



## Legislation Text

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**File #:** 17-0497, **Version:** 1

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ZV(R) 2017-02      Marnatha Irene Ternier, 9531 SW 6 Street

**VARIANCE FILE NUMBER:**      **ZV(R) 2017-02**

**PETITIONER:**

Marnatha Irene Ternier

**ADDRESS:**

**SUBJECT PROPERTY:**

9531 SW 6 Street  
Pembroke Pines, FL 33025

**LEGAL DESCRIPTION:**

Lot 20 and a portion of Lot 21, Block 3; of the SKOMILL SECTION ONE PLAT, according to the plat thereof as recorded in Plat Book, 105 Page 39, of the Public Records of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a 0' rear yard setback instead of the required 5' rear yard setback for a deck.

**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.