

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

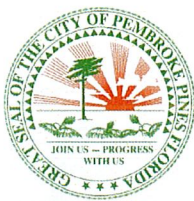
ZV(R) 2019-18
Zoning Variance

Alfredo Angulo
6904 SW 7 Street
Pembroke Pines, FL 33023





NOT TO SCALE





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

Summary

Agenda Date:	August 1, 2019	Application ID:	ZV(R) 2019-18
Project:	Fence	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Alfredo Angulo	Agent:	N/A
Location:	6409 SW 7 th Street, Pembroke Pines, 33023		
Existing Zoning:	Residential (R-1C)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2019-18	155.049 (B)	5' Side Yard setback	3' Side Yard setback
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

Project Description / Background

Alfredo Angulo, owner, has submitted a variance request to allow a 3' side yard setback instead of the required 5' side yard setback for a walkway/slab.

Mr. Angulo had previously submitted variance #'s ZV(R) 2019-06 to allow a 3' side yard setback, instead of the required 5' side yard setback, for a driveway and ZV(R) 2019-07 to allow a 0' side yard setback, instead of the required 7.5' side yard setback for a covered walkway/slab. On March 7, 2019 the Board of Adjustment approved ZV(R) 2019-06 and denied ZV(R) 2019-07.

Mr. Angulo has modified the denied variance requested for the covered walkway/slab to be a 3' setback for the walkway/slab only and he will be removing the aluminum cover structure. This proposed variance would align the walkway/slab on the side of the house with the approved variance allowing the 3' side yard setback for the driveway (see survey included with this application).

As the requested variance (ZV(R) 2019-18), is different from the originally requested variance (ZV(R) 2019-07), City Code does allow the applicant to apply for this variance less than one year after the denial.

VARIANCE REQUEST DETAILS:

ZV(R) 2019-18) allow a 3' side yard setback instead of the required 5' side yard setback for a walkway/slab.

*Code Reference: § 155.049 ACCESSORY USES AND STRUCTURES;
SPECIAL PROVISIONS FOR CERTAIN SCREENED ENCLOSURES WITH
COVERED ROOFS.*

(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 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: 7/3/19

Plans for DRC _____ Planner: Deen

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: Deen Project #: PRJ 20____ - ____ Application #: 7V(2) 2019-18

Date Submitted: 7/3/19 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:

Project Name: _____

Project Address: 6409 SW 7 ST PEMBROKE PINES FL 33023

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description: LOT 24, BLOCK 33, BOULEVARD HEIGHTSECTION TEN.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: ALFREDO E ANGULO

Owner's Address: 6409 SW 7 ST Pembroke Pines FL 33023

Owner's Email Address: ALNA64@HOTMAIL.COM

Owner's Phone: 954-2758507 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: _____

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: _____

Code Section: 155.049 (B)

Required: 5' (FOOT) SIDE YARD SETBACK

Request: 3' (FOOT) YARD SETBACK.

Details of Variance, Zoning Appeal, Interpretation Request:

REQUEST A 3'(FOOT) EXCEPTION FOR MY 96 YEAR OLD
MOTHER, WITH A WALKER, TO GET EASY ACCESS TO THE
REAR OF THE PROPERTY AND TO THE BACK ENTRANCE.
THE FRONT DOOR RESTRICTS HER ACCESS TO THE
HOUSE AND TO HER ROOM

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)

REMOVE EXISTING ALUMINUM STRUCTURE, (ROOF)
ON THE NORTH SIDE OF THE PROPERTY AND CUT
THE EXISTING CONCRETE SLAB 3'(FOOT) FROM THE
PROPERTY LINE.

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.

