

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

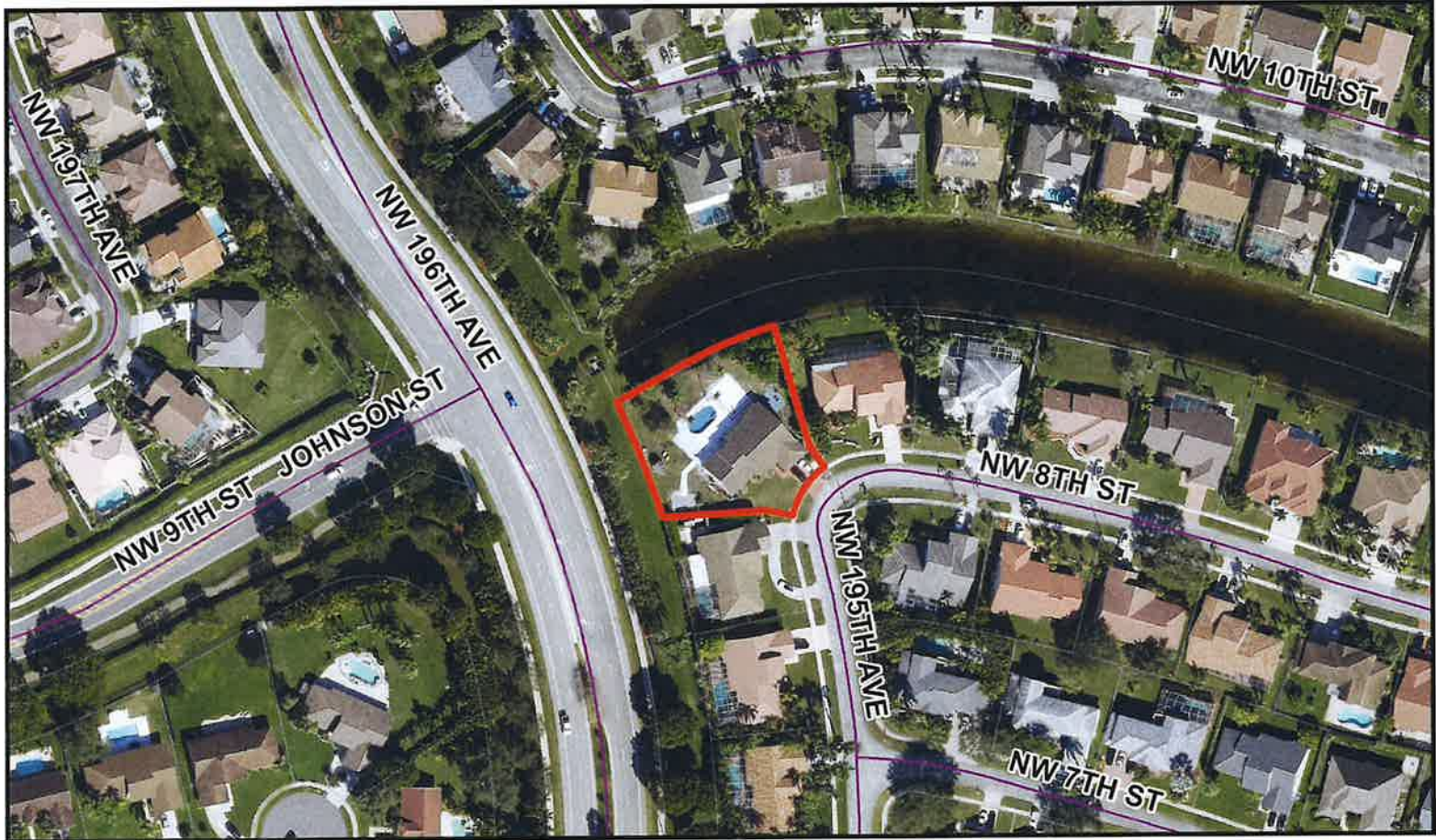
ZV(R)2025-0029-0030

Zoning Variances

STOLZE, CHRISTIAN P & JESSICA
730 NW 195 AVE PEMBROKE PINES FL 33029



NOT TO SCALE





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Agenda Date:	October 2, 2025	Application No.	ZV(R)2025-0029-0030		
Project:	Proposed open sided roofed structure (freestanding); existing shed	Pre-Application No.	PRE2025-0108		
Project Planner:	Christian Zamora, Senior Planner				
Owner:	Christian & Jessica Stolze	Agent:	N/A		
Location:	730 NW 195 Avenue, Pembroke Pines, FL 33029	Property Id No.	513913040370	Commission District No.	4
Existing Zoning:	PUD (SF-1, Single- Family Conventional)	Existing Land Use:	Residential		
Reference Applications:	Building Permit Application No. RX25-03730 (Applied 4/16/2025)				
Variance Summary					
Application	Code Section	Required/Allowed	Request		
ZV(R)2025-0029	Table 155.620: Accessory Buildings and Structures: Open Sided Roofed Structures (Freestanding)	200 Square-Foot (SF)	504 SF instead of the required 200 SF for a proposed Open Sided Structure (Free Standing) in a residential single-family property, typical lot		
ZV(R)2025-0030	Table 155.620: Accessory Buildings and Structures: Shed	100 Square-Foot (SF)	204 SF instead of the required 100 SF for an existing shed in a single-family property, typical lot		
Final:	☐ Planning & Zoning Board		☒ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 				

PROJECT DESCRIPTION/BACKGROUND:

Jessica Stolze, owner, submitted a residential zoning variance request for the single-family residence located at 730 SW 195 Avenue in the Chapel Trail Neighborhood, which is zoned Planned Unit Development (PUD). The property follows PUD guidelines for single-family conventional, lots larger than 10,000 SF (SF-1) The PUD does not address open sided, roofed structures, freestanding; as result, the provisions of the City's Land Development Code (LDC) apply.

On April 4, 2025, the owner submitted a plan for Building Permit Application No. RX25-03730 to install an (27' – 2" x 18') aluminum roof "outdoor terrace" on existing patio; however, the permit cannot be approved as the proposed work exceeds the limitations of the City's Land Development Code (LDC). Per the plan, the owner is requesting:

- **ZV(R)2025-0029:** to allow four hundred, eighty-nine Square-Foot (489 SF) instead of the required 200 Square-Foot for a proposed Open Sided Structure, Freestanding Structure in a residential single-family, typical lot.

Per the documents provided by ownership for the property, it was detected an existing (12' x 17') shed located on the west side of the property. The owner would like to include:

- **ZV(R)2025-0030:** to allow two hundred, four Square-Foot (204 SF) instead of the required 100 (SF) for an existing shed in a residential single-family, 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 subject property is in Chapel Trail Neighborhood. The owner provided a copy of the Homeowners Association (HOA) Letter, dated April 1, 2025.

