

## Variance Criteria Justification Statement

I have been a resident of Cooper City since 2010 and have seen many homes in the Summertime Isles neighborhood with enclosed carports. I am requesting to close in the carport of my home at 9425 SW 53<sup>rd</sup> Street, Cooper City 33328. The carport conversion will strictly be used for a home office and allow our second bedroom to be exclusively a bedroom for our 3-year-old daughter. As a young family we are trying to maintain the integrity of our front yard and keep the green space we currently have for the sake of our daughter. Since COVID the nature of mine and my husband's job has changed and we are now required to work from home 50% of the time. This request for a variance is for a reduction in driveway width. Code has a dimension of 12'x20' for a residential parking space.

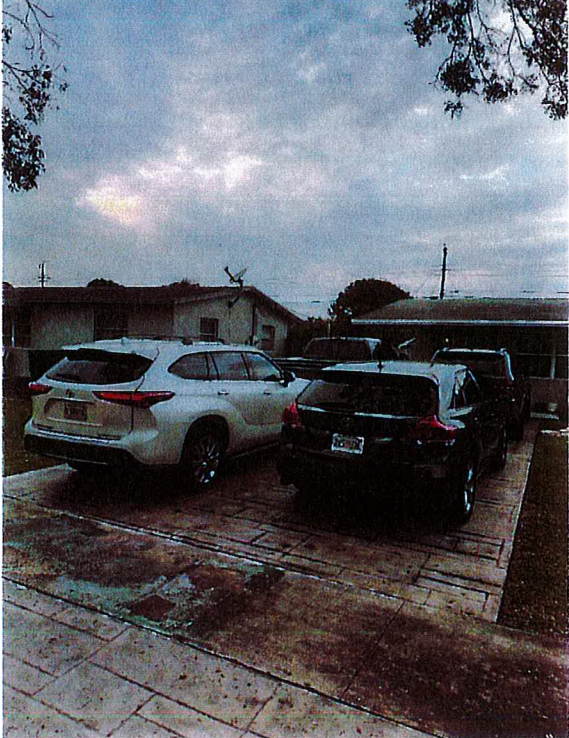
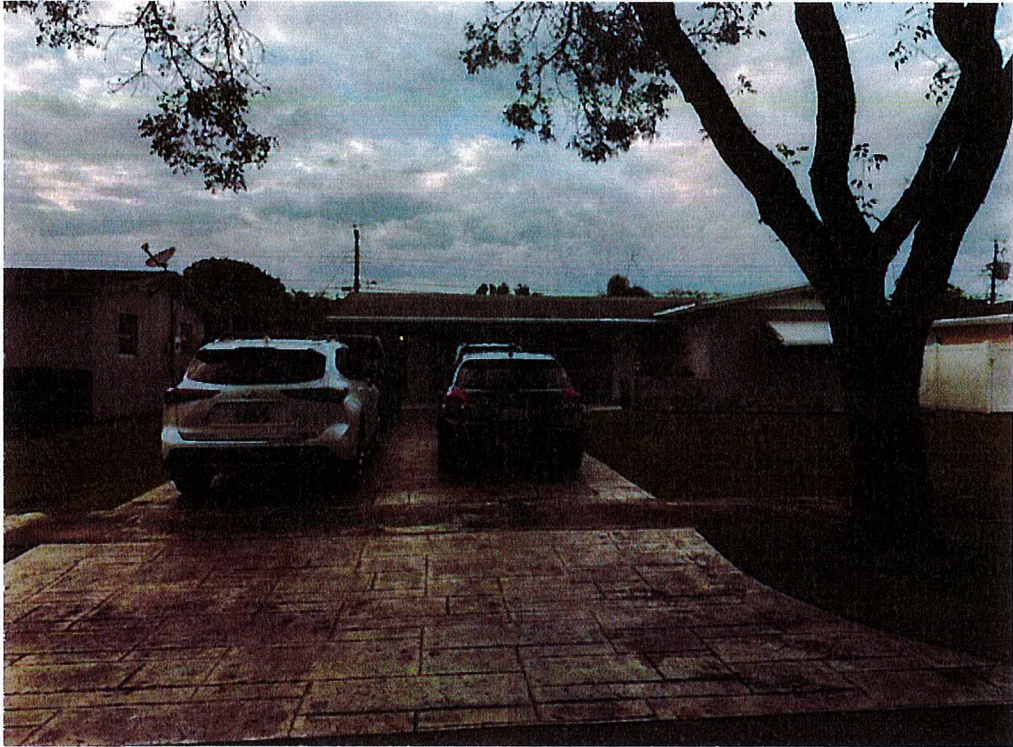
- A. Our swale has a mature tree that has been part of this home prior to my owning the home which is impeding further widening of the driveway. As Cooper City is known as Tree City USA for 42 consecutive years, losing this mature tree would be a true contradiction to the principals of our community and a detriment to our property. Also, our neighbors don't have mature trees which would allow them to widen their driveway(s) in the event they chose to do so.
- B. My lot is unique as our home is set back further than our neighbors and gives us more surface area in the front of our home. Our driveway was widened to 18'x40' in 2019 and accommodates four full size vehicles. Other homes do not have the depth of a 40' driveway that accommodates the dimensions of four parking spaces. Attached photos show four full size vehicles parked on the existing driveway.
- C. The city has recommended the widening of the driveway to 24' by removing the mature tree in the swale or adding a circular driveway to my existing driveway. This would mean that I would be losing a large part of the green space of my front yard to accommodate these options or lose the mature tree already mentioned above. This recommendation by the city is given based on the principal that each home should be able to accommodate three vehicles of which two in the driveway and one in the carport. Due to the uniqueness of my driveway, we are able to accommodate four vehicles therefore exceeding the city requirement without having to use our carport space or widen the existing driveway.
- D. Article VII – Driveway and sidewalks section 25-100 driveway standards paragraph (d) require a minimum width of 18' with a maximum of 24'. The existing driveway is 18'x40' and shows that four full size vehicles can be accommodated with the current dimensions. For comparison commercial parking spaces at the local Wal-Mart in Cooper City are 9' wide compared to the three 12' required residential parking requirements.
- E. Granting this variance is not detrimental to the public welfare, our neighbors or neighborhood.
- F. Granting this variance would not contradict the Comprehensive Plan adopted by the Cooper City Commission. Since residential land uses are the predominate land use in the City, encompassing 2,538 acres or 62% of the City's total land area and the City's drainage is currently handled through a system of swales, catch basins and storm sewers. The City's recommendation of increasing my current driveway will lead to the loss of the impervious area in my yard and could increase the drainage issues in my neighborhood and leave the neighborhood prone to flooding under normal weather conditions.

