



TOWN OF DAVIE
PLANNING & ZONING DIVISION
 6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
 Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

| Project Name | |
|---------------------|--|
| Ferrara | |

| Application | |
|------------------------------|---------------------|
| Request/Number: | Variance (V)/15-065 |
| Owner | Susana Ferrara |
| Petitioner | Susana Ferrara |
| Project Planner | David Abramson |
| Date of Report | 10/19/2015 |
| Date of Public Participation | N/A |
| Date of Public Notification | 10/14/2015 |
| Date of Board Review | 10/28/2015 |
| Date of Town Council Review | 12/02/2015 |

| Location/Site | |
|-----------------------------|--|
| Folio/Identification Number | 50-41-17-17-0130 |
| Address | 9921 North Oak Knoll Circle |
| Nearest North/South Road | Nob Hill Road |
| Nearest East/West Road | State Road 84 |
| Size (Approx. Acres) | .21 Acres (9,160 sq. ft.) |
| Existing Use | Single-Family Home |
| Future Land Use | Residential Irregular 6.380 |
| Zoning | PDD (County) |
| Council District | 2 |
| Redevelopment Area | N/A |
| Overlay District | N/A |
| Design Regulation | N/A |
| Flexibility Zone | 100 |
| Planning Area | 4 |
| Right-of-way Acquisition | N/A |
| Utilities Provider | Town of Davie |
| Drainage District | Central Broward Water Control District (CBWCD) |
| Nearby Equestrian Trail | N/A |
| Nearby Recreational Trail | N/A |
| Nearby Park | N/A |
| Nearby Bus Route | N/A |

| Key Points |
|--|
| <ul style="list-style-type: none"> • The request is to allow a single-family home addition (a mother-in-law suite) 10'-8" from the rear property line (the home is currently 31'-8" from rear property line). • The proposed home addition would maintain the established side (east) yard. • The property is located within the northwestern portion of the residential development of "Oak Knoll" at Pine Island Ridge. |



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- In 2006, Pine Island Ridge was annexed into the Town through Resolution 2006-088.
- The property was built with a single-family dwelling in 1987.
- The approved plans for the Oak Knoll development are not available, but other homes located along the northern development boundary maintain a 25' to 35' rear setback.
- Within the rear yard is a 6' high fence and construction of the proposed home addition will require an existing tree to be removed.
- The property owner has received letters of no objection from the adjacent properties to the east and west but not from the neighboring development to the north.

History

1. Related Zoning Information: N/A
2. Previous Request(s): N/A
3. Concurrent Request(s): N/A

Analysis

The following information is staff's analysis (italic font) based on the criteria established in the Town of Davie's Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property;
There are no special conditions peculiar to the land for which the variance is sought.
- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;
The variance is not necessary for reasonable use of the land. A single-family home exists on the property and a proposed addition could be located within the established building setbacks.
- (c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
There is no evidence that granting the variance will compromise the neighborhood public safety and welfare.

Recommendations

Staff finds the application complete and suitable for further review.



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| Attachments |
|---|
| <ol style="list-style-type: none">1. Petitioner Documentation2. Project Maps3. Noticing Information |

Town of Davie
6591 Orange Drive
Davie, FL 33314

To Whom it May Concern:

Please allow this letter to serve as a brief narrative of the general and overall intent of the scope of work for the residential addition that we are proposing as part of our variance application. The general intent of the project is to add an "In-Law's Suite" (please refer to the attached drawing) to the rear of the existing residence. The proposed addition adds an approximate 460 gsf to the existing residence and is intended to be occupied by a direct family member. As such, the proposed addition requires that we encroach into the existing set-back by approximately five (5) feet at the rear of the property. Please know that all other existing property set-backs will remain and no other request for variance is herein requested.

It is our hope that you will find our variance request favorable to the city and the neighbor / community.

Respectfully Submitted,



Susana Ferrara
9921 North Oak Knoll Circle
Davie, FL 33324

Criteria Letter

Susana Ferrara

Answers to 3 Questions:

A – The circumstance or conditions that directly affect our need for the request of a variance is the physical layout of the existing residence. In the manner in which the existing residence is laid-out an addition to the residence is required to extend towards the back property line as any other configuration would affect and cover the existing windows and associated access to the back yard. In the interest of not self-creating a more costly / monetary hardship and with the need to accommodate the occupant (my mother) our proposal extends into the rear setback approximately five feet.

