



BOARD OF ADJUSTMENT

Variance Application

OFFICE USE ONLY

BA #: _____

Hearing Date: _____

Development Services Department, 901 NW 66th Avenue, Florida 33063

PART I. TO BE COMPLETED BY APPLICANT

Name of Applicant: YSIDORA T. MUERAS BOZA

Address of Applicant: 5730 N.W. 27 STREET

Email: MISANRAMONCITO@YAHOO.COM Phone: 754-242-4384

Name of Agent: _____

Email: _____ Phone: _____

Address of Agent: _____

Name of Property Owner: YSIDORA T. MUERAS BOZA

Address of Property Owner: 5730 N.W. 27 STREET, MARGATE, FL 33063

Email: MISANRAMONCITO@YAHOO.COM Phone: 754-242-4384

PART II. PROPERTY INFORMATION:

Address of Property: 5730 N.W. 27 STREET, MARGATE, FL 33063

Legal Description: NORTH MARGATE 50-4B LOT 58 BLK 1

Lot Size/Area: 7,500 Zoning District: R-1 Folio #: 4841 24 01 0600

Existing Use: 01 Proposed Use: 01

PART III. APPLICATION REQUIREMENTS: Please submit the following to the Development Services Department:

- 1) Variance application form with Part I - Part IV completed and signed.
- 2) Legal survey with embossed seal, (1 original, stamped/sealed + 2 copies*) and 1 electronic copy in pdf format.
- 3) Layout or plan showing proposed changes; such as location of fence, building, etc. (3 paper copies and 1 electronic copy in pdf format required).
- 4) PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED form must be completed
- 5) Cash or Check in the amount of \$200.00 payable to: CITY OF MARGATE.
- 6) Public hearing sign bond agreement and cash or check in the amount of \$150.00 payable to: CITY OF MARGATE

PUBLIC HEARING NOTICES:

Per Section 31-55, at least 14 days prior to a scheduled hearing, the petitioner is responsible for mailing public notice to all property owners within 1,500 feet and posting public hearing signs on the property. Proof of mailing and affidavit must be submitted at least 10 days prior to the scheduled hearing.

ATTENDANCE AT HEARING IS MANDATORY FOR THE PETITIONER

FEE SCHEDULE:

Variance Request: \$200.00

Sign Bond: \$150.00

Reimburse City for Newspaper Ad

REAR YARD

PART IV. VARIANCE:

The process for requesting a variance is documented in Section 2-80 of the Margate Code of Ordinances.

Indicate the specific code a variance is requested from and summarize the context:

SECTION 14.8(A) - REAR YARD SETBACK 15 foot.

The following questions must be answered to demonstrate the foundation for the variance request as specifically required by Section 2-78 of the Code of Ordinances. As the applicant, you bear the burden of proving the variance criteria:

1) What special conditions and circumstances exist which, if there is a literal and strict enforcement of the provisions of a zoning ordinance, would constitute a hardship or practical difficulty in the use of the property involved?

THE HARDSHIP NOT BEING ABLE TO USE FULL ADDITION AS COMPLETED AS ADDITIONAL LIVING SPACE. THE PRACTICAL DIFFICULTY IN DEMOLISHING A SIGNIFICANT PORTION OF STRUCTURE AS COMPLETED AND REBUILDING AS WELL AS NOT BEING AESTHETICALLY PLEASING AND FULLY FUNCTIONAL.

2) How will granting the variance not be contrary to the public interest or the general purpose sought to be accomplished by the zoning ordinances?

- A) ADDITION IS 7.65 ft FROM THE CORNER OF STRUCTURE TO REAR PROPERTY LINE, BASED ON HOME SITS CADDY CORNER WITHIN THE LOT.
- B) THAT SMALL INSIGNIFICANT PORTION WITHIN 15 FT SETBACK ACCOMMODATES FOR 10% OR LESS OF THE REAR PROPERTY LINE. FOOT TRAFFIC IS UNOBSTRUCTED OR IMPEDED AS ONE MAY PASS FREELY.
- C) BOTH NEIGHBORS ON EITHER SIDE SIGNED NOTARIZED STATEMENTS THAT THEY NO OBJECTIONS TO THE VARIANCE REQUEST AND NOT AFFECTED BY IT.

