

**PALM BEACH COUNTY  
ADMINISTRATIVE VARIANCE MEETING  
THURSDAY, February 21, 2013 at 9:00 a.m.**

**MINUTES OF THE MEETING**

The Variance Public Meeting was held on the 1<sup>st</sup> Floor of Vista Center, 2300 N. Jog Road, West Palm Beach, FL 33411.

**ATTENDEES**

**County Staff Present:**

Barbara Pinkston-Nau, Principal Site Planner

Juanita James, Zoning Technician

Lorraine Cuppi, Senior Secretary

**Proof of Publication:** Lorraine Cuppi said that Courtesy Notices for AVB2012-3228 were mailed out on January 29, 2013.

**Changes to Agenda:** Barbara Pinkston-Nau asked if there were any changes to the agenda and Juanita James said there were none.

**Disclosures**

Barbara Pinkston-Nau explained the following: For those of you who are not familiar with how the Variance Public Meeting is conducted, the agenda is typically divided into two parts - the consent agenda and the regular agenda. Items on the consent agenda have been approved by staff, with the applicant agreeing to the conditions of approval with no opposition from the public. If an item is on the consent agenda and remains on the consent agenda, the variance is approved and the applicant is free to leave after the staff presentation and receipt of their result letter. If there is opposition from the public or if the applicant does not agree with the conditions of approval, an item can be reordered to the regular agenda. Items on the regular agenda include those which have been reordered from the consent agenda; have opposition from the public; or the applicant does not agree with the conditions of approval imposed by staff. The meeting will begin with Staff's presentation, findings of fact and recommendation, followed by the owner's presentation. Following the owner's presentation, the public portion of the meeting will be open to allow members of the public to comment on the variance request. All comments should be limited to the variance request.

**CONSENT ITEM(S):**

**AVB2012-3228** Mahmood Anwar, owner, 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 in the front yard. Location: 8271 1st Lane S approx. .123 mile north of Pioneer Road in the AR Zoning District. (Control No. 2012-645).

Barbara Pinkston-Nau asked if there were any letters of approval or objection and Lorraine Cuppi stated there was one letter in approval.

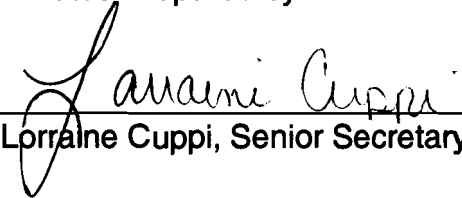
**Staff:** Juanita James presented the Type 1B Variance.

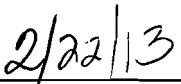
**Public:** No one from the public was present.

The owner, Mahmood Anwar, was in agreement with the Conditions of Approval. Staff approved the variance subject to three Conditions of Approval.

**MEETING ADJOURNED AT 9:05 AM**

Minutes Prepared by

  
Lorraine Cuppi, Senior Secretary

  
February 22, 2013