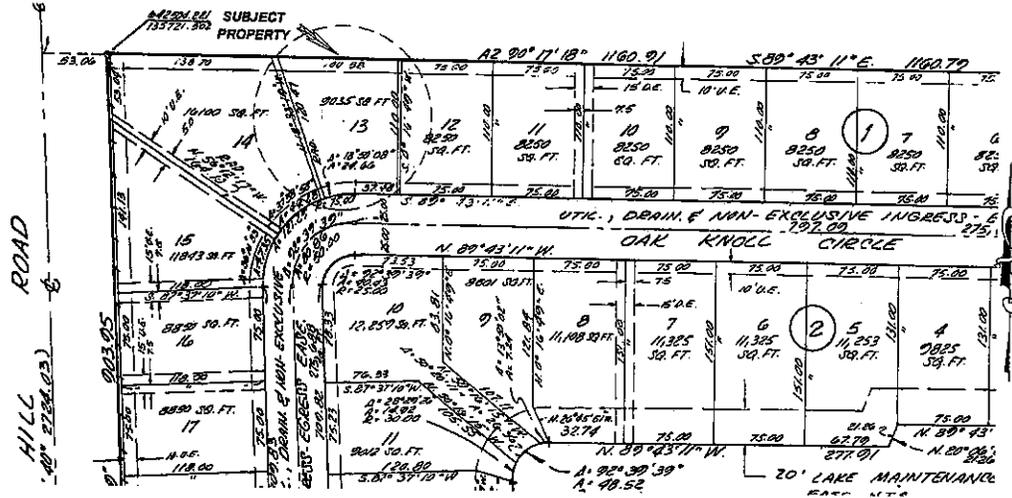
B – The granting of the variance is necessary so that we may be able to create an expansion to the home that allows for the addition to appear and function as a natural component of the existing residence both on the interior as well as the exterior, while also providing our family member the ability to feel / have the sense of privacy, independence and freedom to come and go as they please. It is our hope that you will find that our proposed solution is a request for a minimal variance to accomplish our intended use.

C – The granting of the variance allows the residence to be expanded in such a manner that allows the massing and / or the volumetric of the existing residence to remain in harmony with the house itself as well as the neighboring residences, we see no detrimental aspects that the granting of the requested variance would cause to any of the neighboring properties.

SEE LEGAL DESCRIPTION ON PAGE 3 OF 3

PROPERTY ADDRESS: 9921 OAK KNOLL CIR, FT. LAUDERDALE, FL 33324
 FOR: SUSAN FERRARA

LOCATION SKETCH Scale 1" = NT.S.



ABBREVIATION AND MEANING

| | | |
|---|---|-----------------------------------|
| A = ARC | FNIP = FEDERAL NATIONAL INSURANCE PROGRAM | RAD. = RADIUS OF RADIAL RANGE |
| A/C = AIR CONDITIONER PAD | IN.&EG. = INGRESS AND EGRESS EASEMENT | R.P. = RADIUS POINT |
| A.E. = ANCHOR EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION | R.O.E. = ROOF OVERHANG EASEMENT |
| ALR = ALUMINIUM ROOF | L.M.E. = LAKE MAINTENANCE EASEMENT | RAW = RIGHT-OF-WAY |
| ALV = ALUMINIUM SHED | L.P. = LIGHT POLE | SEC. = SECTION |
| ASPH. = ASPHALT | M. = MEASURED DISTANCE | S.I.P. = SET IRON PIPE L.B. #6044 |
| B.C. = BLOCK CORNER | M/H = MANHOLE | SWK = SIDEWALK |
| B.M. = BENCH MARK | N.A.P. = NOT A PART OF | T = TANGENT |
| B.Q.B. = BASIS OF BEARINGS | NGVD = NATIONAL GEODETIC VERTICAL DATUM | TWP = TOWNSHIP |
| C = CALCULATED | N.T.S. = NOT TO SCALE | U.E. = UTILITY EASEMENT |
| C.B. = CATCH BASIN | O.H.L. = OVERHEAD UTILITY LINES | U.P. = UTILITY POLE |
| C.B.W. = CONCRETE BLOCK WALL | O.R.B. = OFFICIAL RECORD BOOK | W.M. = WATER METER |
| CH = CHORD | OS = OFFSET | W.R. = WOOD ROOF |
| CH.B. = CHORD BEARING | OVH. = OVERHANG | W.S. = WOOD SHED |
| CL = CLEAR | P.B. = PLAT BOOK | ∠ = ANGLE |
| C.L.F. = CHAIN LINK FENCE | P.C. = POINT OF CURVE | Δ = CENTRAL ANGLE |
| C.M.E. = CANAL MAINTENANCE EASEMENTS | P.C.C. = POINT OF COMPOUND CURVE | ⊙ = CENTER LINE |
| CONC. = CONCRETE | PL. = PLANTER | ⊥ = MONUMENT LINE |
| C.P. = CONCRETE PORCH | P.L.S. = PROFESSIONAL LAND SURVEYOR | |
| C.S. = CONCRETE SLAB | P.O.B. = POINT OF BEGINNING | |
| D.E. = DRAINAGE EASEMENT | P.O.C. = POINT OF COMMENCEMENT | |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | P.P. = POWER POLE | |
| DRIVE = DRIVEWAY | P.P.S. = POOL PUMP SLAB | |
| ENCR. = ENCROACHMENT | P.R.C. = POINT OF REVERSE CURVE | |
| E.T.P. = ELECTRIC TRANSFORMER PAD | PRM = PERMANENT REFERENCE MONUMENT | |
| F.F.E. = FINISHED FLOOR ELEVATION | PT. = POINT OF TANGENCY | |
| F.H. = FIRE HYDRANT | PVMT. = PAVEMENT | |
| F.I.P. = FOUND IRON PIPE | PWY = PARKWAY | |
| F.I.R. = FOUND IRON ROD | R. = RECORD DISTANCE | |
| F.N. = FOUND NAIL | | |
| F.N.D. = FOUND NAIL & DISK | | |

