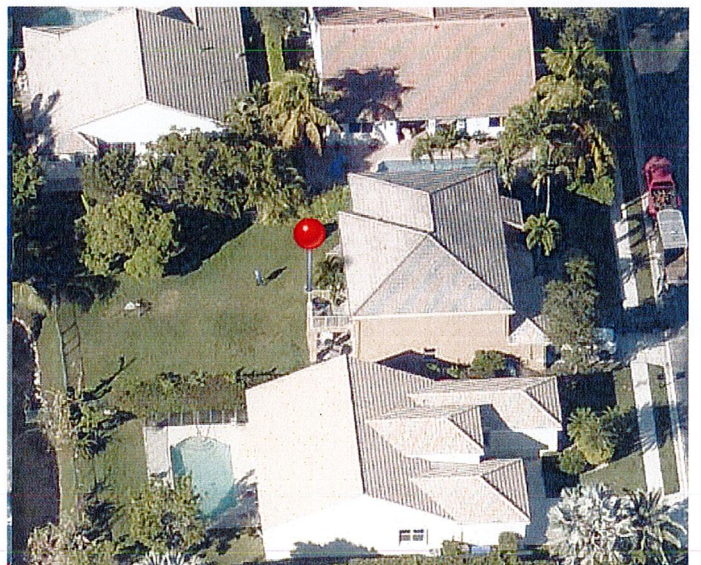
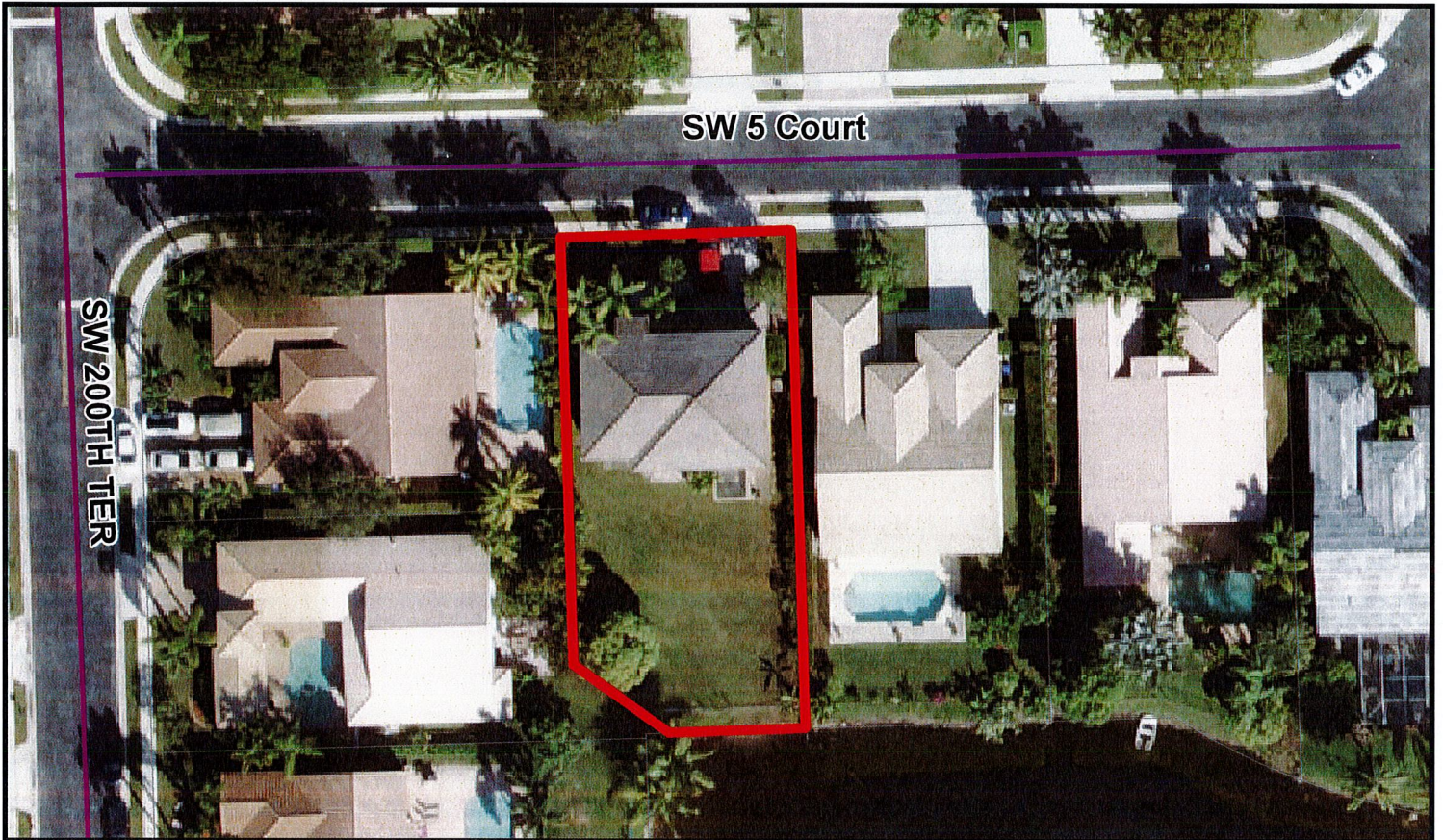


Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R) 2021-23 to 24
Zoning Variances



JAGDEOSINGH, ADRIAN H/E JAGDEOSINCH, KERRY A
19972 SW 5 CT 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:	October 7, 2021	Application ID:	ZV(R) 2021-23 & 24
Project:	Proposed driveway	Project Number:	N/A
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Adrian & Kerry Jagdeosingh	Agent:	N/A
Location:	19972 SW 5 th Ct., Pembroke Pines, 33029		
Existing Zoning:	Residential Single-Family Zero Lot Line (R-1Z)	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV(R) 2021 -23	Table 155.620: Driveway, Typical Lot	35% front lot coverage	40% front lot coverage for a proposed driveway and walkway
ZV(R) 2021 - 24	Table 155.620: Driveway, Typical Lot	40% width of lot	42% width of lot
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:

Adrian & Kerry Jagdeosingh, owners, have submitted two (2) variance requests for a proposed driveway and walkway. Variance #ZV(R) 2021-23 is to allow a 40% total front lot coverage for proposed driveway and walkway for Typical Lot properties instead of the required 35% total front lot coverage for Typical Lot properties; Variance #ZV(R) 2021-24 is to allow a 42% width of the front yard at property line and through the swale area instead of the required width of 40% of the front yard at property line and through the swale area for a proposed driveway.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-23 allow a 40% total front lot coverage for Typical Lot property instead of the required 35% total front lot coverage with proposed driveway and walkway.

Code Reference: Table 155.620 Accessory Building and Structures.

Driveway, Typical Lot:

35% front lot coverage

ZV(R) 2021-24 allow a 42% width of lot through the swale area instead of the required width of 40% for proposed driveway;

Code Reference: Table 155.620 Accessory Building and Structures.

Driveway, Typical Lot:

40% width of lot

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



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: _____

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 N/a Application #: 2V(R)2021-23+24
Date Submitted: 08/23/21 Posted Signs Required: (N/a) Fees: \$ 500

SECTION 1-PROJECT INFORMATION:Project Name: Adrian and Kerry JagdeosinghProject Address: 19972 SW 5th Ct. Pembroke Pines, FL 33029Location / Shopping Center: NAAcreage of Property: 8,850 sq ft Building Square Feet: 3100Flexibility Zone: _____ Folio Number(s): 513914101050Plat Name: Pembroke Springs Plat 160-16 B Traffic Analysis Zone (TAZ): _____

Legal Description:

PEMBROKE SPRINGS PLAT 160-16 B PART OF TRACT A DESC'D AS, COMM AT NE COR OF SAID TRACT, SLY ALG E/L 1410.76, WLY 848.76 TO POB, SLY 140.20, WLY 38.65, NWLY 33.24, NLY 120.20, ELY 65.20 TO POB AKA: LOT 105 ALHAMBRA

Has this project been previously submitted?