In addition to the reasons listed above, modifying the existing driveway would require an extended cost to our current proposed renovation project and create an extreme financial hardship on my family. We ask the city consider this request and approve the permit as submitted. Granting this variance is not

detrimental to the public welfare or injurious to property or improvements in the zoning district or neighborhood involved.

Sincerely,

Jennifer Rogenski, Homeowner  
9425 SW 53<sup>rd</sup> Street, Cooper City, FL 33328





# MAP OF BOUNDARY SURVEY

**LOCATION MAP**  
SECTION 27, TOWNSHIP 50 S.0, RANGE 41, EAST 1  
- TANG AND JONES IN BROWARD COUNTY, FLORIDA  
(NOT TO SCALE)



**GRAPHIC SCALE**



(IN FEET)  
1 INCH = 20 FT.

**LEGAL DESCRIPTION:**

LOT 26, BLOCK 2, SUMMITTAVES (5155), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, AT PAGE (S) 1, 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

FOLIO NO. 504; 32 06 0710  
9425 SW 53RD STREET,  
COOPER CITY, FLORIDA 33026

AREA OF PROPERTY: 6,000 SQUARE FEET AND/OR 0.139 ACRES, MORE OR LESS.

**CERTIFIED TO:**

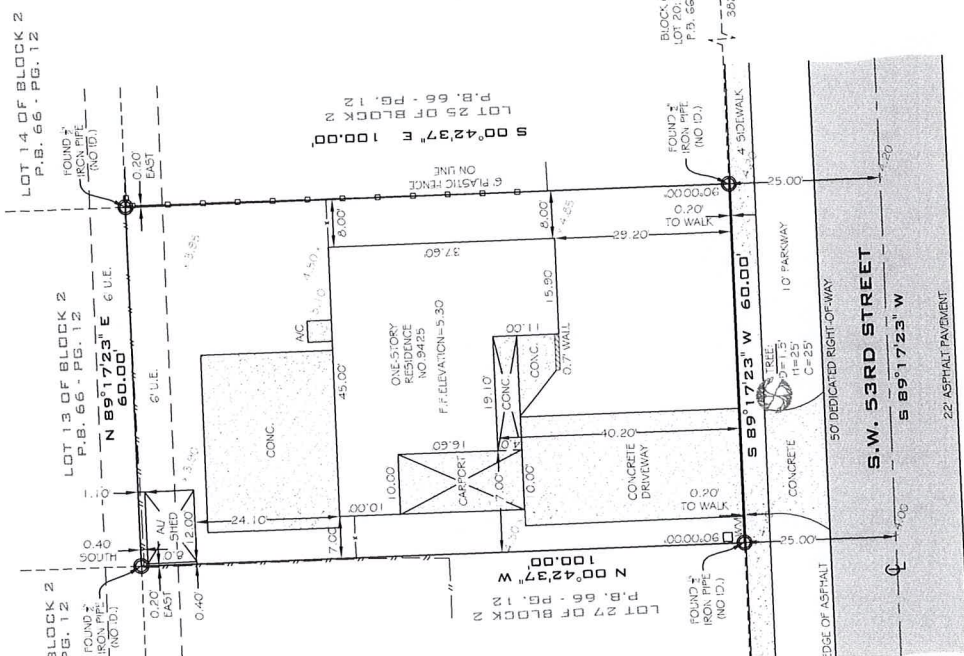
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

- JENNIFER A. BELVEJ

**SURVEYOR'S NOTES:**

- 1.) THE ABOVE CARTONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED. CLAIMS OF INTEREST, EASEMENTS, OR FREEDOM OF ENCUMBRANCES, CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES, ABSTRACT NOT REVIEWED.
- 2.) THERE MAY BE ADDITIONAL REFERENCE TO THIS SURVEY ON THIS SURVEYOR'S RECORDS.
- 3.) THE SURVEYOR'S RECORDS ARE LOCATED AT THE OFFICE OF THE SURVEYOR, 1100 N. W. 7TH AVENUE, SUITE 100, BOCA RATON, FLORIDA 33432.
- 4.) ACCURACY: THE SURVEYED USE OF THE LAND, AS CLASSIFIED IN FLORIDA STATUTES, IS AFFECTIVE TO THIS SURVEY.
- 5.) THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S STANDARDS OF PRACTICE AND THE SURVEYOR'S OATH.
- 6.) THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S STANDARDS OF PRACTICE AND THE SURVEYOR'S OATH.
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN DATUM OF 1983.
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY FURTHER WORK ON THE PROPERTY.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN. DESIGNER SURVEYOR SHALL BE NOTIFIED AS TO ANY UTILITIES.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. IS REQUIRED FOR ANY FOUNDATION, FOUNDATIONS OR OTHER IMPROVEMENTS TO BE CONSTRUCTED ON THE PROPERTY.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCUMBRANCES LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION POINTS OR PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 19.) THIS SURVEY IS SUBJECT TO ANY SURVEY RECORDS RECORDED IN PLAT BOOK 55, AT PAGE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

**LOCATION MAP**  
SECTION 27, TOWNSHIP 50 S.0, RANGE 41, EAST 1  
- TANG AND JONES IN BROWARD COUNTY, FLORIDA  
(NOT TO SCALE)



FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120032
PANEL:	12011 0054511
DATE OF FIRM:	08-16-2014
SUFFIX:	H
ORIGINAL FIELD WORK SURVEY DATE:	03 27 2019
BENCH MARK:	N/A
ELEVATION:	N/A
DATE DRAWN BY:	J.FE
REVISION / UPDATE OF SURVEY:	1-20
DATE:	05-06-2024
DESCRIPTION:	U-DATE
JOB NO.:	1903.0402-01

**MAP OF BOUNDARY SURVEY**

ALL MEASUREMENTS AND DISTANCES SHOWN HEREON ARE RECORDABLE AS REQUIRED BY S. 115.55 OF THE FLORIDA STATUTES, UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 11, SECTION 115.55 OF THE FLORIDA STATUTES, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE REVIEWED THE SURVEY RECORDS AND THE SURVEY MAP AND I HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE SURVEY RECORDS AND THE SURVEY MAP AND I HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE SURVEY RECORDS AND THE SURVEY MAP AND I HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE.