Alfredo Argueta 06-20-19
Signature of Owner Date

Sworn and Subscribed before me this 20 day

of JUNE, 2019

n/a
Fee Paid

[Signature]
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

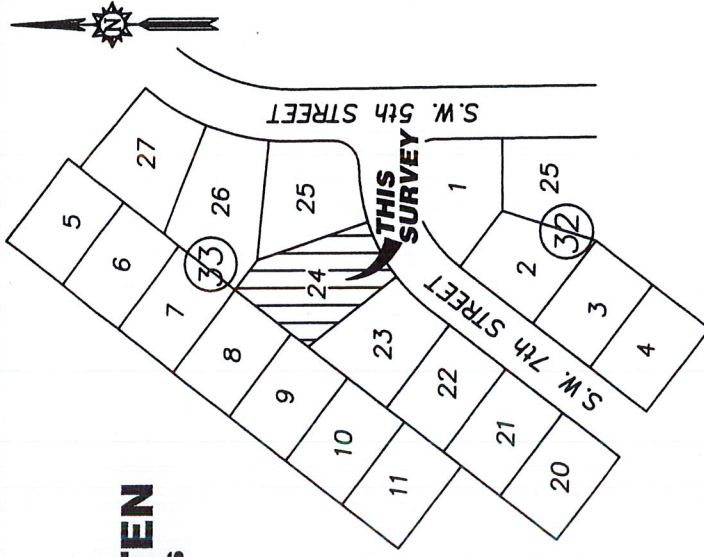
My Commission Expires



**SKETCH OF AS-BUILT
LOT 24, BLOCK 33
BOULEVARD HEIGHTS SECTION TEN**
PLAT BOOK 51, PAGE 15, BROWARD COUNTY RECORDS
PEMBROKE PINES, FLORIDA

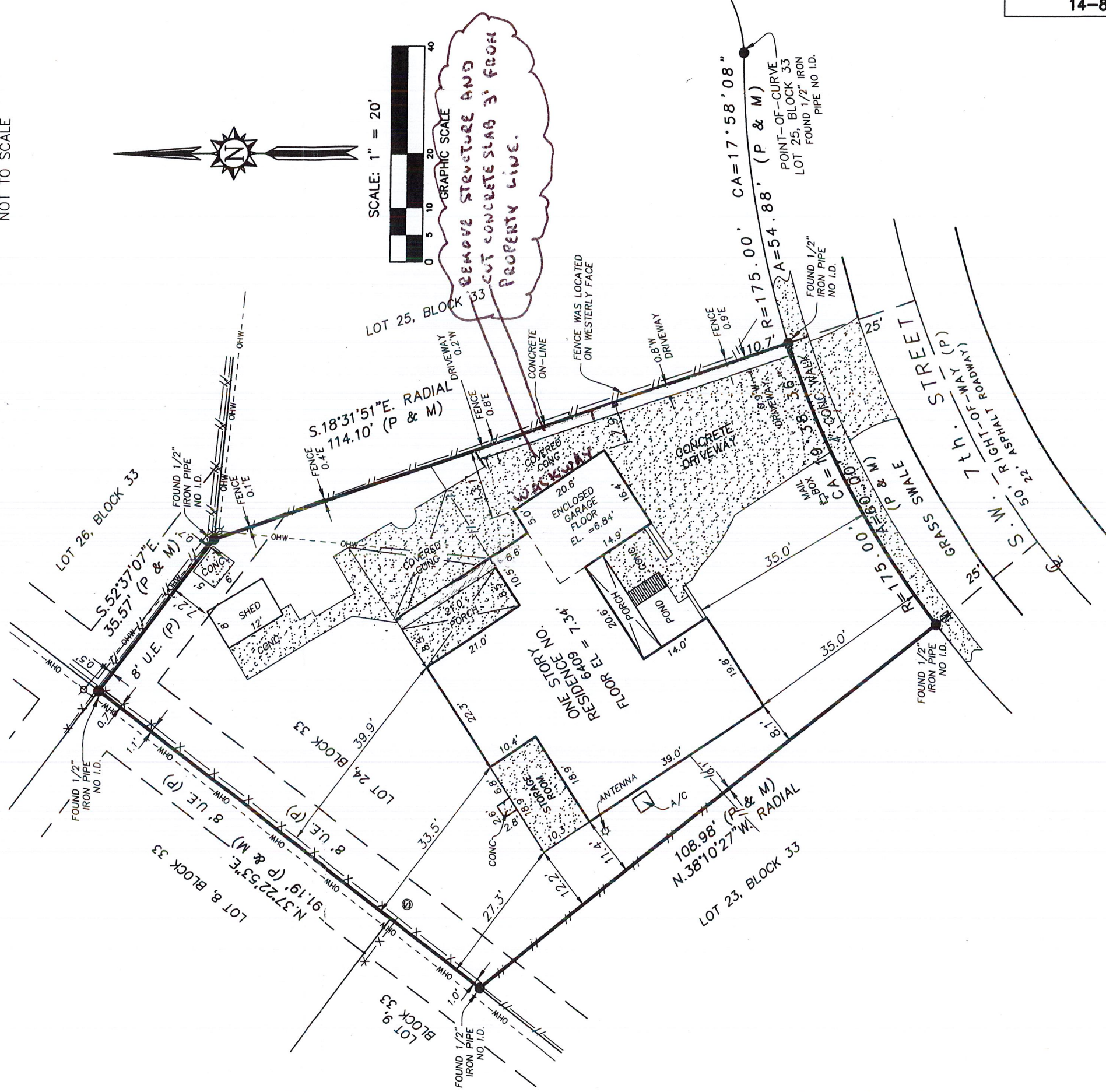
LEGEND:

