



Legislation Text

File #: 19-0340, **Version:** 1

ZV(R) 2019-08 Richard Petit, 8840 NW 7 Street

SUMMARY EXPLANATION AND BACKGROUND:

VARIANCE FILE NUMBER: ZV(R) 2019-08

PETITIONER:

Richard Petit

ADDRESS:

SUBJECT PROPERTY:

8840 NW 7 Street
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 27, Block 1, of the WESTVIEW SEC 1 PART 1 PLAT, according to the Plat thereof, as recorded in Plat Book 94, Page-50B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 0' western side yard setback instead of the required 5' side yard setback for an existing concrete slab.

REFERENCES:

§ 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.