ISSUED FOR THE FIRM: LANDMARK SURVEYING & ASSOCIATES, INC. 1100 N. W. 7TH AVENUE, SUITE 100, BOCA RATON, FLORIDA 33432. I, JENNIFER A. BELVEJ, A LICENSED SURVEYOR IN THE STATE OF FLORIDA, HAVE REVIEWED THE SURVEY RECORDS AND THE SURVEY MAP AND I HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE SURVEY RECORDS AND THE SURVEY MAP AND I HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE SURVEY RECORDS AND THE SURVEY MAP AND I HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND COMPLETE.

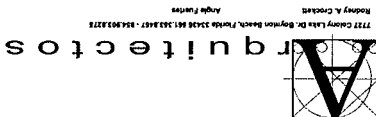




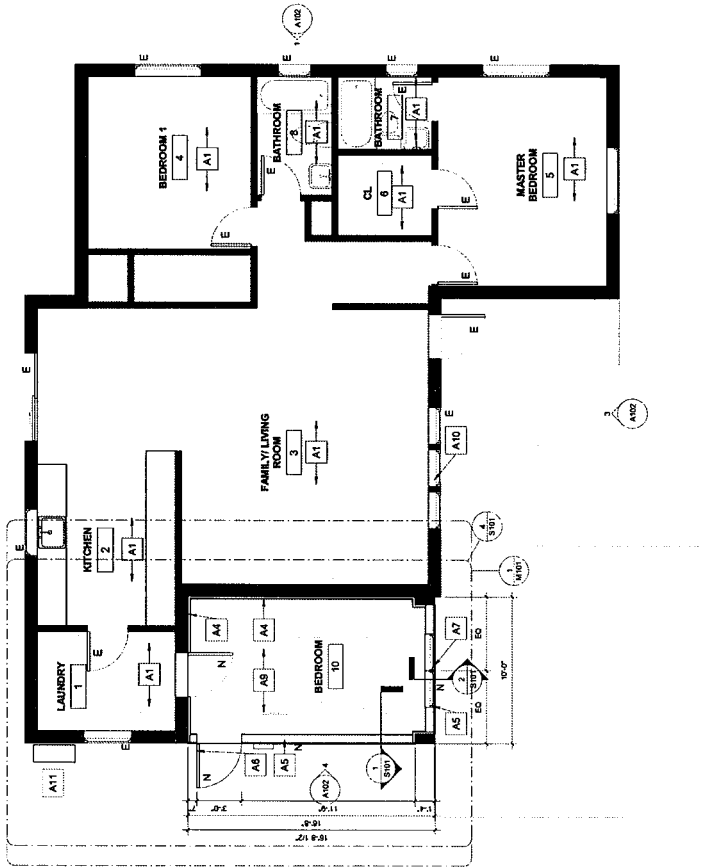
Rodney Crockett, AIA, LEED /  
 No. ARS1279  
 STATE OF FLORIDA  
 LICENSE NO. 0200723

**Rodney Crockett**  
 Digitally signed by  
 Rodney Crockett  
 Date: 2023.09.05  
 22:23:19-04'00'

HOUSE RENOVATION  
 BELYU RESIDENCE  
 9425 SW 53 Street, Cooper City, FL 33026



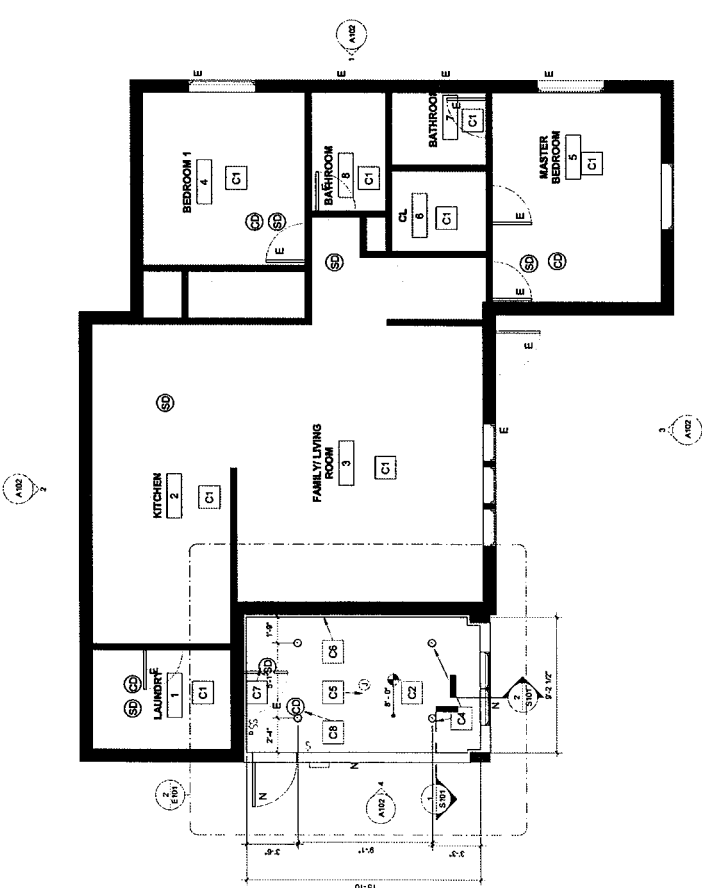
9.5.23  
 PROPOSED PLAN &  
 PROPOSED RCP PLAN  
 A101



