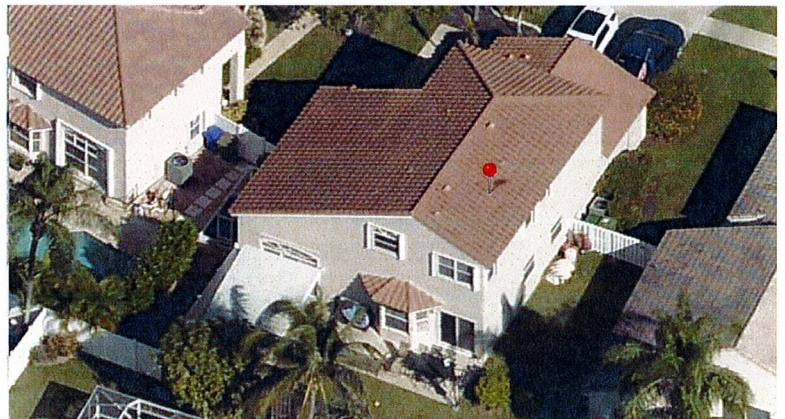
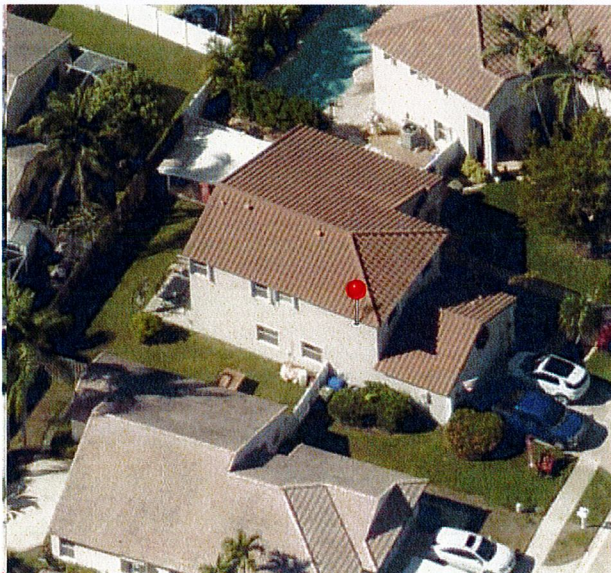
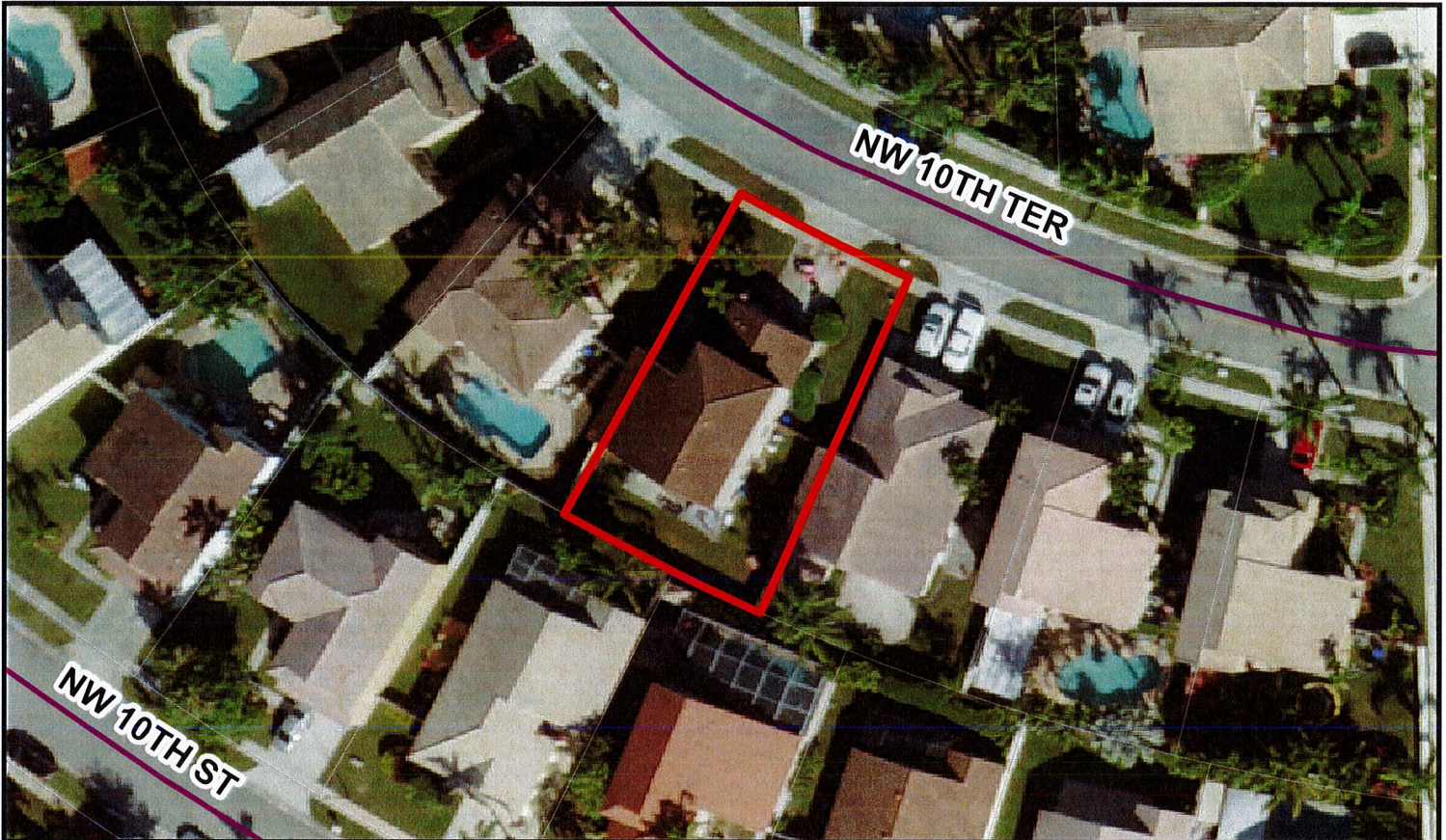


