



Public Meeting Date: 2/21/2013

Application No: AVB-2012-03228

Control No: 2012-00645

Result: APPROVED WITH CONDITIONS

Request: To allow a single family dwelling to encroach into the required side interior and rear setback, to allow a shed to encroach into the required side interior and rear setback and to allow a fence to exceed the maximum height limitation for the front yard.

Code Section / Description	Required	Proposed	Variance
3.D.1.A Interior side setback	50 ft - SFD	24.7 ft	25.3 ft
3.D.1.A Rear setback	100 ft - SFD	35.3 ft	64.7 ft
5.B.1.A Interior Setback –Shed (west side)	25 ft – shed	6.1 ft	18.9 ft
5.B.1.A Interior Setback – Shed (north side)	25 ft - shed	6.7 ft	18.3 ft
5.B.1.A.2.a Fences, Walls & Hedges – Height	4 ft maximum height in front yard	5 ft	1 ft

Address: 8271 1st Lane S, West Palm Beach, FL 33411

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

1. At the time of application for a building permit, the property owner shall provide a copy of the Variance Approval letter along with copies of the approved survey to the Building Division. (BLDG PERMIT: BLDG – Zoning)
2. Prior to April 21, 2013 the property owner shall provide documentation that the high voltage outlets in the shed have been removed. (DATE: MONITORING-Building)
3. Prior to February 21, 2014, the property owner shall obtain building permits for the 433 square foot shed, additions to the 1440 square foot house, and the five foot fence located in the front yard. (DATE: MONITORING-Building)

The development order for this particular variance shall lapse on February 21, 2014, one year from the approval date. The property owner shall obtain all required building permits prior to February 21, 2014. (DATE: MONITORING: Zoning)

END OF REPORT