PROPOSED FLOOR PLAN | REFER 2

**WALL LEGEND:**  
 [Solid line] EXISTING WALL  
 [Dashed line] NEW WALL  
 'E' EXISTING TO REMAIN  
 'N' TO BE REMOVED

**ARCHITECTURAL NOTES:**  
 A1. NO WORK TO BE DONE; PROTECT PREMISES AS NECESSARY.  
 A2. CONTRACTOR TO BRING TO ARCHITECT'S ATTENTION AND DISCREPANCIES IN DIMENSIONS, FINISHES, AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.  
 A3. DIMENSIONS SHOWN ARE CLEAR FINISH DIMENSIONS.  
 A4. TYPICAL FURROUT WALL ON EXISTING 8" CMU WALL, 3/4" PT WOOD WITH 1/2" GYP. BRD.  
 A5. 6" 20 GA METAL STUDS AT 16" O.C. WITH 5/8" EXTERIOR GRADE DENS. GLASS GILD SHEATHING AND 7/8" STUCCO SYSTEM OVER PAPER BACK METAL LATH, 1/2" GYPSUM BOARD INTERIOR R19 BATT INSULATION INTERIOR.  
 A6. INSTALL NEW HURRICANE IMPACT DOOR; CONTRACTOR TO SUBMIT NOA CUT SHEETS FOR APPROVAL.  
 A7. INSTALL NEW HURRICANE WINDOW; CONTRACTOR TO SUBMIT NOA CUT SHEETS FOR APPROVAL.  
 A8. NEW ALL NEW INTERIOR DOOR AT EXISTING OPENING. VERIFY DIMENSION ON THE FIELD.  
 A9. NEW CONCRETE SLAB TO BE ALIGN WITH EXISTING SLAB WHERE INDICATED; PREPARE SLAB TO RECEIVE NEW FINISHES PER OWNERS INDICATION.  
 A10. EXISTING WINDOWS TO REMAIN INTACT; PROTECT AS NECESSARY.  
 A11. NEW CU MOUNT ON WALL WITH BRACKETS. SEE MECHANICAL DWGS.



REFLECTED CEILING PLAN | REFER 1

**REFLECTED CEILING NOTES:**  
 C1. NO WORK TO BE DONE; PROTECT AS NECESSARY.  
 C2. NEW 5/8" TYPE "X" GYPSUM BOARD CEILING. REFER TO REFLECTED RCP FOR CEILING HEIGHTS.  
 C3. REFER TO MECHANICAL PLAN FOR NEW SUPPLY AND RETURN DUCT WORK.  
 C4. NEW LED DOWN LIGHTS TO BE INSTALL WHERE INDICATED.  
 C5. NEW CEILING FAN AT EXISTING J-BOX  
 C6. INSTALL NEW AC SPLIT SYSTEM. REFER TO MECHANICAL DRAWINGS FOR DETAILS.  
 C7. INSTALL NEW SMOKE DETECTOR WHERE INDICATED.  
 C8. INSTALL NEW CARBON MONOXIDE DETECTOR WHERE INDICATED.

