## **Vicinity Map**

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2019-10-12 Zoning Variances

George Dean Jr. III &Tanya L 341 SW 64 Way Pembroke Pines, FL 33023











# City of Pembroke Pines Planning & Economic Development Department 601 City Center Way 3<sup>rd</sup> Floor Pembroke Pines FL, 33025

#### Summary

Agenda Date:	June 6, 2019	Application IE	):	ZV(R) 2019-10 thru 12, 15 & 16
Project:	Pool Deck & Gazebo	Project Numb	er:	N/A
Project Planner:	Dean Piper, Zoning Administrator			
Owner:	George & Tanya Dean	Agent:		N/A
Location:	341 SW 64 <sup>th</sup> Way, Pembroke Pines, 33023			
Existing Zoning:	One Family Dwelling (R-1C) District	Existing Land	l Use:	Residential
Reference Applications:	N/A	they have for	a vocilo (t	er eros (m)vs
2008U GIS	Variance	Summary		yaid semagun Code kaleran
Application	Code Section	Required/A	llowed	Request
ZV(R) 2018-10	155.049(B)	5' Side Yard S	etback	1' Side Yard (North) Setback for pool deck
ZV(R) 2018-11	155.049(B)	5' Rear Yard S	Setback	1' Rear Yard (East) Setback for pool deck
ZV(R) 2018-12	155.049(B)	5' Side Yard S	etback	1' Side Yard (South) Setback for pool deck
ZV(R) 2018-15	155.049(B)	5' Side Yard S	etback	4' Side Yard (North) Setback for Gazebo
ZV(R) 2018-16	155.049(B)	5' Side Yard S	etback	4' Rear Yard (East) Setback for Gazebo
Final:	☐ Planning & Zoning B	g Board		
	eviewed for the penda:    Director:   Zoning Administrator:			

#### **Project Description / Background**

George & Tanya Dean have submitted five (5) variance requests to allow one (1) foot side yard (North), rear yard (East) and side yard (South) setbacks for an existing pool deck and to allow four (4) foot side yard (North) and rear yard (East) setbacks for an existing gazebo.

Justification for these variances and all approved Utility Easement Agreements have been submitted with this application.

#### **VARIANCE REQUEST DETAILS:**

**ZV(R) 2019-10**) allow a 1' side yard setback (North) instead of the required 5' side yard setback for a pool deck;

**ZV(R) 2019-11**) allow a 1' rear yard setback (East) instead of the required 5' rear yard setback for a pool deck;

**ZV(R) 2019-12**) allow a 1' side yard setback (South) instead of the required 5' side yard setback for a pool deck;

**ZV(R) 2019-15)** allow a 4' side yard setback (North) instead of the required 5' side yard setback for an existing gazebo;

**ZV(R) 2019-16)** allow a 4' rear yard setback (East) instead of the required 5' rear yard setback for an existing gazebo;

Code Reference: § 155.049 ACCESSORY STRUCTURES AND USES.

(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 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 determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

- A) That 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) That 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) That 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



# City of Pembroke Pines Planning and Economic Development Division Unified Development Application

Planning and Economic Development Building -B, Third Floor

10100 Pines Boulevard

Pembroke Pines, FL 33026

Phone: (954) 435-6513 Fax: (954) 435-6546 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: (1 15)18
# Plans for DRC Planner. Deeu

	Trainererainer. 12 ccc
Indicate the type of application you ar	e 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: Deen	Project Number: ZV(R) 2019 - 10,11,12,19	16,\$
Date Submitted: <u>3/18/19</u>		,

#### **SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

* Owner's Name: <u>GCCCC</u>	ean
* Owner's Address: 3415W CoU	way P. Pines, tz 3302
* Owner's Email Address: 2085 40	ing @ gmail. com
★ Owner's Phone:	Owner's Fax: 954-809-4727
Agent:	
Contact Person:	
Agent's Email Address:	
Agent's Phone:	Agent's Fax:
All staff comments will be sent dir writing from the owner.	rectly to agent unless otherwise instructed in
SECTION 3- LAND USE AND ZONING	SINFORMATION:
EXISTING	PROPOSED
Zoning:	Zoning:
Land Use / Density:	Land Use / Density:
Use:	Use:
Plat Name:	Plat Name:
Plat Restrictive Note:	Plat Restrictive Note:
ADJACENT ZONING	ADJACENT LAND USE PLAN
North:	North:
South:	South:
East:	East:
West:	West:

#### **SECTION 1-PROJECT INFORMATION:**

Project Name: George De	an
*Project Address: 341 SW Coll Wall	Pembroke Pines PL 33023
Location / Shopping Center:	·
Acreage of Property:	Building Square Feet:
Flexibility Zone:	Folio Number(s): <u>514</u> 14 10 6490
Plat Name:	_Traffic Analysis Zone (TAZ):
Legal Description:  ** Lot 2, Block 33, 7	Boulevard Heights Sect 10
Plat	
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
				*	

-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: 155 049 (B) Details of Variance, Zoning Appeal, Interpretation Request: A # 15 4' Side yord so though to Gazebo **SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY** ☐ City and County Amendment ☐ City Amendment Only Existing City Land Use: \_\_\_\_\_ Requested City Land Use: Existing County Land Use: Requested County Land Use:

#### Piper, Dean

From:

Tanya Dean <tanyadean0925@gmail.com>

Sent:

Wednesday, May 29, 2019 11:13 AM

To: Subject: Piper, Dean Patio Floor

#### To Whom It May Concern:

When we originally purchased the house the patio floor was already down. After we had hurricane Irma, the hurricane took pieces from the floor, so we had to replace it. If we would have went with the original floor, the contractor told us with in time it will crack, so we replaced the floor with travertine which is for life time. I didn't realize we needed a permeant to replace the floor, our apologies.