P.B.	PLAT BOOK
P.G.	PAGE
B.C.R.	BROWARD COUNTY RECORDS
(M)	MEASURED
(P)	PER PLAT OF RECORD
I.D.	IDENTIFICATION
LB.	LICENSED BUSINESS
CONC.	CONCRETE
	WOOD POWER POLE
	OVERHEAD WIRES
	WATER METER
	SANITARY MANHOLE
EL.	ELEVATION
A/C	AIR CONDITIONER
ELEC.	ELECTRIC
	CENTERLINE
	WOOD FENCE
	CHAIN LINK FENCE



LOCATION MAP

NOT TO SCALE



RE: Alfredo Angulo

6409 SW 7th Street

Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Angulo', written over a horizontal line.

700 SW 64TH TERRACE
Pembroke Pines FL 33023

RE: Alfredo Angulo

6409 SW 7th Street

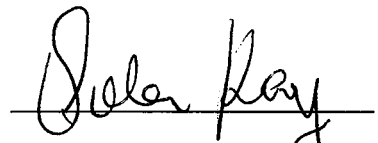
Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,


6426 SW 7th St

RE: Alfredo Angulo

6409 SW 7th Street

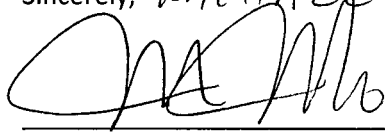
Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely, MICHAEL MELD

A handwritten signature in dark ink, appearing to read 'Michael Meld', written over a horizontal line.

6414 SW 7th ST.

Pembroke Pines, FL 33023

RE: Alfredo Angulo

6409 SW 7th Street

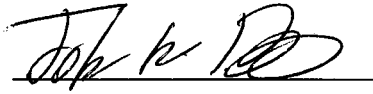
Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,

A handwritten signature in black ink, appearing to read "John K. [unclear]", written over a horizontal line.

381 SW 64 WAY

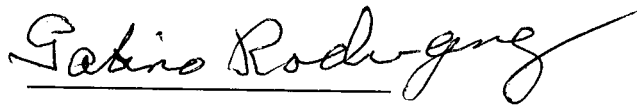
RE: Alfredo Angulo
6409 SW 7th Street
Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,


Gabino Rodriguez
6411 SW 7 ST.

RE: Alfredo Angulo

6409 SW 7th Street

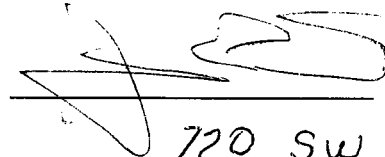
Pembroke Pines, Florida

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Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,



720 SW 64 TER.

RE: Alfredo Angulo

6409 SW 7th Street

Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,

Diana Roder
6419 SW 7 Street.

RE: Alfredo Angulo

6409 SW 7th Street

Pembroke Pines, Florida

To whom it may concern:

The property at this address is owned by Alfredo Angulo. I am in favor of allowing him a variance for his walkway setback.

Mr. Angulo has lived at this property since December 1991. He does well to keep this property in good condition.

Sincerely,

Sof Roberts
6426 SW 7th St