



Legislation Text

File #: 21-0831, **Version:** 1

ZV(R) 2021 - 16, Natalie Carter, 1400 NW 154 Lane

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Natalie Carter, owner, has submitted variance request ZV(R) 2021-16 for a proposed hard roofed screen enclosure for her Townhouse in Towngate. Per the Towngate Planned Unit Development (PUD) Guidelines screen enclosures on townhouses are restricted to screen roofs only. Location of proposed structure meets all other code requirements. Copy of PUD Guidelines regarding Townhouse requirements is attached.

Both the Park Crossing Homeowners Association (applicant's neighborhood association) and the TownGate at Pembroke Pines Master Association have provided their approvals for this structure.

VARIANCE REQUEST DETAILS:

ZV(R) 2021-16 to allow a hard roofed screen enclosure.

Code Reference: **Towngate 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 follow Section 155.301(O)

Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) 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) 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) 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..