



PALM BEACH COUNTY - ADMINISTRATIVE VARIANCE STAFF PUBLIC MEETING - RESULTS LIST

Public Meeting Date: 9/20/2012

Application No: AVB-2012-01692

Control No: 2011-00315

Result: APPROVED WITH CONDITIONS

Request: To allow an existing accessory structure to encroach into the required side interior and front setback.

Code Section / Description	Required	Proposed	Variance
5.B.1.A	No structure allowed in front yard	Allow structure in front yard	Allow structure in front yard
1.F.3 Non-conforming Structures	15' - Side	6'8	-8' 4
1.F.3 Non-conforming Structures	60' - Front	46' 8	-13' 4

Address: 1126 Cheetham Hill Blvd , Loxahatchee, FL - 33470

The above variance was granted subject to the following zoning condition(s):

1. Prior to September 20, 2013, the Property Owner shall obtain a Building Permit for the carport extension. (DATE: MONITORING -Zoning)
2. At the time of submittal for Building Permits, the Property Owner shall provide the Building Division a copy of the Administrative Variance Staff Public Meeting Result Letter and a copy of the Survey dated June 08, 2012. (BLDG PERMIT: BLDG - Zoning)

The development order for this particular variance shall lapse on 9/20/2013, one year from the approval date. (DATE: MONITORING:Zoning)

PALM BEACH COUNTY - ADMINISTRATIVE VARIANCE STAFF PUBLIC MEETING - RESULTS LIST

Public Meeting Date: 9/20/2012

Application No: AVB-2012-01938

Control No: 2012-00423

Result: APPROVED WITH CONDITIONS

Request: (1) To allow two existing accessory structures to encroach into the required rear setbacks (2) To allow an existing fence and wall to exceed the maximum height requirements for the front yard (3) To allow accessory structures to exceed the square footage of the principal use

Code Section / Description	Required	Proposed	Variance
5.B.1.A	25 feet (Rear setback for a garage)	11.1 feet	-13.9 feet
5.B.1.A,1,c(2)	Accessory uses and structures in the U/S Tier shall not exceed the square footage of the principal use.	Square footage of two accessory structures (including accessory dwelling unit, a barn and a garage) exceeds the square footage of the principal use by 375 square feet.	+375 square feet
5.B.1.A.2.e Fence Walls & Hedges - Residential Districts - Front	4 feet (Wall and Fence in front setback)	5 feet	+1 foot
3.D.1.A Table 3.D.1.A-5 – Property Development Regulations	100 feet (Rear setback - accessory dwelling unit on top of a barn)	7.8 feet	-92.2 feet

Address: 5720 Fearnley Rd , Lake Worth, FL - 33467

The above variance was granted subject to the following zoning condition(s):

1. Prior to September 20, 2013, the Property Owner shall obtain a Building Permit for the 780* square feet garage, the 1220* square feet barn, the 835* square feet accessory dwelling unit on top of the barn, the 5-foot high concrete wall along south property line, and the 5-foot high chain link fence along north, east and west property lines. (DATE: BLDG - Zoning)
2. At time of submittal for Building Permit, the Property Owner shall provide the Building Division a copy of the Administrative Variance Staff Public Meeting Result Letter and a copy of the survey dated August 22, 2012. (BLDG PERMIT: BLDG - Zoning)
3. Prior to the issuance of the Certificate of Occupancy, the Building Inspector shall verify that the removal of the kitchen equipment in the accessory dwelling unit is completed. (CO: BLDG - Zoning)
4. Prior to the submittal of Building Permit, the Property Owner must remove all the kitchen equipment in the accessory dwelling unit. (ONGOING: CODE ENF - Zoning)

The development order for this particular variance shall lapse on 9/20/2013, one year from the approval date. (DATE: MONITORING:Zoning)

END OF REPORT