



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

Public Meeting Date: **02/25/2016**

Application No: AVB-2015-01783

Control No: 2015-00102

Result: APPROVED WITH CONDITIONS

Request: To allow an existing structure to exceed: the maximum floor area ratio (FAR); the maximum lot coverage; the maximum allowable distance between property lines; and the square footage of the primary structure.

Code Section / Description	Required	Proposed	Variance
3.D.1.A Table 3.D.1.A-5 - Property Development Regulations	Max FAR in AR district .15	FAR of .17	.02 additional FAR
5.B.1.A 5.B.1.A	Accessory Use Shall not exceed square footage of principal use (1,848 sq. ft.)	Accessory use larger than principal use (5,750 sq. ft.)	Accessory use larger than principal use 3,902 sq. ft.
5.B.1.A 5.B.1.A	In U/S Tier, accessory structure may not exceed 25% of distance between property lines (51.25 feet permitted north to south dimension)	To allow an accessory structure to exceed 25% of distance between property lines (115' requested north to south dimension)	To allow an accessory structure to exceed 25% of distance between property lines (63.75')
3.D.1.A Table 3.D.1.A-5 - Property Development Regulations	AR District permits 15% Building Coverage (6,765 sq. ft. permitted)	Requested 16.7% Lot Coverage (7,598 sq. ft. requested)	1.9% Lot Coverage (833 sq. ft.)
Address: 8392 Pinto Dr , Lake Worth, FL - 33467			

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

- AVB-001 Prior to re-issuance of the Building Permit, the Property Owner shall provide a copy of this Variance Approval, related plans and documents to the Building Division. (BLDGPMT: BUILDING DIVISION - Building Division)
- AVB-002 Prior to re-issuance of the Building Permits, the Property Owner shall also submit a Landscape Plan for review and approval by the Zoning Division. The Landscape Plan shall be prepared in compliance with all landscape related Conditions of Approval as contained herein and be consistent with the Preliminary Landscape Plan dated February 1, 2016. (BLDGPMT: ZONING - Zoning)
- AVB-003 Prior to re-issuance of the Building Permits, Property Owner shall install additional landscaping along the north and east facades of the accessory garage, consistent with the Preliminary Landscape Plan. (BLDGPMT/CC: BUILDING DIVISION - Zoning)
- AVB-004 Prior to re-issuance of the Building Permit, the existing fence and accessory structures along the east property line shall be demolished and removed. (BLDGPMT: ZONING - Zoning)
- AVB-005 Prior to re-issuance of the Building Permit, the Property Owner shall provide perimeter landscape screening along the south property line shall be as follows: a. an opaque privacy fence shall be installed at a minimum of six foot high; b. areca palm hedge installed at a minimum of 20 feet high, maintained at a minimum of 25 feet, spaced to provide a continuous opaque barrier. (ONGOING: ZONING - Zoning)
- AVB-006 Prior to re-issuance of the Building Permit, the Property Owner shall provide perimeter landscape screening along the east property line and continuing 100 feet in length from the south property line shall be as follows: a. areca palm hedge installed at a minimum of 6 feet high, maintained at a minimum of 12 feet, spaced to provide a continuous opaque barrier; and b. shall not encroach easement along east property line. (ONGOING: ZONING - Zoning)
- AVB-007 The window on the south facade of the accessory garage shall be constructed with opaque glass. (BLDGPMT: BUILDING DIVISION - Building Division)
- AVB-008 On or prior to February 25, 2017, the Property Owner shall have received the Certificate of Completion for the 5,750 square foot accessory structure. (BLDGPMT/DATE: BUILDING DIVISION - Building Division)
- AVB-009 This Variance is approved for the accessory garage structure and shall not be used for any commercial purposes. Any change to the use shall require reconsideration of the Variance by the Zoning Division. (ONGOING: ZONING - Zoning)
- AVB-010 Security lighting shall be prohibited on the south facade of the accessory garage. (ONGOING: ZONING - Zoning)

The development order for this particular variance shall lapse on 02/25/2017, one year from the approval date. (DATE: MONITORING:Zoning)