**LIGHTING LEGEND**

- ⊙ CEILING LED DOWNLIGHT
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR

**NOTES:**  
 1. ALL WORK AND MATERIALS SHALL CONFORM TO THE 2020 IRC AND 2017 NEC AND ALL OTHER APPLICABLE CODES AND ORDINANCES.  
 2. ALL NEW FIXTURES TO BE LED AND AS SELECTED BY OWNER.  
 3. LOCATION TO BE VERIFIED BY OWNER BEFORE INSTALLATION.

- Search By Parcel Id
- Search By Name
- Search By Address
- Help
- About

Marty Kiar Broward County Property Appraiser Florida

Parcel Information

Hide Panel

Parcel Id: 504132060710  
 Owner: ROGENSKI, JENNIFER A  
 9425 SW 53 ST COOPER CITY  
 Situs Address: FL 33328

Legal: SUMMERTIME ISLES 66-12 B  
 LOT 26 BLK 2

Millage Code: 1013  
 Use Code: 01  
 Land Value: \$ 49,500  
 Building Value: \$ 299,190  
 Other Value: 0

Total Value: \$ 348,690  
 SOH Capped Value: \$ 153,880  
 Homestead Exempt: \$ 25,000  
 Amt:

WVD Exempt Amt: \$ 0  
 Other Exempt Amt: \$ 0

Taxable Value: \$ 103,880  
 Sale Date 1: 06/14/2010  
 Sale Price 1: \$ 137,500

Deed Type 1: WD  
 Sale Date 2: 06/19/2006  
 Sale Price 2: \$ 275,000

Deed Type 2: WD  
 Adj Bldg S.F.: 1275

Neighborhood: H24  
 Land Tag: 21

Layer List

- Highways
- Major Roads
- Twin-Ring-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street

