

Vicinity Map

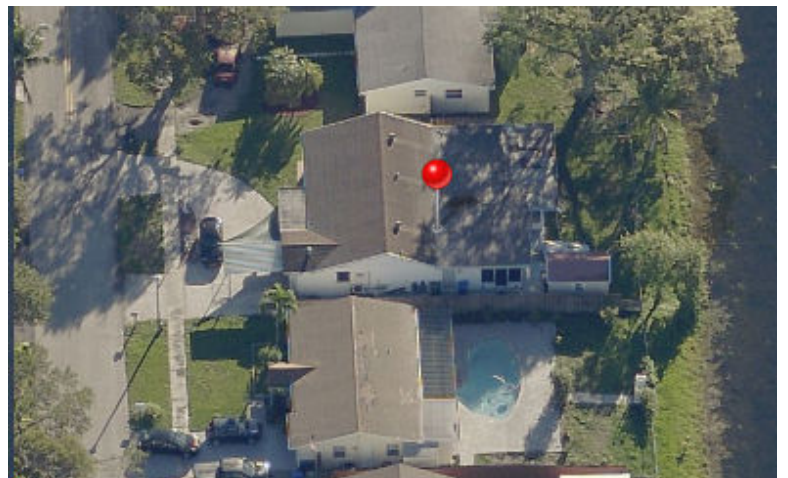
City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2020-01
Zoning Variance

Emran Alladin
9850 NW 3 Street Pembroke Pines, FL





NOT TO SCALE





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

Summary

Agenda Date:	June 4, 2020	Application ID:	ZV(R) 2020-01
Project:	Carport	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Emran Alladin	Agent:	N/A
Location:	9850 NW 3 rd Street, Pembroke Pines, 33024		
Existing Zoning:	One-Family Dwelling (R-1C) Districts	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2020-01	155.106 (E)(1)(a)	25 Foot Front Yard Setback	10 Foot Front Yard Setback for an existing carport / awning.
Final:	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: 		Zoning Administrator: 

PROJECT DESCRIPTION / BACKGROUND:

Emran Alladin, owner, has submitted a variance request to allow a 10 foot front yard setback for an existing carport / awning instead of the allowed maximum 25 foot front yard setback.

There is no Homeowners Association for this neighborhood.

This structure is currently in Code Compliance violation for building without a permit.

VARIANCE REQUEST DETAILS:

ZV(R) 2020-01) allow a 10 foot front yard setback to an existing carport / awning instead of the allowed 25 foot front yard setback.

Code Reference: § 155.106 ONE-FAMILY DWELLING (R-1A THROUGH R-1C) DISTRICTS.

(E) Yards.

(1) Front yard.

(a) Residential uses. Every plot used for a one-family dwelling shall have a front yard not less than 25 feet in depth, unless a greater depth is required under Article V, Yard Space Districts.*

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: _____

Plans for DRC _____ Planner: Dean

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: Dean Project #: PRJ 20____ - ____ Application #: 24(2) 2020-01

Date Submitted: 2/24/20 Posted Signs Required: (1) Fees: \$ 250.00

SECTION 1-PROJECT INFORMATION:Project Name: Awning - Emran AlladinProject Address: 9850 NW 3rd St Pembroke Pine

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514117070970

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

Legal Description:

Westview Sec 2 Part 2 91-7 B Lot 45 Blk 4 1/22Interest About Canal

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: Emran Alladin

Owner's Address: 9850 NW 3rd St Pembroke Pines

Owner's Email Address: Sherry429@gmail.com

Owner's Phone: 954-7324321 Owner's Fax: _____

Agent: _____

Contact Person: Shareeza Alladin

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: Same as above 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: N/A

Code Section: 155-106(E)(1)(a)

Required: 25' Front Yard Setback

Request: 10' Front Yard Setback w/ a carport

Details of Variance, Zoning Appeal, Interpretation Request:

We would like to have the variance approved for the Carport Awning My wife helps to take care of her ~~wife~~ wheel chair bound father. The Carport was installed to help with access for ~~her~~ him getting in and out of the vehicle when it is raining. An umbrella does not cover him when he is getting in and out of the vehicle We need to assist him when he is getting in and out of the vehicle.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

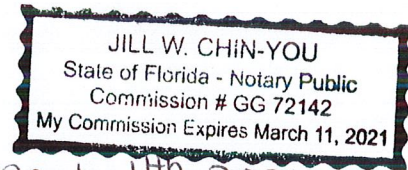
SECTION 7- PROJECT AUTHORIZATION

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.

Emm Alledri 01-13-20
Signature of Owner Date

Sworn and Subscribed before me this 6th day
of Jan, 2020



0 Jill W. Chin-You March 11th, 2021
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

January 13, 2020

City of Pembroke Pines

Zoning Department

10601 SW City Center Blvd

Pembroke Pines, FL 33025

To: Whom it may concern

We would like to apply for a variance permit for the Awning (Carport) in the front of the house. The reason for the carport is, my wife helps to take care of her wheel chair bound father, and it is very difficult to get him in/ out of the vehicle when the weather(elements) is unpredictable. With the cover it makes it easier to get him in and out of the vehicle when it is raining.

If there any questions, please feel free to contact me.

Sincerely,



Emran Alladin

9850 NW 3rd Street

Pembroke Pines, FL 33024



9850 NW 3rd Street, Pembroke Pines, FL 33024

May 26, 2020

City of Pembroke Pines
Planning & Zoning Board
City Commission Chambers
601 City Center Way
Pembroke Pines, FL 33025

RE: Variance File Number: ZV(R) 2020-01

Dear Planning Board:

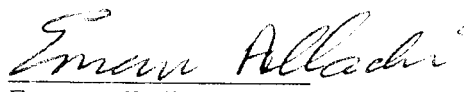
This Letter of Intent is in support of my request for a variance to allow a 10' front yard setback instead of the required 25' setback for an existing carport.

I would like to ask the board to consider the 25 feet setback that is being requested for the carport that is on the property attached to the garage of the house. It blends with the house in the existing neighborhood; and the requested setback would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement. The variance for the carport does not interfere with anyone's property.

Attached, you will find the signatures of the neighbors located within my immediate vicinity. They do not object to our request for the variance and understand our necessity for the carport.

The contact information for the neighbors listed below can be made available if you require them. I appreciate your time in considering my request.

Sincerely,


Emran Alladin



9850 NW 3rd Street, Pembroke Pines, FL 33024

Variance File Number: ZV(R) 2020-01

Signature	Printed Name	Address
<i>h.c.</i>	LEON CHINYAN	9861 NW 3 rd St
<i>McGlock</i>	Mariah Carmon (Bass) LLC	9860 NW 3 rd St.
<i>Wendy A. Pachila</i>	Mrs. Wendy A. Pachila	9840 NW 3 rd St.
<i>Qing Fan</i>	Xin Zhen An	9841 NW 3 rd St.
<i>Denise Neary</i>	Denise Neary	9900 NW 3 rd St
<i>EPL</i>	Emmanuel Corcoran	9851 NW 3 rd St.
<i>Denise Romano</i>	Denise Romano	9830 NW 3 rd St.

Broward County, Florida.

Base Elevation: +7.00 EST.

735' DENOTES LOWEST FLOOR
 ELEVATION, INCLUDING FINISHED BASEMENT
 22' ENCLOSED GARAGE.
 ELEVATION'S SHOWN REFER TO N.G.V.D.
 HIGHEST ADJACENT GRADE ELEV = 65'
 494 BROWARD COUNTY
 ELEV = 7.837'
 GARAGE ELEV = 6.61'
 GP = 5.57'