



## Legislation Text

---

**File #:** 20-0651, **Version:** 1

---

ZV(R) 2020-15 & 16, Elliot Eichel, 1991 NW 178 Terrace

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:**

Elliot Eichel, owner, has submitted two variance requests at 1991 NW 178<sup>th</sup> Terrace. Requested variance ZV(R) 2020-15 is to allow an existing BBQ structure two (2) feet from the side property line instead of the required minimum seven (7) feet from the side property line; and requested variance ZV(R) 2020-16 is to allow existing pavers/slab zero (0) feet from the side property line instead of the required minimum seven (7) feet from the side property line.

Mr. Eichel has provided a copy of the South Broward Drainage District (SBDD) Permit for the BBQ structure (SBDD approval is not necessary for the pavers/slab), a copy of the Silver Lakes Homeowners Association approval and neighbor email of no objection for requested variance.

### **VARIANCE REQUEST DETAILS:**

**ZV(R) 2020-15)** allow an existing accessory structure BBQ pit two (2) feet from the side property line instead of the required minimum seven (7) feet from the side property line.

**ZV(R) 2020-16)** allow existing pavers/slab zero (0) feet from the side property line instead of the required minimum seven (7) feet from the side property line.

*Code Reference:* Silver Lakes Planned Unit Development (PUD) Guidelines.

### **VARIANCE DETERMINATION:**

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall determine that the single-family residential variance granted is the minimum variance that will accomplish the intended purpose in accordance with above and:

A) That there are special circumstances or conditions applying to the land or building for which

the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.