Aerials 2023

No Sales

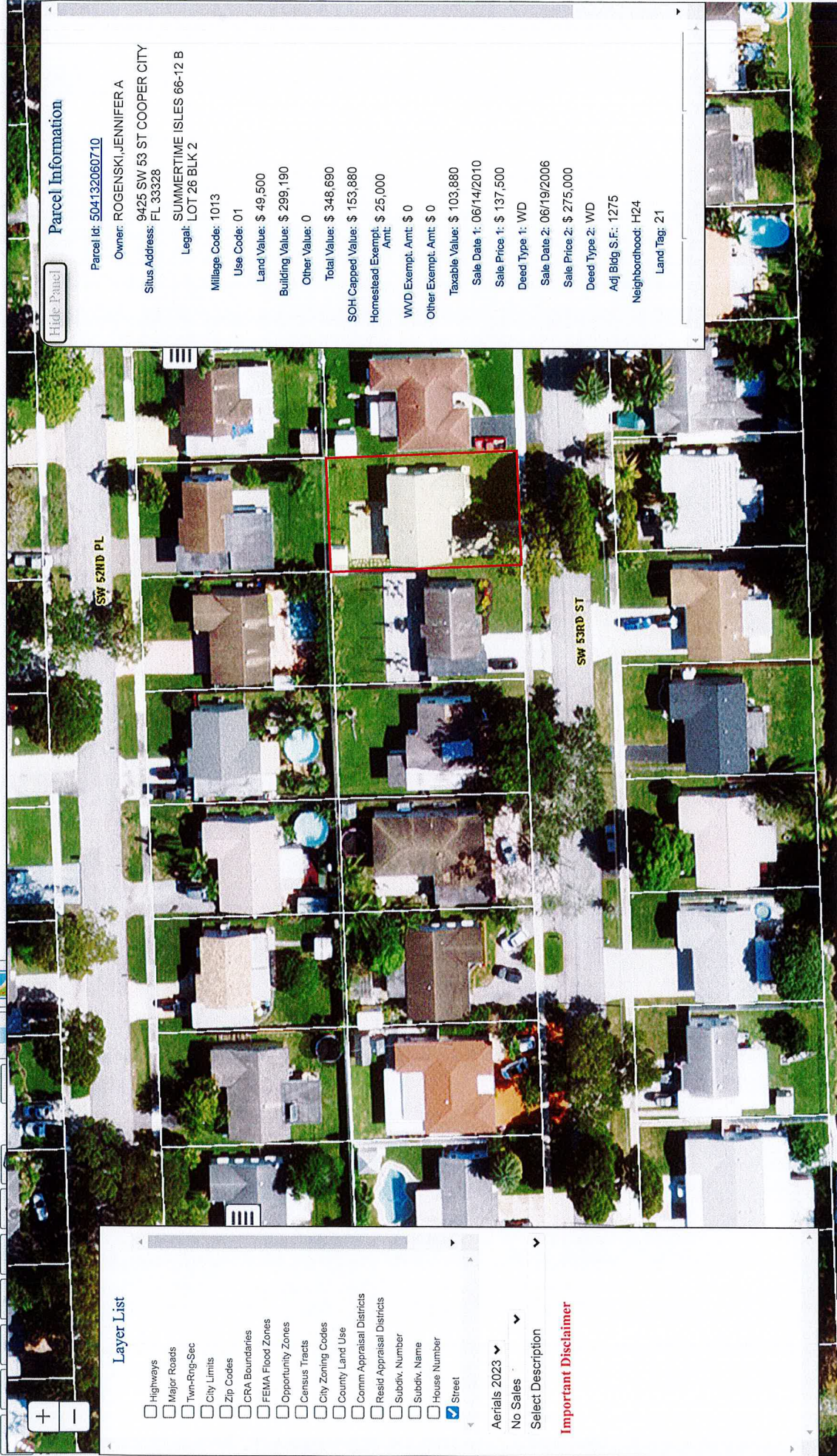
City Zoning Codes

Important Disclaimer



Search By Parcel Id Search By Name Search By Address Help About

Marty Kiar Broward County Property Appraiser Florida



Parcel Information

Hide Panel

Parcel Id: 504132060710  
 Owner: ROGENSKI,JENNIFER A  
 Situs Address: FL 33328 9425 SW 53 ST COOPER CITY  
 Legal: SUMMERTIME ISLES 66-12 B LOT 26 BLK 2  
 Millage Code: 1013  
 Use Code: 01  
 Land Value: \$ 49,500  
 Building Value: \$ 299,190  
 Other Value: 0  
 Total Value: \$ 348,690  
 SOH Capped Value: \$ 153,880  
 Homestead Exempt. Amt: \$ 25,000  
 WVD Exempt. Amt: \$ 0  
 Other Exempt. Amt: \$ 0  
 Taxable Value: \$ 103,880  
 Sale Date 1: 06/14/2010  
 Sale Price 1: \$ 137,500  
 Deed Type 1: WD  
 Sale Date 2: 06/19/2006  
 Sale Price 2: \$ 275,000  
 Deed Type 2: WD  
 Adj Bldg S.F.: 1275  
 Neighborhood: H24  
 Land Tag: 21

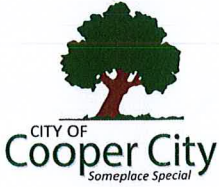
Layer List

- Highways
- Major Roads
- Twn-Ring-Sec
- City Limits
- Zip Codes
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- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street

Aerials 2023  
 No Sales  
 Select Description

Important Disclaimer





CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**GENERAL APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

FOR STAFF ONLY:  
PETITION #: U 4-1-24  
DATE PETITION FILED:  
4/10/24

Date of Pre-Submittal Meeting: 4/2/24

Check  type of application(s) for:

