



Legislation Text

File #: 19-0991, **Version:** 1

ZV(R) 2019-19 - 24 Jason S. Fernandez, 9020 NW 21 Street

SUMMARY EXPLANATION AND BACKGROUND:
VARIANCE FILE NUMBERS: ZV(R) 2019-19 - 24

PETITIONER:

Jason S. Fernandez

ADDRESS:

SUBJECT PROPERTY:

9020 NW 21 Street
Pembroke Pines, FL 33024

LEGAL DESCRIPTION:

Lot 4, Block 3 of the UNIVERSITY HEIGHTS PLAT, according to the plat thereof as recorded in Plat Book 72, Page 19B, of the Public Records of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting a variances to:

ZV(R) 2019-19) allow a 51.5% (33.5') total width of existing driveway, instead of allowed maximum allowed 40% (26') total width;

ZV(R) 2019-20) allow a 0' east side yard setback for existing driveway, instead of required 5' side yard setback;

ZV(R) 2019-21) allow a 0' west side yard setback for existing driveway/walkway, instead of required 5' side yard setback;

ZV(R) 2019-22) allow a 62% Total front yard lot coverage with existing driveway/walkway, instead of allowed maximum 35%;

ZV(R) 2019-23) allow a 2.8' rear yard setback for shed on slab, instead of required 5' rear yard setback;

ZV(R) 2019-24) allow a 2.25' east side yard setback for shed on slab, instead of required 5' side yard setback.

REFERENCES:

§ 52.26 Driveways across swale areas

ZV(R) 2019-19) (C) In no instance shall the total width of all driveways exceed 40% of the lot width.

ZV(R) 2019-20 & 21)

(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) 2019-22)

(H) No driveway may:

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

ZV(R) 2019-23 & 24)

§ 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.