VARIANCE REQUEST DETAILS:

ZV(R)2025-0029) is to allow four hundred, eighty-nine Square-Foot (489 SF) instead of the required 200 Square-Foot for a proposed (27' – 2" x 18') Open Sided Structure, Freestanding Structure in a residential single-family, typical lot.

ZV(R)2025-0030) is to allow two hundred, four Square-Foot (204 SF) instead of the required 100 (SF) for an existing shed in a residential single-family, typical lot.

Code Reference:

ZV(R)2025-0029-0030)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Open Side Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 SF	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building
Shed	Primary Building	5 feet	15 feet	5 feet	Primary building or	[1] 100 square feet [2] 200	2] If over 200 square feet it shall meet

					24 feet, whichever is less	square feet if located in A or R-E.	primary building setbacks
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VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
 Subject Site Aerial Photo
 Property Survey (8-26-2025)
 Proposed Plan
 HOA Letter (4/1/2025)



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

PRE 1025-0108

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 8/15/25

Plans for DRC — Planner: C-2

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☒ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: C-2 Project #: PRJ 20 — Application #: 706/2025-0029-0030

Date Submitted: 8/15/25 Posted Signs Required: (1) Fees: \$ 621.00

SECTION 1-PROJECT INFORMATION:

Project Name: Pergola
Project Address: 730 NW 195th Ave. Pembroke Pines FL 33029

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: Pasadena @ Chapel Trail
Phase 4 151-9 B lot 69 Blk 1.

Has this project been previously submitted? ☐ Yes ☒ No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Christian and Jessica Stolze
Owner's Address: 730 NW 195th Ave Pembroke Pines FL 33029
Owner's Email Address: Christianstolze@yahoo.com, jstolze1220@gmail.com
Owner's Phone: 347 739 4586 or 786 376 5442 Owner's Fax: _____
Agent: _____

Contact Person: _____
Agent's Address: _____
Agent's Email Address: _____
Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☒ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: RK25-03730 (4/16/25)

Code Section: 155.620

Required: 100 S.F. - 100 S.F. Shed

Request: 504 S.F. - 204 S.F. Shed

Details of Variance, Zoning Appeal, Interpretation Request:

See letter of Application.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Our backyard project consist of the installation of a 20x30 Aluminum pergola. The pergola will be anchored into the ground using concrete anchors as per code requirements. The pergola will be open on all sides and our backyard is big enough to allow for this size pergola.