LEGEND TYPICAL

| | |
|--------|---------------------------|
| —OH— | OVERHEAD UTILITY LINES |
| | C.B.S. = WALL (CBW) |
| —X—X— | C.L.F. = CHAIN LINK FENCE |
| —O—O— | I.F. = IRON FENCE |
| —W—W— | W.F. = WOOD FENCE |
| • 0.00 | = EXISTING ELEVATIONS |

SURVEYOR'S NOTES

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
 - 2) THIS IS A SPECIFIC PURPOSE SURVEY.
 - 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1.7500 FT.
 - 4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
 CITY OF BROWARD BENCH MARK# 3538
 ELEVATION 7.59 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

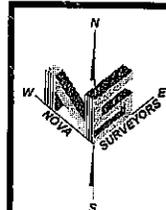
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51G17-5, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: George Ibarra 9-21-14
 GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
 REVISED ON: _____

CERTIFIED TO: SUSAN FERRARA



SURVEYOR'S SEAL

Rear of Single-family Home (south direction)



Rear Yard (north direction)



OAK KNOLL ESTATES HOMEOWNERS ASSOCIATION

8930 State Rd. 84 #254

Davie, FL 33324

September 20, 2013
Susana Ferrara
9921 N Oak Knoll Circle
Davie, Fl 33324

Subject: addition to house

Dear Susana,

Your ARC request to complete an addition to your house, as outlined in the drawing submitted on 9-17-2013, has been approved by the ARC committee.

If you have any questions, you may send a letter to the above address for the Association.

Sincerely,

Board of Directors/Compliance Committee

/jbst

Town of Davie
6591 Orange Drive
Davie, FL 33314

Attn: Director of Planning and Zoning

My neighbor Susana Ferrara shared with me her plans to construct an addition to her home by showing me the actual architectural drawing of a room and bathroom for her mother.

After speaking with Susana and reviewing the drawings, I have no objection to the proposed addition; and I support her in making an investment in her home, which could result in appreciated home values throughout the neighborhood.

If you have any questions, I am available to speak with you upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Zeiger". The signature is fluid and cursive, with the first name being more prominent.

Alex Zeiger
9911 North Oak Knoll Circle
Davie, FL 33324

Town of Davie
6591 Orange Drive
Davie, FL 33314

Attn: Director of Planning and Zoning

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If you have any questions, I am available to speak with you upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Adriana Zeiger". The signature is fluid and cursive, with a large initial "A" and "Z".