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2022-17-18-19
Zoning Variances

HOOPER, LAURA M & CHRISTOPHER J
18930 NW 10 TER PEMBROKE PINES FL 33029







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) 2022-0017 - 0019
Project:	Accessory Structure: Open Sided Structure (Freestanding)	Project Number:	N/A
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Laura Hooper	Agent:	N/A
Location:	18930 NW 10 th Terrace Pembroke Pines, FL 33029		
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Residential
Reference Applications:	N/A		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R) 2022-0017	Table 155.620: Accessory Structure: Open Sided Structure (Freestanding)	5' side setback	2' side setback
ZV(R) 2022-0018	Table 155.620: Accessory Structure: Open Sided Structure (Freestanding)	5' rear setback	4.9' rear setback
ZV(R) 2022-0019	Table 155.620: Accessory Structure: Open Sided Structure (Freestanding)	200 Square Feet	215 Square Feet
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Laura Hooper, owner, has submitted three Zoning Variance requests for an existing “Open sided, freestanding structure”:

Zoning Variance Application #ZV(R) 2022-0017 is to allow a 2 foot side setback for an Accessory Open Side Structure instead of the required 5 feet.

Zoning Variance Application #ZV(R) 2022-0018 is to allow a 4.9 feet rear setback for an Accessory Open Sided Structure instead of the required 5 feet.

Zoning Variance Application #ZV(R) 2022-0019 is to allow a 215 square foot Accessory Open Side Structure instead of the allowed 200 square feet.

Mrs. Hooper is aware building permits still need to be completed through the City’s Building Department to finalize the permitting process.

Property is located within the Chapel Trail Owners Association and approval from the Association is attached.