Thank you

Tanya Dean

To Whom It May Concern;

I reside at 341 SW 64th Way, Pembroke Pines. My husband had built an open structure in our backyard. (Gazebo) I was not aware that we needed a permit for this open struture. The reason my husband built this is because we live on a very busy street. Cars drive between 40-70 miles an hour, that my children cannot play in the front yard. We have notifted code, police, mayor, and nothing has been done. My 3 year is prone to fever seizers, so she needs shade to keep cool. So my husband built this so my children have a safe place to play while we are home. My husband and I are asking for permission to please let us keep our gazbo up.

Thank You,

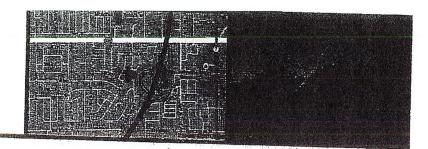
George & Tanya Dean

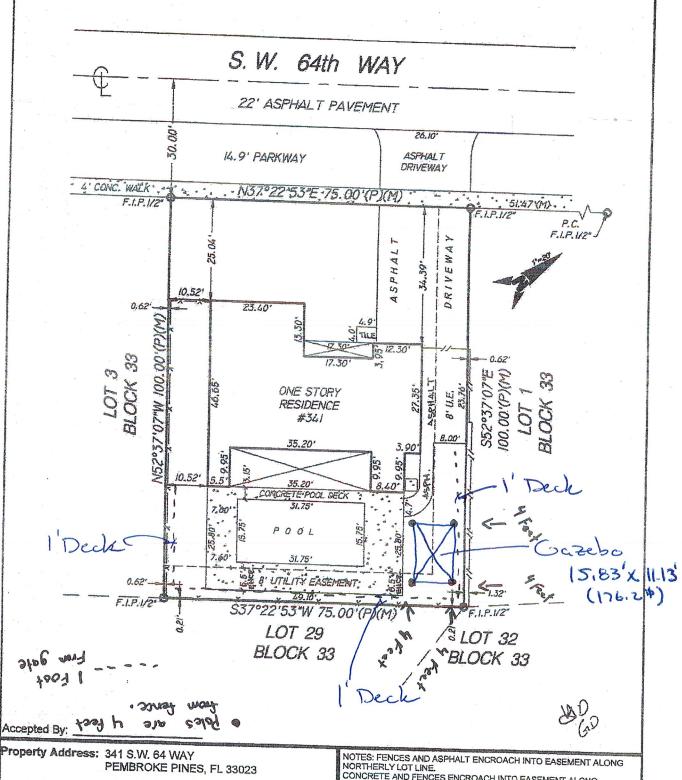
#### **SECTION 7- PROJECT AUTHORIZATION**

#### **OWNER CERTIFICATION**

	This is to certify that I am the owner of the property d all information supplied herein is true and correct to the	
4	E M	3.18.19
	Signature of Owner George Dean	Date
	Sworn and Subscribed before me this day	
	of March, 2019	SHERYL MCCOY MY COMMISSION # FF 917746 EXPIRES: December 5, 2019 Bonded Tritu Notary Public Underwriters
	Fee Raid Signature of Notary Public	My Commission Expires
	AGENT CERTIFICATION	
	This is to certify that I am the agent of the property or and that all information supplied herein is true and co	
	Signature of Agent	Date
	Sworn and Subscribed before me this day	
	of, 20	
	Fee Paid Signature of Notary Public	My Commission Expires







NOTES: FENCES AND ASPHALT ENCROACH INTO EASEMENT ALONG NORTHERLY LOT LINE.
CONCRETE AND FENCES ENCROACH INTO EASEMENT ALONG EASTERLY LOT LINE.

FOR THE FIRM

M.E. Land Services, Inc. 10665 SW 190TH STREET **SUITE 3110** MIAMI, FL 33157 PHONE: (305) 740-3319



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Tanya Dean

Page 002



# City of Pembroke Pines

#### EASEMENT AGREEMENT

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Tanya Dean

Page 002



# City of Pembroke Pines

#### **EASEMENT AGREEMENT**

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City: Plantation ?	
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(Print Name)	or a building permit to creet a
Patro Floor in the casement	on my property at:
Lot 2 Block 33 Subdivision Boul	evard Height
in the City of Pembroke Pines, Florida. A brief description of the location	and type of construction on the
proposed structure is:	
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I understand that your company is not responsible for repairs to, or t	
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Note: This does not include pools, pool decks, screen enclosures or other structural (roofed over) enclosures.



### City of Pembroke Pines



#### EASEMENT AGREEMENT

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Tanya Dean

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### City of Pembroke Pines

#### EASEMENT AGREEMENT

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# City of Pembroke Pines

# EASEMENT AGREEMENT

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Name of Utility Company: Frozond Power & Light
Address: 341.SW (olth way
City: Pombroke Pines FL 33023
I, Corone Dean have applied for a building permit to creet a  Patro Floor in the essement on my property at
in the casement on my property at:
In the City of Pembroka Pines Florida Abis de la la Subdivision Boulevard Heights
in the City of Pembroke Pines, Florida. A brief description of the location and type of construction on the
Extended Patro Floor
Charles Comment of the Comment of th
structure, and that any removal or replacement of the structure necessary for use of the easement will be done at my expense. I further understand that I will assume full responsibility for any damage incurred to the utility facilities during construction.  This is to certify that I am the owner of the subject property, and I agree to the proposed construction as described above.
Signature of Owner / Date 3415W 64 West Address Devolved Photo F 33023
Name of United Company from a Vower + LEGHT
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Note: This does not specified pools, pool decks, screen enclosures or other atructural (roofed over) efictiosures.
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