Adriana Zeiger
9911 North Oak Knoll Circle
Davie, FL 33324

Town of Davie
6591 Orange Drive
Davie, FL 33314

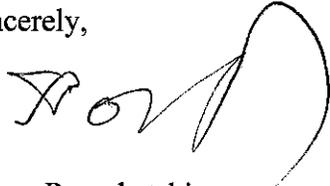
Attn: Director of Planning and Zoning

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If you have any questions, I am available to speak with you upon request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Naum', with a large, stylized flourish extending to the right.

Naum Pogrebetskiy
9931 North Oak Knoll Circle
Davie, FL 33324

Town of Davie
6591 Orange Drive
Davie, FL 33314

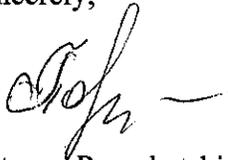
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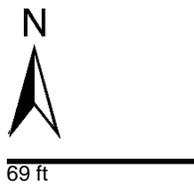
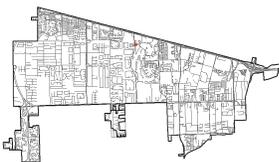
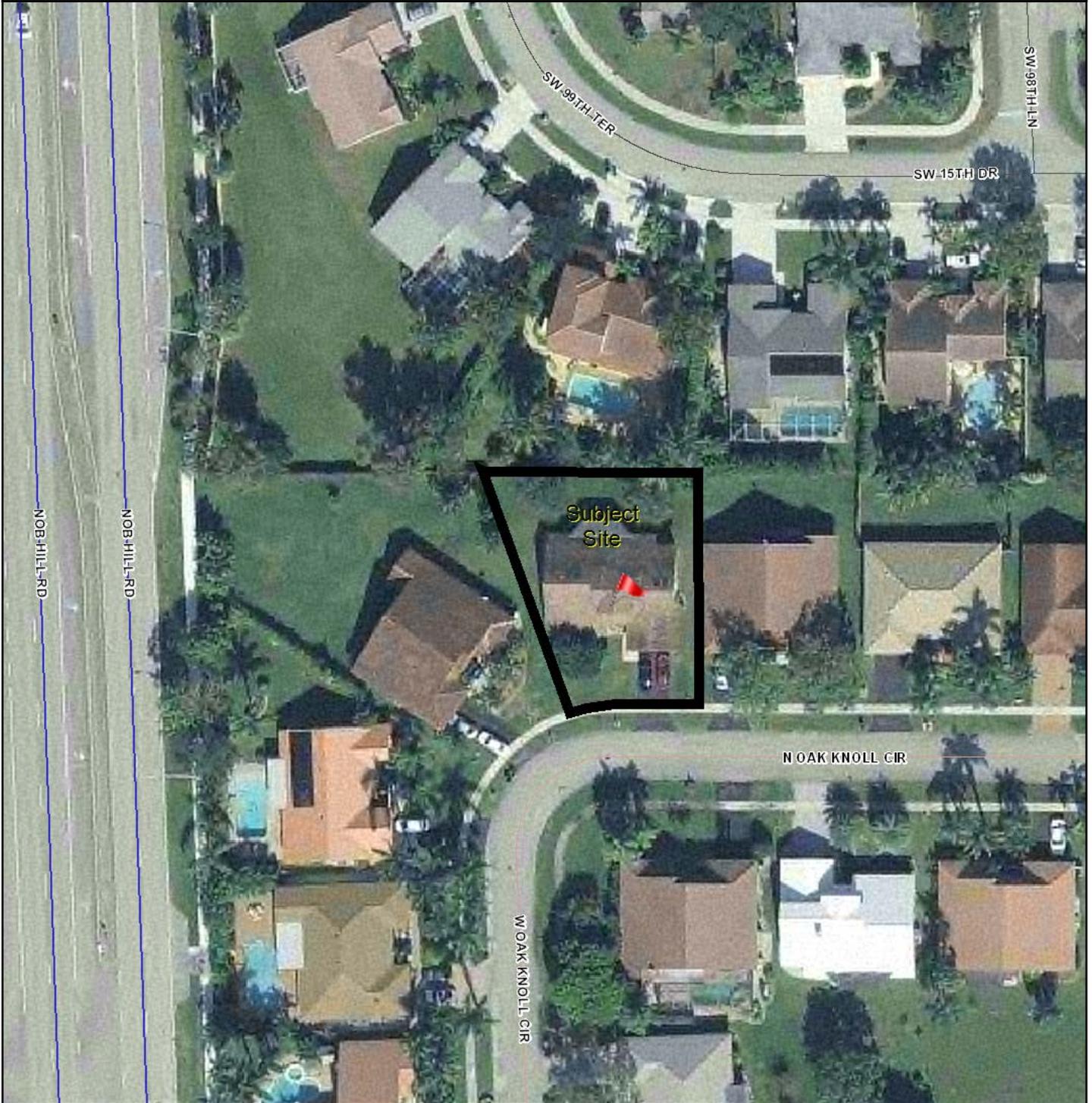
If you have any questions, I am available to speak with you upon request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tatyana', followed by a horizontal line.

