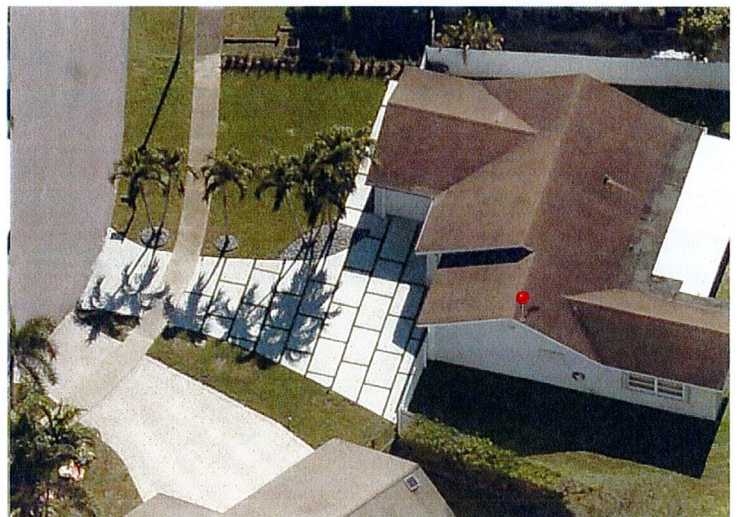


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-13-14
Zoning Variances

HERNANDEZ, GERMAN BARBAN, YESSSENIA
750 NW 85 WAY PEMBROKE PINES FL 33024





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

Summary

Agenda Date:	June 2, 2022	Application ID:	ZV(R)2022-0013 & 0014
Project:	Existing Driveway	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Yessenia Barban	Agent:	N/A
Location:	750 NW 85 Way Pembroke Pines, FL 33024		
Existing Zoning:	Single Family Residence (R-1C)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Notice of Violation Doc. #22020005 (2/02/2022)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2022-0013	Table 155.620	35% Front Lot Coverage	49% Front Lot Coverage
ZV(R) 2022-0014	Table 155.620	5 Feet Setback	1 Feet Setback
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: Zoning Administrator:		

PROJECT DESCRIPTION / BACKGROUND:

Yessenia Barban, owner, has submitted two Variance requests for an existing driveway:

Zoning Variance Application #ZV(R) 2022-0013 is to allow a 49% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for an existing driveway

Zoning Variance Application #ZV(R) 2022-0014 is to allow 1 Foot (1') side setback instead of the required 5 Feet (5') side setback for an existing driveway.

The existing driveway was built without a permit, and it is under Code Compliance Notice of Violation No. #22020005. This violation began on February 2, 2022

Ms. Barban has submitted required documents for Building Permits, and is aware driveway permit needs to be completed for the property to be brought into Code Compliance.

There is no Homeowners Association where the property is located.

VARIANCE REQUEST DETAILS:

ZV(R) 2022-0013 to allow a 49% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for an existing driveway

ZV(R) 2022-0014 to allow a 1 Foot (1') side setback along the north property line instead of the required Five Feet (5') side setback for an existing driveway.

Code Reference: Table 155.620 Accessory Building and Structures.

Table 155.620 Accessory Building Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular*	0 feet	5 feet	15 feet	N/A	N/A	35% front lot coverage 40 % width of lot	Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

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
Unified Development Application
Property Survey
Proposed Plan



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>

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: 4/26/22

Plans for DRC — Planner: C-2

Indicate the type of application you are applying for:

- | | |
|-------------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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 foot 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. Zamora Project #: PRJ 20 — - — Application #: 2022-13-14

Date Submitted: — / — / — Posted Signs Required: (—) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:Project Name: HOMEProject Address: 750 NW 85th Way Pembroke Pines FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

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: German Hernandez & Yessenia Barban

Owner's Address: 750 NW 85th WAY Pembroke Pines, FL 33024

Owner's Email Address: Yessenia.Barban@gmail.com

Owner's Phone: 305-343-9079

Owner's Fax: N/A

Agent: N/A

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: _____

Code Section: 155620.

Required: 35% Front Lot Coverage; 5' Setback

Request: 40% Front Lot Coverage; 1' Setback

Details of Variance, Zoning Appeal, Interpretation Request:

See Applicant's letter.