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Abandonment               |
| <input type="checkbox"/> Site Plan Amendment                  | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning                             | <input type="checkbox"/> Conditional Use           |
| <input type="checkbox"/> Plat or Plat Amendment               | <input type="checkbox"/> Sign Waiver               |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: _____   |

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROJECT NAME AND LOCATION**

- A. Project Name: Rogenski Carport Conversion
- B. Project Address: 9425 SW 53rd Street, Cooper City, FL 33328
- C. Section: 66 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acreage or square feet of Subject Property: 1275 / 6000
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):  
100 Avenue and 52nd Street
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5041 32 06 0710
- F. Brief Legal Description: Summertime Isles 66-12 B Lot 26 BLK 2

**II. LAND USE AND ZONING INFORMATION**

- A. Existing Zoning Designation: Residential R-1-C
- B. Future Land Use Plan Designation: Residential R-5
- C. Existing Use(s) on Property: Residential
- D. Proposed Use(s): Residential
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: N/A





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**III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION**

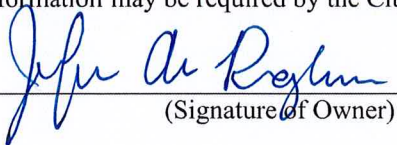
**Property Owner(s) of Record:** Jennifer A. Rogenski

