



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

Public Meeting Date: **09/28/2017**

Application No: AVB-2017-01333

Control No: 1974-00068

Result: APPROVED WITH CONDITIONS

Request: To allow an existing single-family dwelling (attached shed) to encroach into the required side interior setback.

Code Section / Description	Required	Proposed	Variance
3.D.1.A Table 3.D.1.A-5 - Property Development Regulations	7.5 Feet	2.08 Feet	5.42 Feet

Address: 21254 Hazelwood Ln , Boca Raton, FL - 33428

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

AVB-001 The Property Owner shall provide a copy of the Variance Approval Letter to the Building Division to be attached to B-1979-22398 by September 24, 2017. (BLDGPMT: BUILDING DIVISION - Building Division)

The development order for this particular variance shall lapse on **10/28/2017**, one year from the approval date. (DATE: MONITORING:Zoning)

Application No: AVB-2017-01350

Control No: 2017-00103

Result: APPROVED WITH CONDITIONS

Request: To allow an existing enclosed carport encroach into the side interior setbacks.

Code Section / Description	Required	Proposed	Variance
3.D.1.A Table 3.D.1.A-5 - Property Development Regulations	7.5 ft	6 ft	1.5 ft

Address: 6043 Fair Green Rd , West Palm Beach, FL - 33417

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

AVB-001 At time of application for a Building Permit, the Property Owner shall provide a copy of the Variance Approval Letter, related plans, and documents to the Building Division. (BLDGPMT: BUILDING DIVISION - Building Division)

AVB-002 On or before February 24, 2018, the Property Owner/Applicant shall provide documentation of the approved partial drainage easement abandonment adjacent to the west property line; or the structural overhang shall be modified to eliminate any encroachment. (DATE: MONITORING - Monitoring)

AVB-003 The current Property Owner/Applicant shall provide full disclosure of variance request and encroachment issues to potential buyer upon sale of the property. (ONGOING: ZONING - Zoning)

The development order for this particular variance shall lapse on **10/28/2017**, one year from the approval date. (DATE: MONITORING:Zoning)

Application No: AVB-2017-01613

Control No: 2017-00085

Result: APPROVED WITH CONDITIONS

Request: to allow a proposed accessory structure (garage) to exceed 25% of the distance between property lines.

Code Section / Description	Required	Proposed	Variance
5.B.1.A(2)(b) Non-conforming Accessory Structure	an accessory structure shall not occupy more than 25% (20') of the distance between property lines	38% between property lines	13% or 30' between property lines.

Address: 5316 Palm Way , Lake Worth, FL - 33463

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

AVB-001 Property Owner shall demolish the existing garage prior to obtaining a building permit for construction of the new garage. (BLDGPMT: BUILDING DIVISION - Building Division)

AVB-002 At time of application for a Building Permit, the Property Owner shall provide a copy of the Variance Approval Letter, related plans, and documents to the Building Division. (BLDGPMT: BUILDING DIVISION - Building Division)

AVB-003 The Property Owner shall obtain a Certificate of Completion (CC) for the accessory structure (garage) on or prior to September 28, 2018. (DATE: BUILDING DIVISION - Building Division)

The development order for this particular variance shall lapse on **10/28/2017**, one year from the approval date. (DATE: MONITORING:Zoning)

END OF REPORT