



## Legislation Text

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**File #:** 19-0224, **Version:** 1

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**ZV(R) 2019 06 - 07** Alfredo Angulo, 6409 SW 7 Street

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

#### **PETITIONER:**

Alfredo Angulo

#### **ADDRESS:**

#### **SUBJECT PROPERTY:**

6409 SW 7 Street  
Pembroke Pines, FL 33023

#### **LEGAL DESCRIPTION:**

Lot 24, Block 33, of the BOULEVARD HEIGHTS SEC TEN PLAT, according to the Plat thereof as recorded in Plat Book 51, Page 15B, of the Public Record of Broward County, Florida.

#### **VARIANCES REQUESTED:**

Petitioner is requesting variances to allow:

ZV(R) 2019-06) a 3 foot side yard setback instead of the required 5 foot side yard setback for a driveway;  
ZV(R) 2019-07) a zero foot side yard setback instead of the required 7 1/2 feet side yard setback for a covered walkway / slab.

#### **REFERENCES:**

##### **§ 52.26 DRIVEWAYS ACROSS SWALE AREAS**

(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).

##### **§ 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 7 1/2 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 7 1/2 feet wide shall remain 7 1/2 feet wide.