



## Legislation Text

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**File #:** 18-0794, **Version:** 1

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ZV(R) 2018-12 A & B      Lazaro Rodriguez, 401 SW 64 Parkway

**VARIANCE FILE NUMBERS:**      **ZV(R) 2018-12 A & B**

**PETITIONER:**

Lazaro Rodriguez

**ADDRESS:**

**SUBJECT PROPERTY:**

401 SW 64 Parkway  
Pembroke Pines, FL 33023

**LEGAL DESCRIPTION:**

Lot 29, Block 35 of the BOULEVARD HEIGHTS SECTION 10 PLAT, according to the plat thereof as recorded in Plat Book, 51 Page 15, of the Public Records of Broward County, Florida.

**VARIANCES REQUESTED:**

Petitioner is requesting variances to:

ZV(R) 2018-12A) allow a 2.59' rear yard setback instead of the required 5' rear yard setback for an existing concrete slab;

ZV(R) 2018-12B) allow a 5.46' rear yard setback instead of the required 15' rear yard setback for an existing aluminum roofed patio with existing partial enclosure.

**REFERENCES:**

ZV(R) 2018-12A)

§ 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) 2018-12B)**

§ 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.