Tatyana Pogrebetskiy
9931 North Oak Knoll Circle
Davie, FL 33324

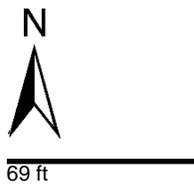
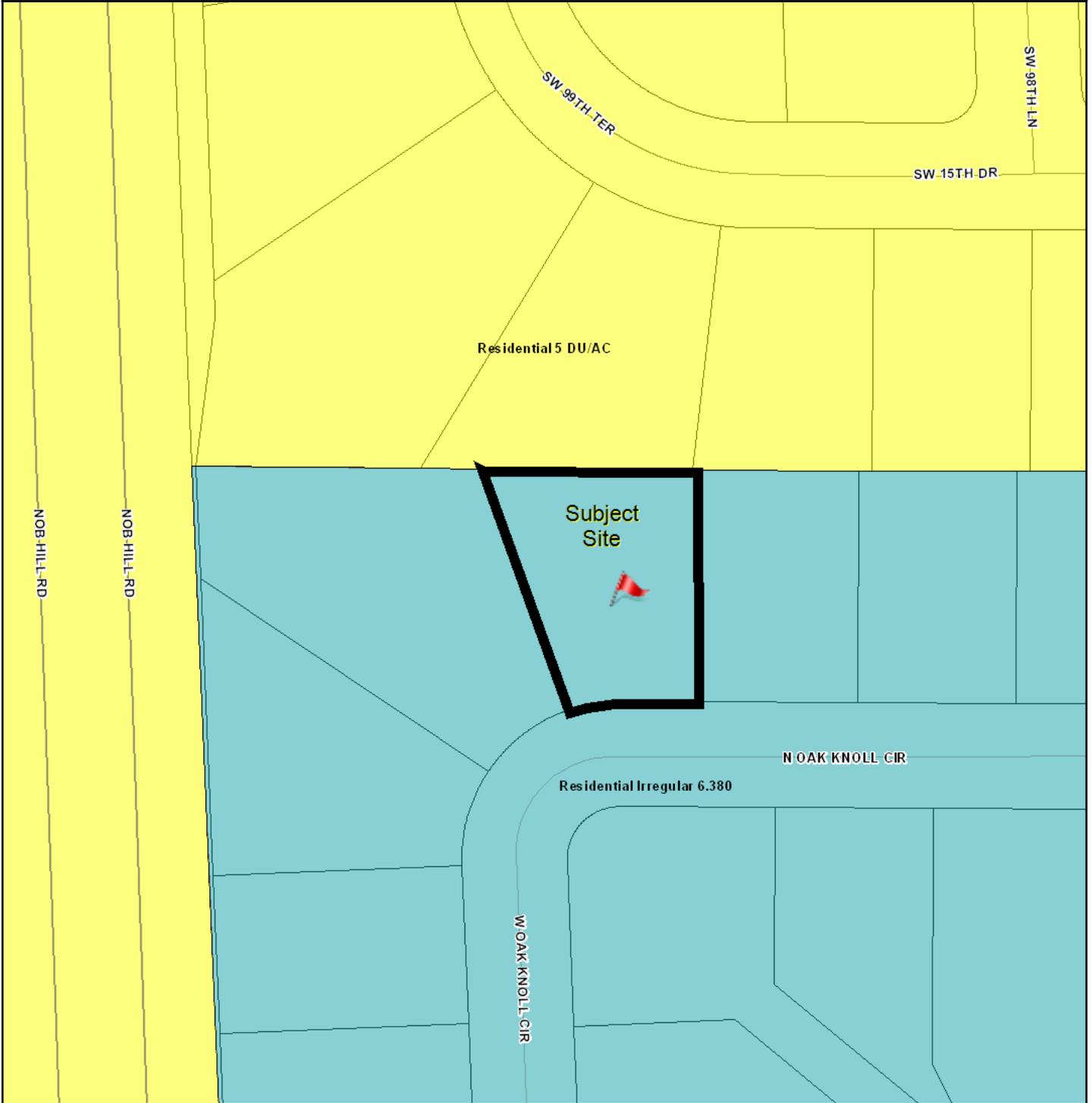
Aerial Map



