



Legislation Text

File #: 19-1408, **Version:** 1

ZV(R) 2019-30 - 31 & 33 - 35, Leonardo Godoy, 9331 NW 14 Street

SUMMARY EXPLANATION AND BACKGROUND:

VARIANCE FILE NUMBERS: ZV(R) 2019 30 - 31 & 33 - 35

PETITIONER:

Leonardo Godoy

ADDRESS:

SUBJECT PROPERTY:

9331 NW 14 Street
Pembroke Pines FL 33024

LEGAL DESCRIPTION:

Lot 13, Block 3 of the "WESTVIEW SEC 3 PART 2 PLAT" according to the Plat thereof as recorded in Book 95, Page 1 B, of the Public Record of Broward County, Florida.

VARIANCES REQUESTED:

Petitioner is requesting variances to allow:

ZV(R) 2019-30) a 4' side yard setback instead of the required 5' side yard setback for an existing driveway

ZV(R) 2019-31) a 46% total front lot coverage instead of the required 35% total front lot coverage for a driveway and walkway;

ZV(R) 2019-33) allow a 2' west side yard setback for an existing pool deck, instead of required 5' side yard setback

ZV(R) 2019-34) allow a 3.4' rear yard setback for an existing pool deck, instead of required 5' rear yard setback

ZV(R) 2019-35) allow a 1' east side yard setback for an existing pool deck, instead of required 5' side yard setback

REFERENCES:

ZV(R) 2019-30

§ 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).

ZV(R) 2019-31

§ 52.26 DRIVEWAYS ACROSS SWALE AREAS

(H) No driveway may:

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

ZV(R) 2019-33 - 35

§ 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.