Address: 9425 SW 53rd Street City Cooper City ST FL Zip 3332

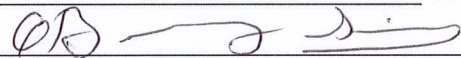

Phone: 954-609-3094 Fax: \_\_\_\_\_ E-Mail: jbelyeu@bellsoutl

I am/We: Jennifer A. Rogenski, do hereby

swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

  
(Signature of Owner)

Jennifer A Rogenski  
(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>6th</u> day of, <u>March</u> 20 <u>24</u>	
By (Name of Person Acknowledging) <u>Jennifer Rogenski</u> She/he is personally known to me or has produced _____ as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE:	
Name – Must be typed, printed, or stamped)	<u>Giselle Bourgeois Palacios</u>
My Commission Expires:	

**Petitioner(s) if other than Owner):** Jennifer A. Rogenski

Address: 9425 SW 53rd Street City Cooper City ST FL Zip 333

Phone: 954-609-3094 Fax: \_\_\_\_\_ E-Mail: jbelyeu@bellsou

**Agent (if other than Owner):** Jennifer A. Rogenski

Address: 9425 SW 53rd Street City Cooper City ST FL Zip 333

Phone: 954-609-3094 Fax: \_\_\_\_\_ E-Mail: jbelyeu@bellsout



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**All Correspondence will be sent to the Agent unless otherwise requested.**

I am/we are the  Agent  Petitioner  Other \_\_\_\_\_

Signature(s) \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of, \_\_\_\_\_ 20 \_\_\_\_\_

By (Name of Person Acknowledging) \_\_\_\_\_ She/he is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

**NOTARY PUBLIC SIGNATURE:** \_\_\_\_\_

Name – Must be typed, printed, or stamped) \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STAFF USE ONLY			
Petition #: U 4-1-24	Staff Intake By: J Chockley	Intake Date:	4/10/24
Sufficiency Completed by:	J Chockley	Sufficiency Date:	4/12/24



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
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**VARIANCE APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org). ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:  
PETITION # U 4-1-24  
DATE PETITION FILED:  
4/10/24

Date of Pre-Submittal Meeting: 4/2/24

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROPERTY INFORMATION**

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

9425 SW 53rd Street Cooper City, FL 33328

SIZE AND DIMENSIONS OF PROPERTY:

Area of Property: 6000 square feet and/or 0.138 Acres more or less

**III. VARIANCE REQUEST(S)**

*Attach Separate Sheet(s) if More Space is Needed.*

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
<u>25-5(e)1(a)</u>	<u>Driveways 24ft wide</u>	<u>18 feet</u>	<u>6 feet / 3ft/space</u>

**IV. ADJACENT PROPERTIES**

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	<u>R-5</u>	R-1-C	Residential
SOUTH	<u>R-5</u>	R-1-C	Residential
EAST	<u>R-5</u>	R-1-C	Residential
WEST	<u>R-5</u>	R-1-C	Residential

**V. VARIANCE CRITERIA**

Please address each of the following review criteria in an attached justification statement.

- (a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.



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(954) 434-4300

- (b) The special and unique conditions are not directly attributable to the actions of the petitioner.
- (c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.
- (d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.
- (e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.
- (f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST		
QTY	REQUIRED	YES (√)
1	Completed Original General Application	<input type="checkbox"/>
1	Completed Original Variance Application	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input type="checkbox"/>
14	Surveys and 1 Signed & Sealed Survey	<input type="checkbox"/>
14	Architectural Plans (if applicable – check with staff)	<input type="checkbox"/>
14	Site Plans	<input type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input type="checkbox"/>
14	Justification Statements	<input type="checkbox"/>
1	List of names & addresses of property owners in the 400' radius	<input type="checkbox"/>
1	Sets of Mailing Envelopes (with labels already on the envelopes)	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map.	<input type="checkbox"/>

VI. STAFF USE ONLY			
Petition #: <u>U 4-1-24</u>	Staff Intake By: <u>J Chockley</u>	Intake Date: <u>4/10/24</u>	
Sufficiency Completed by: <u>J Chockley</u>	Sufficiency Date: <u>4/10/24</u>		

**VIII. COOPER CITY CODE**

**Sec. 23-153. Variance.**

- (a) *Purpose and intent.* For purposes of this section, “variance” shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- (b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.
  - (1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.