See letter of explanation

8/3/2025

**To: Planning and Zoning Division
City of Pembroke Pines, FL**

**From: Christian and Jessica Stolze
730 NW 195th Ave
Pembroke Pines, FL 33029**

RE: Request for Zoning Variance - 600 sq ft Pergola

To Whom It May Concern:

We are writing to formally request a zoning variance to allow the construction of a 600 square foot pergola in our backyard, located at 730 NW 195th Ave Pembroke Pines, FL 33029. We understand that the current zoning code permits accessory structures such as pergolas up to 200 square feet; however, I am seeking this variance due to the unique characteristics of my property and my family's use of the outdoor space.

Our lot is sufficiently sized and configured to accommodate the proposed pergola without encroaching on any property setbacks, easements, or public rights of way. The structure will be built in compliance with all applicable building codes and will not adversely affect neighboring properties in terms of privacy, noise, or aesthetics. We have taken the extra steps to have a new survey completed on our property, as well as hiring and paying for engineered drawings all showing measurements are within compliance. In addition, we have also obtained full approval from our Master association and our local homeowners association.

As a family, we spend a significant amount of time outdoors, and the larger pergola will provide necessary shade and a safe, comfortable space for gatherings, outdoor meals, and family recreation — particularly during the hot and rainy months common in South Florida. We are not adding any walls or creating a fully enclosed structure; it will remain open-air and visually compatible with our home and neighborhood.

This pergola is intended to enhance the enjoyment of our home and is an important part of how we engage with our yard as a family. We take pride in maintaining a beautiful and respectful property and have spoken with adjacent neighbors, who have expressed no objection to our plans.

We respectfully ask the city to consider our request and grant the variance, recognizing the practical use, family-oriented purpose, and minimal community impact of this project.

Thank you for your time and consideration.

Sincerely,

Christian and Jessica Stolze

jstolze1220@gmail.com, christianstolze@yahoo.com

786-376-5442, 347-739-4586

Included for your review:

- Site plan with measurements
- Property survey
- Pergola plans/rendering
- Photos of backyard

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 8/6/2025
Signature of Owner Date

Sworn and Subscribed before me this 6th day
of August, 20 25

[Signature] 05-05-2028
Fee Paid Signature of Notary Public My Commission Expires



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

Chapel Trail Owners Association, Inc.

c/o Pointe Management Group, Inc.

18501 Pines Boulevard – Suite 204

Pembroke Pines, Florida 33029

April 1, 2025

MODIFICATION NOTICE OF APPROVAL

Christian P. Stolze and Jessica Stolze

730 NW 195th Avenue

Pembroke Pines, Florida 33029

Your Architectural Modification Request has been approved. Specifically, you have been approved to proceed with the following:

20 x 30 x 8 feet Roofed Pergola Installation.

Color: Dark Bronze.

Location: Backyard as shown in documentation provided by Homeowners.

Model as specified in documentation provided by Homeowners.

Homeowners will do the installation.

Pergola to be securely anchored to existing cement.

City Permit Is Required.

You have 30 days to apply for the City Permit. If a City Permit is not required for your modification, you have 30 days to commence the work. We reserve the right to make a final inspection of the modification to make sure it concurs with the request you submitted.

Once the application has been approved, any change invalidates the same. You will need to reapply.

Please follow all local building codes and setback requirements. A building permit may be needed. Be aware that you are responsible for contacting the appropriate Utility Companies before digging. No Contractor's signs on property please. No debris outside of property.

Please save this approval letter, the fully-executed Architectural Approval Request form as well as the copy of the Common Area Agreement form for future reference. Your Contractor may need a copy of this Modification Notice of Approval to pull the City Permit or other permits, if required.

On behalf of,

The Chapel Trail Board of Directors

Architectural Design Control Committee

730 NORTHWEST 195th AVENUE, PEMBROKE PINES, FL. 33029 BOUNDARY SURVEY



SCALE: 1"=40'

CURVE TABLE					
	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	56.13'	75.00'	42°52'54"	54.83'	S33°17'01"W
C2	117.08'	1005.00'	06°40'30"	117.02'	N21°38'06"W
C3	96.68'	423.00'	13°05'43"	96.47'	N67°10'52"E
C4	34.67'	75.00'	26°29'23"	34.37'	S01°24'07"E



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	LENGTH
L1	N78° 09' 28"W	25.00'
L2	S86° 35' 19"W	99.44'
L3	N60° 38' 00"E	69.49'
L4	S35° 16' 33"E	25.00'

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 08-26-2025
 Drawn By: Oleg
 Order #: 270382
 Last Revision Date:
 Boundary Survey prepared by: LB8642
 Nexgen Land Solutions, LLC
 5615086272
 1547 Prosperity Farms
 Lake Park FL 33403



Proposed Location/Size: 770 NW 195 Avenue