VARIANCE REQUEST DETAILS:

ZV(R) 2022-0017 to allow a 2 foot side setback for an existing 10.1’ x 9.9’ Accessory Open Sided Structure instead of the required 5 feet.

ZV(R) 2022-0018 to allow a 4.9 feet rear setback for an existing Accessory Open Sided Structure instead of the required 5 feet.

ZV(R) 2022-0019 to allow a 215 square feet Accessory Open Sided Structure instead of the allowed 200 square feet.

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			
Open sided Structure (Free Standing)	Primary Building	5 feet	15 feet	5 feet	Primary building or 24 feet, whichever is less	200 square feet	When located in A or R-E it may exceed 200 square feet and shall meet the setbacks of the primary building

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: 5/2/2022

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 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-Zamora Project #: PRJ 20 - Application #: 2022-19-18

Date Submitted: 5/3/2022 Posted Signs Required: (1) Fees: \$ 500.00

SECTION 1-PROJECT INFORMATION:Project Name: Pergola VarianceProject Address: 18930 NW 10th TerraceLocation / Shopping Center: Pembroke Pines, FL

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 513911091270

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: Christopher Hooper & Laura Hooper

Owner's Address: 18930 NW 10th Terrace

Owner's Email Address: cjmh65@gmail.com, goddess417@gmail.com

Owner's Phone: 732-688-4559 Owner's Fax: _____

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A Agent's Fax: N/A

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: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

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: N/A

Code Section: 155.620.

Required: 5' side; 5' rear; 200 sq. ft.

Request: 2' Side; 4-9' rear; 215 sq. ft.

Details of Variance, Zoning Appeal, Interpretation Request:

We are looking to get a variance for a pergola that is constructed on our property.

It is currently 2 feet from the zero lot line and ^{4-9'}4.5 feet from the rear lot line. We are

requesting a variance from the required 5' required for both lines. In addition

requesting a variance to allow a 215 P
gazebo/open sided structure.

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 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.

Laura Hopson

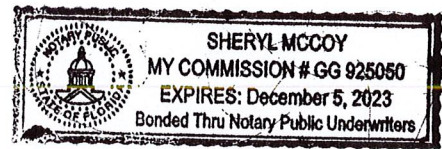
Signature of Owner

5/3/22

Date

Sworn and Subscribed before me this 3rd day

of May, 20 22



n/a

Fee Paid

[Signature]

Signature of Notary Public

12/5/2023

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

Zamora, Christian

From: Hooper, Christopher J LCDR USCG (USA) <Christopher.J.Hooper@uscg.mil>
Sent: Thursday, May 19, 2022 11:41 AM
To: Zamora, Christian
Subject: Reasons for Variance

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Mr. Zamora-

Thank you for your time taking my call today. As requested here is our statement as to why we are requesting the variance.

We are requesting a variance on our property from the zero lot and from the rear of the property line; we are asking for a variance of the required 5 foot from the zero lot line and the rear of the property line. The reason that we are requesting it is because when we designed and planned this project, we wanted our **ONLY** shade and weather structure on the property to be out of the way of the rest of the yard in the event that we were to ever put a family swimming pool in; (coincidentally, we were fortunate enough in 2021/2022 to have the ability to fulfill this dream). Based on this and some calculations, we figured that we would move it as close as reasonably possible to the zero lot line and capitalize on the space available towards the rear of the lot. We thank you very much for your consideration with this matter, and look forward to hearing back from you.