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

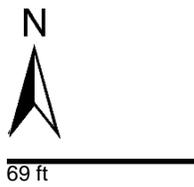
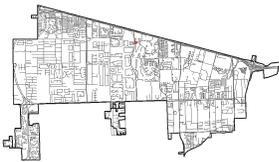
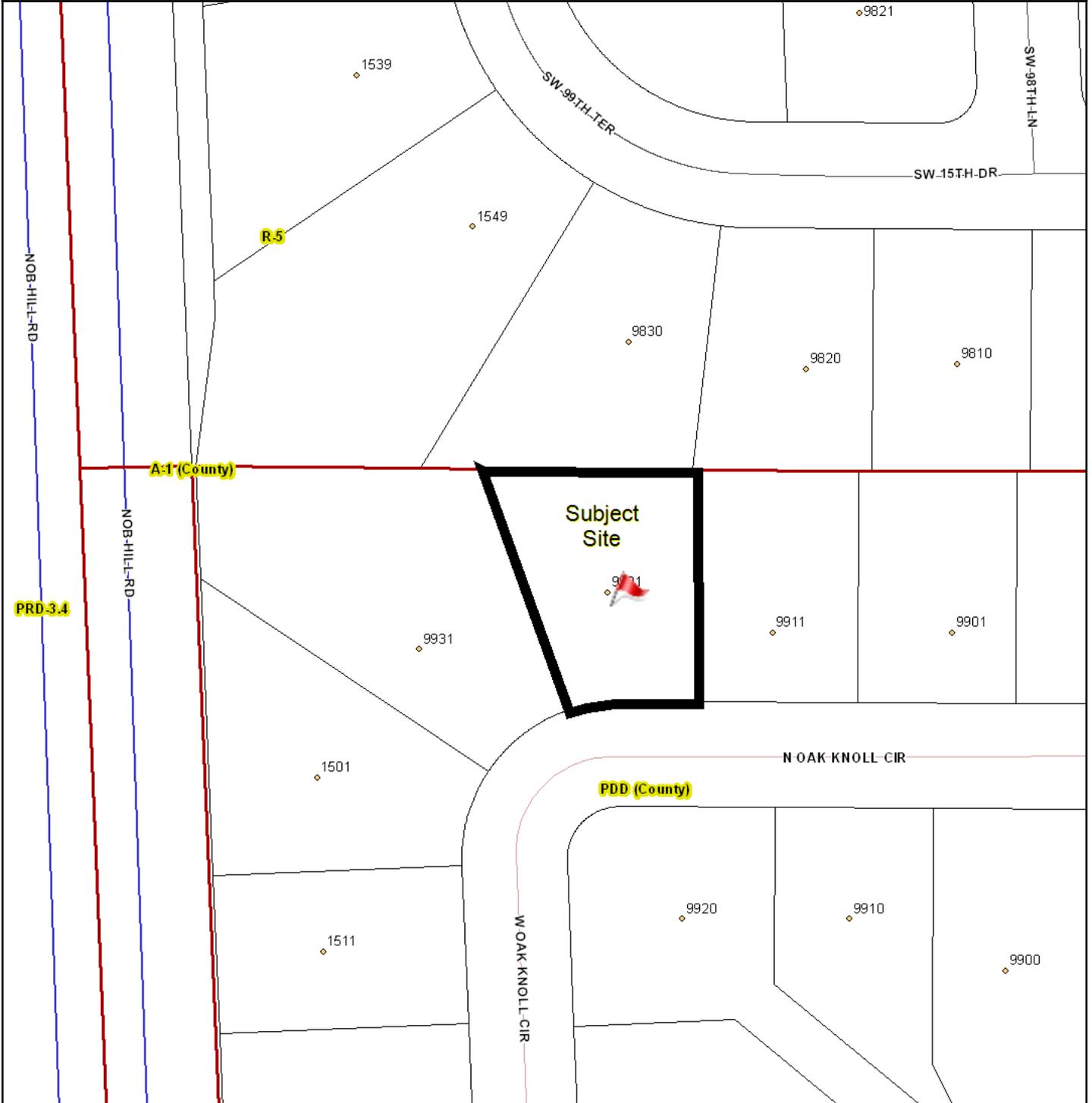
Land Use Map