Yes

No X

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
	NA				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Adrian and Kerry Jagdeosingh
Owner's Address: 19972 SW 5th Ct. Pembroke Pines, FL 33029
Owner's Email Address: kerrysingh.pa@gmail.com
Owner's Phone: 954-559-5335 Owner's Fax: 954-251-0042
Agent: NA
Contact Person: NA
Agent's Address: NA
Agent's Email Address: NA
Agent's Phone: NA Agent's Fax: NA

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	PROPOSED
Zoning: <u>01</u>	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: _____

-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: ^{① + ②} Table 155.620

Required: ① 35% Front Lot Coverage; ② 40% Width of Lot

Request: ① 40% Front Lot Coverage; ② 42% Width of Lot

Details of Variance, Zoning Appeal, Interpretation Request:

See Attached Letter

Driveway/Walkway Sq. Ft. = 607.02[#] = 39.95%

Front Lot Sq. Ft. = 1,519.32[#]

Driveway = 27' wide = 41.4%

Lot Width = 65.2' wide

* See Attached Justification

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: _____

Good Afternoon,

I am petitioning for a variance that, if granted, would greatly relieve a severe hardship that my family is experiencing. My mother is handicap and requires the use of wheelchair. I purchased my five bedroom three bath home in Pembroke Pines, in 1999. The home came standard with a three car garage, yet had an option of turning the 3rd garage into a downstairs bedroom. I chose the bedroom option knowing that I would be taking care of my parents in the future, and it would be impossible for them to walk upstairs when that time came. I wasn't worried about parking because I could still change the driveway to a three car driveway in the future, as allowed by our community, finances permitting. It made sense to spend the money on the bedroom and do the driveway when needed. I made sure to save up throughout the years for the driveway conversion when the time came.

Sadly, I've recently lost my father, but I still must care for my mother as the time has come. I was shocked to find out that the codes for driveway width changed in 2016. It's not something that I thought I had to check on since I built my home as an original homeowner in my community, and I never voted to reduce the size of driveways through my HOA.

We currently have a 2 car garage with a 2 car driveway. My household consists of myself, my husband, my mother, and my 4 driving age children who all have vehicles in order to work and/or attend school. There are 7 absolutely necessary vehicles in my family for our 5 bedroom home, including my mother's vehicle. Though she's unable to drive, we still need that vehicle for the transportation of her wheelchair and medical equipment. We currently park 2 cars in the garage, 2 in the

driveway, and 3 in guest parking when we can find an open spot. Our community does not allow street parking and will tow any and all vehicles in the street. There are many times when there is not a single open guest parking space and the kids have to park more than a mile away at Publix or a doctor's office and risk being towed from there. This is such a hardship on my family that mere words cannot even explain.

Often, we have to shuffle the cars in the middle of storms. The kids will have to walk to Publix in the rain and lightning before school in order to get to their cars, not to mention the danger that poses to my daughters when walking alone. Since my mother's additional car has come to my home, these things happen more often.

I am asking for the bare minimum that I need in terms of driveway and walkway. I've been advised that this variance is difficult to obtain, so even though I need more space for my mother to adequately exit from either the front passenger or the back seat, I am submitting the least amount of space possible. My proposal is to widen the driveway to only 26 to 27 feet with a barely adequate 4 foot walkway that would allow her to exit from the front passenger seat or a rear seat, and be wheeled to the top of the driveway which joins the walkway. If you can find it in your hearts to allow a 5 foot walkway, then that would enable us to better assist her in exiting the vehicle. With a 26-27 foot driveway, we would be able to park 3 cars in the drive, 2 cars in the garage, and have the space to maneuver her wheelchair. That would greatly reduce our hardship.

The driveway, walkway, and existing front door pad would all change from concrete to HOA approved pavers. A robellini palm would need

removed, but we also have a large planting bed that curves in front of the whole walkway that has plenty of space for additional landscaping.

Thank you in advance for your serious consideration of this urgent matter.

Sincerely,

Adrian and Kerry Jagdeosingh

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.

Signature of Owner

FL 5232-013-68-335-0

Date

Sworn and Subscribed before me this 23rd day

of August, 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