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: _____

The reason why I would need to extend my driveway is to create more space for parking & to ease access to the backyard. I have multiple people living in the house with cars. Having a driveway that is too narrow to meet our parking needs can be quite frustrating as well as inconvenient. My family members struggle to find space to park, & have to shuffle cars around every time someone has to leave. So, we can benefit quite a lot from a larger driveway with space for more than one car to get on. A wider driveway can also provide us a safe place for our children whenever they're playing basketball or any other activity.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

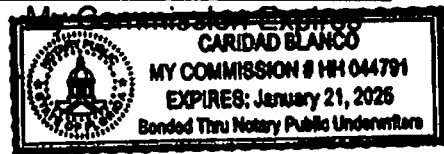
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Referrera 4/28/2022
Signature of Owner Date

Sworn and Subscribed before me this 28th day
of April, 2022

Fee Paid

[Signature]
Signature of Notary Public



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_____

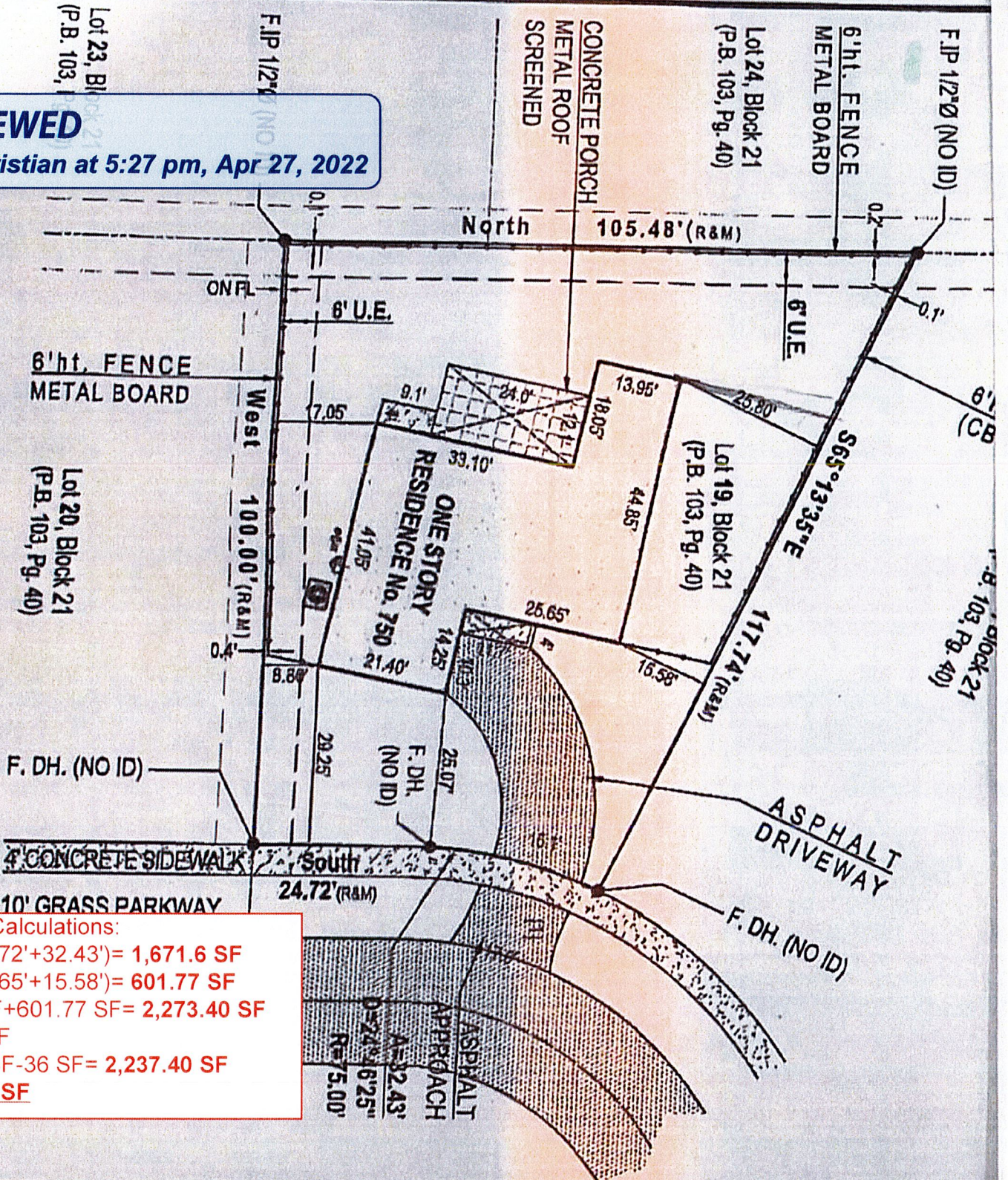
Fee Paid

Signature of Notary Public

My Commission Expires

REVIEWED

By Christian at 5:27 pm, Apr 27, 2022





$(15' + 34') / 2 = 24.5' (17' + 8') = 612.5 \text{ SF}$
 $(40.21' + 34') / 2 = 37.01' (14.25) = 527.39 \text{ SF}$
 $612.5 \text{ SF} + 527.39 \text{ SF} = 1,139.89 \text{ SF}$
 $4' \times 11' = 44 \text{ SF}$
 $1,139.89 \text{ SF} - 44 \text{ SF} = 1,095.89 \text{ SF}$
 $1,095 \text{ SF} / 2,237.40 \text{ SF} = 48.9\%$