Christopher and Laura Hooper

Respectfully,

LCDR Christopher Hooper, USCGR
Assistant Aviation Resource Manager
US Coast Guard Seventh District
Work: 305-415-6853
Email: Christopher.j.hooper@uscg.mil

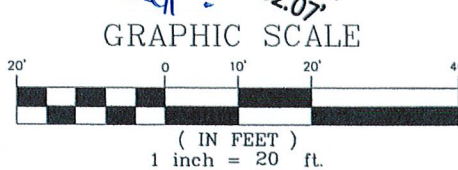
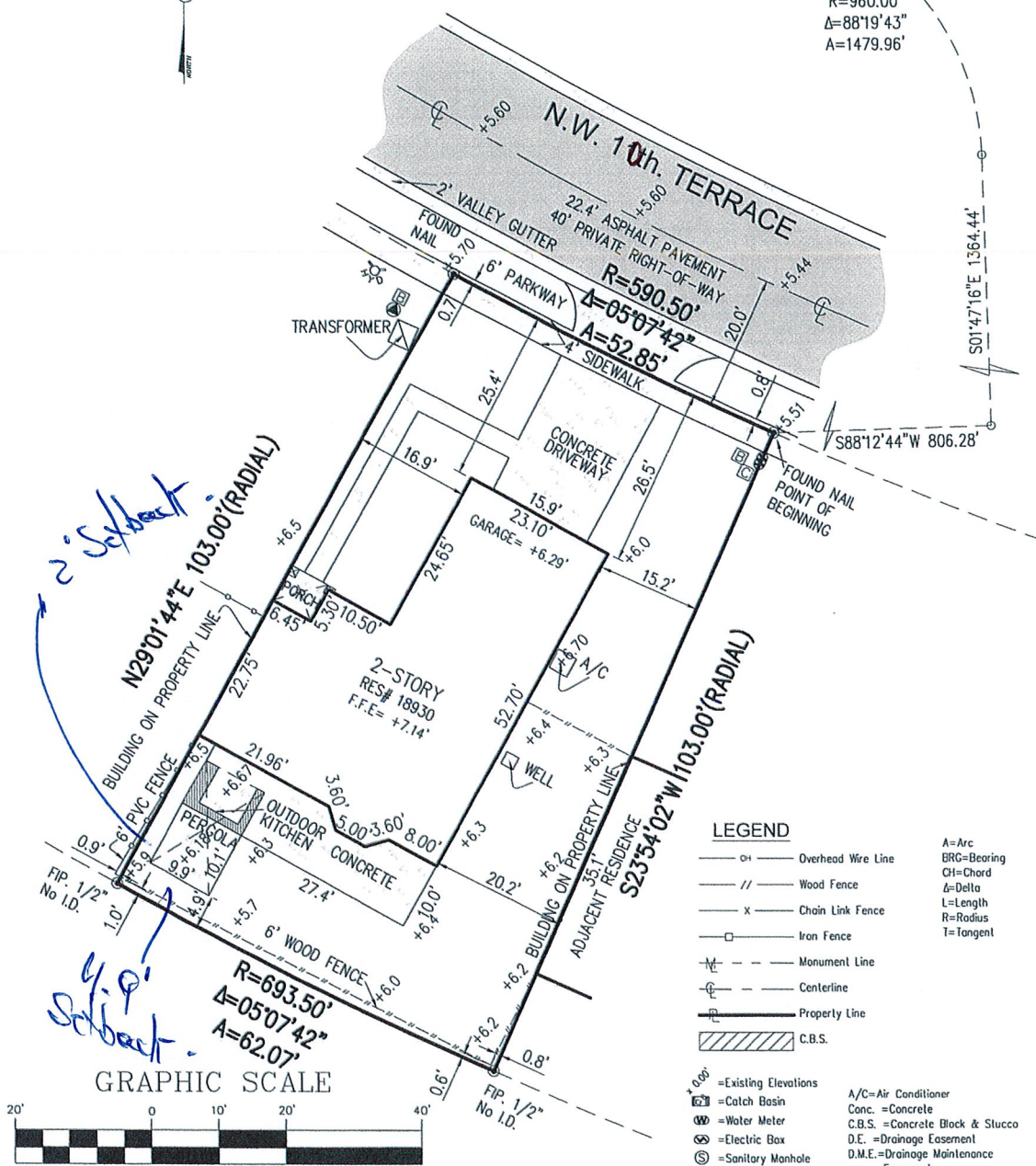


