



## Legislation Text

---

**File #:** 18-0301, **Version:** 1

---

ZV(R) 2018-02 - 06 Camy Bertrand, 741 SW 71 Way

### **SUMMARY EXPLANATION AND BACKGROUND:**

#### **PETITIONER:**

Camy Bertrand

#### **ADDRESS:**

#### **SUBJECT PROPERTY:**

741 SW 71 Way  
Pembroke Pines, FL 33023

#### **LEGAL DESCRIPTION:**

Lot 10, Block 11 of the BOULEVARD PARK PLAT, according to the plat thereof as recorded in Plat Book, 51 Page 33B, of the Public Records of Broward County, Florida.

#### **VARIANCES REQUESTED:**

Petitioner is requesting a variances to:

ZV(R) 2018-02) allow a 4'1" northern side yard setback instead of the required 5' side yard setback for an existing shed;

ZV(R) 2018-03) allow a 4' rear yard setback instead of the required 5' rear yard setback for an existing shed;

ZV(R) 2018-04) allow a 0' northern side yard setback instead of the required 5' side yard setback for existing pavers / concrete patio;

ZV(R) 2018-05) allow a 346.3 square foot accessory structure instead of the required 100 square foot accessory structure for an existing shed;

ZV(R) 2018-06) allow a 5'9" rear yard setback instead of the required 15' rear yard setback for an existing carport.

#### **REFERENCES:**

ZV(R) 2018-02, 03, 04)

§ 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.

ZV(R) 2018-05)

(H) In all residential districts except A-1, RR, E-1, R-3, R-4, and R-6, only one accessory building is

permitted which shall not exceed 100 square feet. In the A-1, RR, E-1, R-3, R-4, and R-6 districts, all accessory uses, storage sheds, and accessory buildings, except structures for housing livestock, up to 150 square feet in area shall be located at least five feet from any plot line and at least 15 feet from any street line. Also in the A-1, RR, E-1, R-3, R-4 and R-6 districts, only one storage container shall be permitted. Storage sheds and accessory buildings over 150 square feet and storage containers shall be subject to the limitations on location of a principal building and shall not be placed in any required yard. For purposes of this section, fall-out shelters and garages shall not be deemed accessory buildings.

ZV(R) 2018-06)

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

(E) Yards. (3) Rear yard. (a) Residential uses. Every plot used for a one-family dwelling shall have a rear yard not less than 15 feet in depth.