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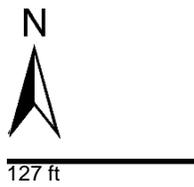
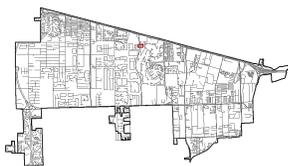
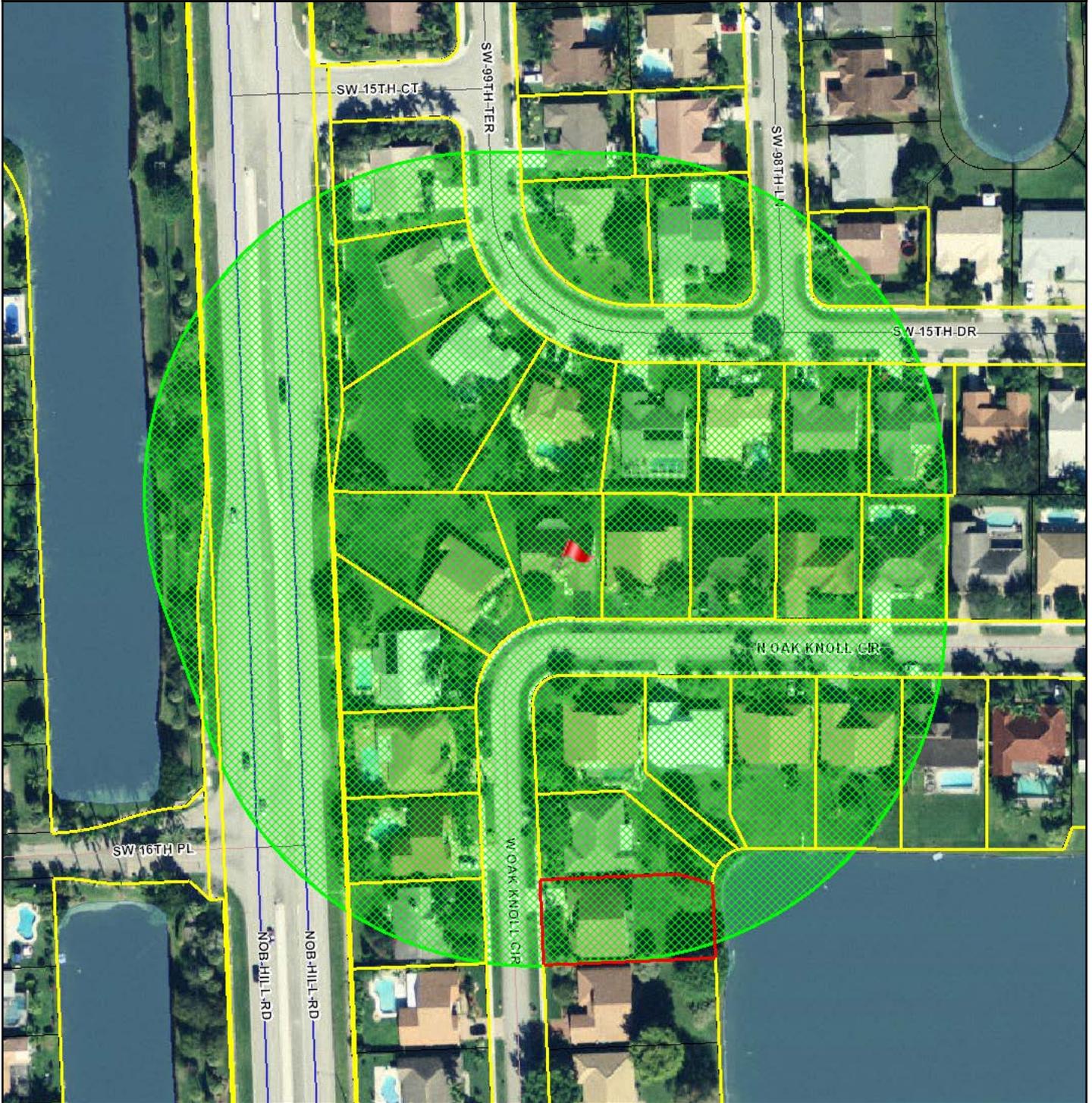
Zoning Map