BOUNDARY SURVEY

POINT OF COMMENCEMENT
N.W. CORNER OF SOUTH 1/2
OF SECTION 13-51-39

S01°47'05"E 998.68'
N89°53'02"E 2600.41'

R=960.00'
Δ=88°19'43"
A=1479.96'



ROYAL POINT
LAND SURVEYORS, INC.
LB # 7282
PHONE: 305-822-6062 • FAX: 305-827-9669
6175 NW 153rd ST. SUITE 321, MIAMI LAKES FL 33014
Job # RP21-1910

- LEGEND**
- Overhead Wire Line
 - //— Wood Fence
 - X— Chain Link Fence
 - Iron Fence
 - +— Monument Line
 - +— Centerline
 - +— Property Line
 - /— C.B.S.
- A=Arc
BRG=Bearing
CH=Chord
Δ=Delta
L=Length
R=Radius
T=Tangent
- +— Existing Elevations
- +— Catch Basin
 - +— Water Meter
 - +— Electric Box
 - +— Sanitary Manhole
 - +— Sprinkler Pump
 - +— Wood Pole
 - +— Conc. Pole
 - +— Light Pole
 - +— Fire Hydrant
 - +— Water Valve
 - +— Inlet
 - +— Florida Power Light Transformer
 - +— Cable Tv Box
 - +— Electric Meter Box
- A/C=Air Conditioner
Conc.=Concrete
C.B.S.=Concrete Block & Stucco
D.E.=Drainage Easement
D.M.E.=Drainage Maintenance Easement
F.F.E.=Finish Floor Elevation
F.I.P.=Found Iron Pipe/Pin
F.I.R.=Found Iron Rebar
F.N.=Found Nail
F.N&D.=Found Nail & Disc
L.M.E.=Lake Maintenance Easement
(M)=Measure
(P)=Plotted
(R)=Record
Res.=Residence
SIP/R=Set Iron Pin/Rebar
U.E.=Utility Easement

F:\DRAWING\18930 NW 11 TERRACE_PEMBROKE PINES_BP21-1910.dwg 12/20/2021

Chapel Trail Owners Association, Inc.
c/o Pointe Management Group, Inc.
18501 Pines Boulevard – Suite 201
Pembroke Pines, Florida 33029

April 29, 2021

MODIFICATION NOTICE OF APPROVAL

Christopher Hooper and Laura Hooper
18930 NW 10th Terrace
Pembroke Pines, Florida 33029

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

**After-the-Fact Construction – By Owners – of:
Slab and White Pergola in Backyard.
As Shown In Photograph Provided by Homeowners.
Approval is based upon Homeowners providing copy of:
The City Permit to Kensington and Chapel Trail.
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 Central Committee*

**Chapel Trail Owners Association, Inc.
ARCHITECTURAL APPROVAL REQUEST**

HOMEOWNER'S NAME: CHRISTOPHER HOOPER & LAURA HOOPER
STREET ADDRESS: 18930 NW 10TH TERRACE LOCAL DEVELOPMENT: KENSINGTON
PHONE: HOME (732) 688-4559 OTHER () EMAIL: CIMH65@gmail.com
DESCRIPTION OF IMPROVEMENT: (Please describe improvement in detail, including colors, dimensions, materials, etc., where applicable)
★ SELF BUILT, AFTER THE FACT CONCRETE SLAB AND PERGOLA
CONSTRUCTION AND LOCATION ANNOTATED ON PROPERTY SURVEY. BUILT IN
ACCORDANCE WITH FLORIDA BUILDING CODE, SEVENTH EDITION, SUBSECTION 105

ONE COMPLETE SET IS REQUIRED – THE ARCHITECTURAL APPROVAL REQUEST FORM AND THE COMMON AREA AGREEMENT FORM MUST HAVE THE OWNER'S ORIGINAL SIGNATURE. ALL OTHER REQUIRED DOCUMENTS TO BE COPIES.
(It is the responsibility of the HOMEOWNER to ensure the package is complete or the application will be returned to the homeowner)

