

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## **ZV(R)2023-0109**

Type, Driveway, Typical Lot, Setback, Side, 5 feet

## **ZV(R)2023-0110 & 0111)**

### **Table 155.620 Accessory Building and Structures**

Type, Deck or Patio, Setback, Side, 5 feet

Yohandy Ramos, petitioner, spoke to the variance request. He stated the driveway was done with permit before he purchased the home in 2019. He took out one of the planter spaces in order to have straight walkway to the front door from parking area for family member who uses a walker. Board members spoke to request being too excessive and that if tabled, consider opening back up the planter space, that would give petitioner smaller size request for board consideration. Christian Zamora confirmed that covering the plant landscaping put the size out of compliance. He also confirmed there is no sidewalk or swale and that the driveway has been there for five years. The pool conflicts are due to new survey showing pool and deck go into the five foot setback.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Vice Chair Goggin, Alternate Member Siddiqui.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Vice Chair Goggin, seconded by Member Abbondandolo, to table ZV(R)2023-0107 through ZR(R) 2023-0111 to the December 7, 2023 meeting passed unanimously.

## **VARIANCE:**

**VARIANCE FILE NUMBER: ZV(R)2023-0112**

## **PETITIONER:**

Jeffrey Boyer

## **ADDRESS:**

## **SUBJECT PROPERTY:**

9840 SW 8 Street

Pembroke Pines, FL 33025

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## LEGAL DESCRIPTION:

Lot 1, Block 15, of the SKOMILL SECTION TWO PLAT, according to the Plat thereof as recorded in Plat Book 115, Page 15B, of the Public Record of Broward County, Florida.

## VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 1 foot side (south) setback instead of the required 5 feet side setback for the replacement of a shed in the non-conforming location.

## ZV(R)2023-0112)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	[1] 100 square feet	[2] If over 200 square feet it shall meet primary building setbacks

## PROJECT DESCRIPTION / BACKGROUND:

Jeffery Boyer, owner, submitted a Zoning Variance request to legalize an existing shed at the property located at 9840 SW 8 Street in the Tanglewood Lakes neighborhood, zoned Single-Family Residential (R-1B).

On May 17, 2023 the City's Code Compliance Division cited the owner for performing work without building permits (Code Case No. 230502148).

Per the sketch on the survey, there is a 10' x 8' storage shed located on the west side yard of the existing house. The applicant specifically is requesting:

- **ZV(R)2023-0112** to allow one-foot side setback along a segment of the western property line for an existing 10' x 8' storage shed.

Per Staff research, no building permits were able to be found; however, Broward County Property Appraiser Imagery indicates, the storage shed has existed in the property since at least 2022.

The applicant is aware that Board consideration of residential variance request does not

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preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Tanglewood Neighborhood. Per city's Registered HOA, there is no HOA in the neighborhood where the property is located.

## **VARIANCE REQUEST DETAILS:**

The following Zoning Variance Request is submitted as follows:

**ZV(R)2023-0112:** to allow one-foot side setback along a segment of the west property line instead of the required five-foot side setback for an existing 8' x 10' storage shed.

### **City Code Reference:**

#### **Table 155.620: Accessory Buildings and Structures**

Type, Shed, Setback, Side, 5 feet

Jeffrey Boyer, petitioner, spoke to the variance request. He stated there is not enough storage for his family as he is keeping the garage area clear to reduce possibilities of fire. Petitioner is a retired fire fighter. He is also having cancer treatments so it is important to keep yard chemicals out of the residence for his protection. Christian Zamora confirmed there is a 12 foot utilities easement on the street side but this is not near where the shed is and all other corners of the lot are grass.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto, Vice Chair Goggin. Alternate Member Siddiqui stated that he lives in the same neighborhood.

The member of staff who spoke to the variance request was Christian Zamora.

No one from the public asked to speak to the variance request.

A motion by Vice Chair Goggin, seconded by Member Crawl, to grant variance request ZV(R)2023-0112, under Sec. 155.301(O)(1)(c), allow a 1 foot side (south) setback instead of the required 5 feet side setback for the replacement of a shed in the non-conforming location passed unanimously.



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## **STAFF CONCERNS:**

Christian Zamora stated the January 2024 meeting may be cancelled due to calendaring.

## **ADJOURNMENT:**

A motion by Member Crawl, seconded by Member Abbondandolo, to adjourn the meeting at 7:40 P.M., passed unanimously.

Respectfully submitted:

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Katherine Borgstrom  
Board Secretary

Adjourned: 7:40 P.M.  
Approved: