



## Legislation Text

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**File #:** 18-0441, **Version:** 1

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ZV(R) 2018-07 - 09 Norelvys Montelongo, 8630 NW 18 Street

**VARIANCE FILE NUMBERS:**    **ZV(R) 2018-07 - 09**

**PETITIONER:**

Norelvys Montelongo

**ADDRESS:**

**SUBJECT PROPERTY:**

8630 NW 18 Street  
Pembroke Pines, FL 33024

**LEGAL DESCRIPTION:**

Lot 26, Block 19, of the "PASADENA LAKES WEST" PLAT, according to the plat thereof as recorded in Plat Book 69, Page 37B, of the Public Records of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting a variance to allow;

ZV(R) 2018-07) a 4" side yard setback instead of the required 5' side yard setback for a driveway;

ZV(R) 2018-08) a 70% total front lot coverage instead of the required 35% total front lot coverage for a driveway including a walkway.

ZV(R) 2018-09) an 8'-8" driveway width instead of the required 10' minimum driveway width.

**REFERENCES:**

§ 52.26 Driveways across swale areas

ZV(R) 2018-07)

(G) Every driveway must include a minimum five foot setback from side property line(s), except zero-lot properties, where a zero foot setback shall be permitted on the zero lot line side with a five foot setback, or maintenance easement, required on the non-zero lot side(s).

ZV(R) 2018-08)

(H) No driveway may:

(1) Exceed a 35% of the total front lot coverage in a single family residential home; or

ZV(R) 2018-09)

(J) All driveway extension(s) shall provide for a paved area of at least ten feet in width.