WORK MAY NOT BE STARTED UNTIL OFFICIAL WRITTEN APPROVAL IS RECEIVED BY OWNER FROM THE CHAPEL TRAIL MASTER ASSOCIATION

1. ✓ If you are painting your home or any part of your home, including doors, trim, fascia, walkways, pavers, driveways, etc., you must submit paint colors sample swatches for each color and a color picture of your house also showing your roof color.
2. ✓ A copy of your warranty deed or other document indicating proof of ownership of property. (ALL Improvements)
3. ✓ A copy of your lot survey with the exact location of the proposed improvement drawn "to-scale" (NOT required for Painting)
4. ✓ The Chapel Trail Master Association strongly recommends to all owners that they hire licensed and insured Contractors for their project. Neither the Chapel Trail Master Association, nor the individual Local Association, shall assume responsibility for the Contractor hired by the owner.
5. ✓ A copy of Contractor's Proposal with full set of plans and/or drawings showing Name, Address and Telephone number of Contractor. (NOT for Painting)
6. ✓ If doing the work yourself, disclose it in this form - include a detailed sketch or drawing of the improvement and materials to be used. (NOT for Painting)
7. ✓ If the improvement or any part thereof will be located within five (5) feet of the neighboring property, the improvement's relationship to that property should be shown in your sketch. (NOT required for Painting)

**PLEASE FORWARD THE COMPLETE SET OF THE REQUIRED DOCUMENTS TO YOUR LOCAL ASSOCIATION FOR APPROVAL
YOU LOCAL ASSOCIATION – IF APPROVED – WILL FORWARD THE PACKAGE TO THE MASTER ASSOCIATION FOR FINAL REVIEW.**

CONDITIONS OF APPROVAL:

1. An approval is only valid for sixty (60) days unless otherwise specified.
2. You must obtain any and all permits required by/ from the City, County, Governmental Agencies, etc.
3. No changes in plans after approval without the written consent of both, your Local Association and Chapel Trail Owners Association, Inc.
4. Homeowner is responsible for any and all damage to utilities, including sewer, water, cable, electrical and telephone.
5. You must promptly remove all debris (concrete, fill, etc.) from around the property and re-sod any and all areas that are destroyed.
6. You are responsible for any and all damage that may be caused to the sidewalks or roadway due to improvement.
7. You may not alter the drainage of your property or your neighbor's property.
8. The final inspection and approval of both the Local Association and Master Association after completion.

PLEASE NOTE: Other conditions may be applicable. These conditions will be determined and stipulated on an individual basis as deemed necessary by the Committee and/or the Chapel Trail Board.

ACKNOWLEDGMENT:

I, CHRISTOPHER HOOPER, hereby make this application for approval, pursuant to the regulations of my Local Association and Chapel Trail Owners Association, Inc., for the architectural changes noted above and if approval is granted, I agree to comply with the conditions stipulated herein. I further understand that I may be in violation of either my Local Association, Chapel Trail Owners Association, Inc., or both, should I fail to comply with the covenants and restrictions of either Association, or if I intentionally misrepresent information on this form.

SIGNATURE OF APPLICANT: Christopher Hooper DATE: 4/25/2021

LOCAL ASSOCIATION – Second signature only if required – Original signature(s) required from Local Association.

Approved		Denied	
Name (Print): <u>Norma Crossman</u>	Date: <u>4/27/2021</u>	Name (Print): _____	Date: _____
Signature: <u>[Signature]</u>	Date: <u>4-27-2021</u>	Signature: _____	Date: _____

Comments: AFTER - the - FACT - CONSTRUCTION BY OWNERS -

CHAPEL TRAIL OWNERS ASSOCIATION, INC. – Original Signature Required.

Approved		Denied	
Name (Print): <u>Norma Crossman</u>	Date: <u>4/29/2021</u>	Name (Print): _____	Date: _____
Signature: <u>[Signature]</u>		Signature: _____	Date: _____

Comments: _____