



## Legislation Text

---

**File #:** 18-0300, **Version:** 1

---

ZV(R) 2018-01 Toledo Homestead, 8711 Johnson Street

**PETITIONER:**

Toledo Homestead

**ADDRESS:**

**SUBJECT PROPERTY:**

8711 Johnson Street  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**

Lot 39, Block 22, of the SUBDIVISION FOURTH ADDITION TO BOULEVARD HEIGHTS SECTION NINE PLAT, according to the plat thereof as recorded in Plat Book, 62 Page 14, of the Public Records of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a 4.79' east side yard setback instead of the required 5' side yard setback for the existing house and an addition.

**REFERENCE:**

§ 155.106 ONE-FAMILY DWELLING (R-1A THROUGH R-1C) DISTRICTS

(E) Yards. (2) Side yards. (a) Residential uses. Every plot used for a one-family dwelling shall have a side yard on each side, each of which shall be at least ten feet wide in an R-1A and at least 7½ feet wide in R-1B or R-1C District. However, where an existing plot is 60 feet or less in width, each side yard shall be at least five feet in width. Existing improved lots that are 60 feet or less in width that have side yards that are 7½ feet wide shall remain 7½ feet wide.