3) What circumstances and conditions constitute the hardship or practical difficulties upon which the variance is based?

THE ADDED EXPENSES, COSTS AND TIME TO TEAR DOWN AND RECONSTRUCT THE PRESENTLY COMPLETED ADDITION AND CONTINUED UNAVAILABILITY AND FULL USE OF THE ADDITION AS INTENDED IN TERMS OF PARTIAL DEMOLITION OF THE WALLS, STRUCTURE AND ROOF WHICH WOULD CONSTITUTE A SIGNIFICANT HARDSHIP.

MINIMUM LANDSCAPE

PART IV. VARIANCE:

The process for requesting a variance is documented in Section 2-80 of the Margate Code of Ordinances.

Indicate the specific code a variance is requested from and summarize the context:

23-11 (A) MINIMUM LANDSCAPE REQUIREMENTS

The following questions must be answered to demonstrate the foundation for the variance request as specifically required by Section 2-78 of the Code of Ordinances. As the applicant, you bear the burden of proving the variance criteria:

1) What special conditions and circumstances exist which, if there is a literal and strict enforcement of the provisions of a zoning ordinance, would constitute a hardship or practical difficulty in the use of the property involved?

IF THE VARIANCE IS NOT APPROVED, THE ADDED ADDITIONAL COST OF PURCHASING TREES IN SUFFICIENT HEIGHTS AND TRUNK SIZES, AND COST OF TRANSPORTATION AND INSTALLATION TO SATISFY CITY CODE WOULD BE EXCESSIVE.

2) How will granting the variance not be contrary to the public interest or the general purpose sought to be accomplished by the zoning ordinances?

IN THE 10 YEARS WE HAVE BEEN HERE, WE HAVE ACTUALLY IMPROVED THE VISUAL APPEARANCE OF THE FRONT YARD AND OUR NEIGHBORHOOD AND RECEIVED MANY COMPLIMENTS.

3) What circumstances and conditions constitute the hardship or practical difficulties upon which the variance is based?

THE FACT THAT WE WOULD HAVE TO PURCHASE ADDITIONAL TREES TO PLANT AND PAY FOR THE INSTALLATION, DELIVERY AND LABOR WOULD BE COSTLY AND TIME CONSUMING.

Property Owner Certification And Permission To Proceed

This is to certify that I am the owner of the property located at 5730 NW 27 ST.
MARGATE FL 33063.

(Complete only if applicable) I have authorized _____ to make and file this application for variance on my behalf. If my variance application is denied, I understand that I may file an appeal within 7 days via the city clerk's office.

Ysidora T. Mueras Boza

Signature of Property Owner:

YSIDORA T. MUERAS BOZA

Print Name of Property Owner:

Signature of Agent:

Print Name of Agent:

STATE OF Florida
COUNTY OF Broward

Subscribed and sworn to before me this

28 day of August 2020.

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this

_____ day of _____ 20____.

[Signature]

Signature of Notary

Francia Guzman

Print Name of Notary

____ Personally known to me

✓ Produced identification

FL DL

(Notary seal)

Signature of Notary

Print Name of Notary

____ Personally known to me

____ Produced identification

(Notary seal)



Phone: (954) 979-6213
www.margatefl.com



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, YSIDORA T. MUERAS BOZA, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

Business Name

5730 NW 27 STREET

Street location

MARGATE, FL 33063

Ysidora T. Mueras Boza.

Signature

06-24-2020.

Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date certain: _____

Two Business Days (after decision): _____

COMPLIED: Yes _____ No _____

If YES, initiate check request to Finance
(601- 0000-220.18-00)

If NO, inform Finance to deposit Bond
(001-0000-369.90-01)

Copy to Petitioner, Finance Department
Original to File

PART V. TO BE COMPLETED AFTER BOARD OF ADJUSTMENT ACTION. Board Action:

Approved _____ Denied _____ Tabled to: _____

List Any Special Conditions: _____

Chairman of the Board of Adjustment

Date

Secretary of the Board of Adjustment

Date