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Mailout Map



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V15-065_MO_Properties

| | | | | |
|---------------------------------|------------------------------|-------------|----|-------|
| BAXTER,JOHN & HEATHER | 9770 SW 15 DR | DAVIE | FL | 33324 |
| BERVALDI,PAUL E & JOYCE A | 9851 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| BOYE,MARILYN J H/E | 1528 SW 99 TER | DAVIE | FL | 33324 |
| BRADY,THOMAS MATTHEW | 9901 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| CARVIN,SUSAN | 1529 SW 99 TER | DAVIE | FL | 33324 |
| CHEN,YONG LING | 9910 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| CLARKE,JEFFREY A & DONNA M | 9810 SW 15 DR | DAVIE | FL | 33324 |
| DAY,NAOMI ANNETTE | 1511 W OAK KNOLL CIR | DAVIE | FL | 33324 |
| DESROCHERS,JEAN & LOUISE LE | 2653 PRUDENTIEL | *LAVAL QC | CA | H7K 3 |
| ENGLEDOWL,DANIEL P | 1549 SW 99 TER | DAVIE | FL | 33324 |
| ESFORMES,MARCYLENE | 9830 SW 15 DR | DAVIE | FL | 33324 |
| FABIOLA DICKSON REV LIV TR | 11610 NW 21 CT | PLANTATION | FL | 33323 |
| FASCIANI,FLORA | 9850 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| FERRARA,SUSANA R | 9921 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| FROST,RICHARD | 9900 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| GINN,ROY O & MARIA A | 9840 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| KOHLI,BEENA & FRANCISCO | 1527 SW 98 LN | DAVIE | FL | 33324 |
| MILLARD,MICHAEL | 1536 SW 98 LANE | DAVIE | FL | 33324 |
| MURPHY,JOSEPH M H/E | 9820 SW 15 DR | DAVIE | FL | 33324 |
| NGUYEN,HA T | 1531 W OAK KNOLL CIR | DAVIE | FL | 33324 |
| OAK KNOLL AT PINE ISLAND RIDGE | 8930 W STATE ROAD 84 BOX 254 | DAVIE | FL | 33324 |
| OAK KNOLL AT PINE ISLAND RIDGE | 8930 W STATE ROAD 84 BOX 254 | DAVIE | FL | 33324 |
| PARKWOOD ISLE HMOWNERS ASSN INC | 10071 SW 16 PL | DAVIE | FL | 33324 |
| PLUMMER,CHRISTOPHER P | 1539 SW 99 TER | DAVIE | FL | 33324 |
| POGREBETSKIY,ARKADIY | 9931 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| RIVERS,DANIEL | 9841 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| ROSALES,EDWIN RICARDO | 1520 W OAK KNOLL CIR | DAVIE | FL | 33324 |
| SACCO,ANTHONY | 110 JANWICH DR | MORGANVILLE | NJ | 7751 |
| SHING,KAM WON | 9920 N OAK KNOLL CIR | DAVIE | FL | 33324 |
| TOWN OF DAVIE | 6591 ORANGE DR | DAVIE | FL | 33314 |
| VINSON,BRIAN K & CHRISTINA J | 1501 W OAK KNOLL CIR | DAVIE | FL | 33324 |
| WALKER,SAM & SONIA | 1538 SW 99 TER | DAVIE | FL | 33324 |
| WALKER,THOMAS E LE | 9821 SW 15 DR | DAVIE | FL | 33324 |
| ZEIGER,ALEXANDER & ADRIANA | 9911 N OAK KNOLL CIR | DAVIE | FL | 33324 |

V15-065_MO_Addresses

| | | |
|------------------|----------------------|----------------|
| CURRENT OCCUPANT | 1501 W OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1511 W OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1520 W OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1521 W OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1529 SW 99 TER | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1530 W OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1531 W OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1538 SW 99 TER | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1539 SW 99 TER | DAVIE FL 33324 |
| CURRENT OCCUPANT | 1549 SW 99 TER | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9770 SW 15 DR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9800 SW 15 DR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9810 SW 15 DR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9820 SW 15 DR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9821 SW 15 DR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9830 SW 15 DR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9841 N OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9850 N OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9851 N OAK KNOLL CIR | DAVIE FL 33324 |
| CURRENT OCCUPANT | 9900 N OAK KNOLL CIR | DAVIE FL 33324 |
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