



Legislation Text

File #: 18-0940, **Version:** 1

ZV(R) 2018-18 - 19 Riad & Shemarna Mohamed, 6761 SW 13 Street

PETITIONER:

Riad & Shemarna Mohamed

ADDRESS:

SUBJECT PROPERTY:

6761 SW 13 Street
Pembroke Pines, FL 33023

LEGAL DESCRIPTION:

LOT 4 BLK 2 of the "HOLLYWOOD PINES NO 2 AMENDED RESUB OF PORTION PLAT", according to the plat thereof as recorded in Plat Book, 51 Page 4B, of the Public Records of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to:

ZV(R) 2018-18) allow a 0' eastern side yard setback instead of the required 5' side yard setback for an existing pool deck with safety cover anchors;

ZV(R) 2018-19) allow a 1' west side yard setback instead of the required 5' side yard setback for an existing concrete patio;

REFERENCES:

ZV(R) 2018-18 & 19

§ 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.