

DRAFT

Members of the Board who spoke to the request were Chair Ryan and Alternate Member Siddiqui. Chair Ryan stated the City made the mistake and is now forcing her to have variance to have it meet code.

A motion by Vice Chair Rodriguez-Soto, seconded by Alternate Member Siddiqui, to grant variance request ZV(R) 2021-22, to allow a 4' rear yard setback for a screen enclosure instead of the required 5' rear yard setback; along with a 5' rear yard setback to pool beam for an existing permitted pool instead of the required 7' rear yard setback back to pool beam, under Sec. 155.301(O)(1)(c), passed unanimously.

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBERS: ZV(R) 2021-23 - 24

PETITIONER:

Adrian & Kerry Jagdeosingh

ADDRESS:

SUBJECT PROPERTY:

19972 SW 5 Court
Pembroke Pines, FL 33029

LEGAL DESCRIPTION:

Lot 105, Alhambra of the PEMBROKE SPRINGS PLAT according to the Plat thereof as recorded in Plat Book 160, Page 16B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to:

ZV(R) 2021-23) allow a 40% total front lot coverage instead of the required 35% total front lot coverage for a proposed driveway;

ZV(R) 2021-24) 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.

REFERENCES:

ZV(R) 2021-23 - 24)

Table 155.620 Accessory Building Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage	[1] 10 foot minimum

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Lot						40 % width of lot	width
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Adrian and Kerry Jaqdeosingh spoke to the variance request. They stated they did not want to defer tonight. They are asking to expand the driveway only 5% larger than 35% lot coverage permitted by code. Kerry's handicapped mother is now living with them and needs to be able to get into a wheelchair when exiting or entering her handicapped vehicle. At the present width, there is not room for the chair when two cars are parked on the driveway. They have been told by the HOA that the HOA can't give approval until variance is granted. They have four children of driving age living at home and they all have cars. The children are three college graduates pre-med, working on their master's degrees at UCF, but having to live at home and do their course work virtually and a high school student,. The home has five bedrooms. They park two cars in the garage, two on the driveway and three are parked in guest parking, as there is no street parking allowed in their community. The increase in size will be toward the front of the walkway. They expressed that they were told by the developer when they purchased the home in 1999 that they could expand the driveway at that time to accommodate three vehicles, but they did not have the funds to cover that at the time and since then the City has changed the Code on size, so they have to have the variance. They also stated they are taking out the concrete and putting in pavers which will help eliminate the current drainage problems. They chose not to defer tonight because they need to get the work done to assist the handicapped mother. At present the husband has to carry her in and out of the car because they cannot get the wheelchair on pavement for her to use to exit or enter the car.

The members of the board who spoke to the variance requests were Chair Ryan, Vice Chair Rodriguez-Soto, and Alternate Member Siddiqui. Vice Chair and Alternate Siddiqui both urged the Chair to give this family relief and that the request was very minimal, not the extensive expansion the Chair stated the request was.

The member of staff who spoke to the variance requests was Dean Piper

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John Reiner, stated he was a representative of the HOA, came forward to speak to the variance requests. He claimed the family is not using the garage for parking and that they were never offered a larger driveway by the developer. The petitioners explained that when the mother moved in recently, they did have boxes in the garage and could not park there for a very short time, but since then they have distributed all the possessions and are parking two cars in the garage. There was disagreement between the parties over the developer's statements.

On a motion by Vice Chair Rodriguez-Soto, seconded by Alternate Member Siddiqui, to grant variance request ZV(R) 2021-23, to allow a 40% total front lot coverage instead of the required 35% total front lot coverage for a proposed driveway, under Sec. 155.301(O)(1)(c), the following vote was recorded:

AYE: Vice Chair Rodriguez-Soto, Alternate Member Siddiqui

NAY: Chair Ryan

Motion failed

On a motion by Vice Chair Rodriguez-Soto, seconded by Alternate Member Siddiqui, to grant variance request ZV(R) 2021-24, 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, under Sec. 155.301(O)(1)(c), the following vote was recorded:

AYE: Vice Chair Rodriguez-Soto, Alternate Member Siddiqui

NAY: Chair Ryan

Motion failed

At this point in the meeting, Alternate Member Siddiqui stated that he was ill and needed to leave the meeting, which would mean there was no quorum and the remaining items listed below will be deferred to the November 4, 2021 meeting.