

Town of Juno Beach
340 Ocean Drive: Juno Beach, FL 33408
Phone: (561) 656-0312: Fax: (561) 775-0812

**Application for
Variance Petitions**

A *Variance* is a relaxation of the terms of the Town of Juno Beach Comprehensive Zoning Ordinance (Chapter 34, and subsequent amendments) where such variance will not be contrary to the public interest and where, owning conditions peculiar to the property and not the result of the actions of the applicant a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. As used in said ordinance, a variance is authorized only for height, area, and size of structure or size of yards, parking requirements and open spaces. Establishment or expansion of use or density otherwise prohibited or not permitted shall not be allowed a variance.

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that identify the peculiarity of your specific situation, and that clarify your petition/application.
4. A filing fee of **\$500.00 must accompany each application upon submittal. The applicant will also be responsible** for providing all property identification information and property owners within a 300' radius surrounding the subject property; and will be responsible for postage cost associated with mail-out materials related to the petition.
5. All materials required shall accompany this application **at time of submission** to the Planning & Zoning Department; and the deadline for all required material is **three weeks prior to the date of the Board of Adjustment hearing** for which this petition is being requested.

Section II

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: Gayle Woods Contact Phone #: 561-846-1020
Address of Applicant: 791 Ocean Drive, Juno Beach, FL 33408

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: N/A Contact Phone #: N/A

*Address of Agent: N/A

Regarding the Subject Location (where the variance is being requested):

Street Location: 791 Ocean Drive, Juno Beach, FL 33408

Name of Subdivision: New Palm Beach Hgts.

Block: 3 Lot: 5

Regarding the Variance Petition:

Please describe the variance being requested: _____

Woods Variance

The Applicant is requesting a variance from the 10 ft. setback requirement on the North and side boundaries of the property. The current setback on the North side of the property is 3 ft. and the current setback on the South side is 8 ft. The applicant is prepared to voluntarily relinquish 2 ft. of the current setback on the North side so that it becomes 5 ft. and the applicant is requesting a setback on the south side of the property to be 5 ft.

A mitigating factor is that the structure on the South side of the property has a setback of over 14 ft. from the boundary of the property so that the two structures would be nearly 19 ft. separated from each other.

The Applicant is seeking a compromise with the town in this variance application. A second story could be built on the existing footprint of the building. By allowing a 5 ft. setback the property would be coming closer to compliance on the North side of the property through the voluntary concessions by the Applicant.

Section III

Please address (in written form) the criteria listed below:

While considering a variance petition, the Board of Adjustment shall have the power to authorize upon appeal such variance from the terms of the zoning code as will not be contrary to the public interest, where, owing to specific conditions, a literal enforcement of the provisions of the Code will result in an unnecessary and undue hardship. A variance from the terms zoning code shall not be granted unless the Board of Adjustment finds that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

Applicant Response: The lot is 46 ft. in width. The existing structure has a 3' setback on the N side and 8' setback on S side.

2. The special conditions or circumstances do not result from the actions of the applicant;

Applicant Response: The issues were caused by the previous owners of the property and not the applicant.

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings or structures in the same district;

Applicant Response: No, the granting of the requested variance will not confer any special privilege on the Applicant.


4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary an undue hardship on the applicant.

Applicant Response: A literal interpretation of provisions of said ordinance would deny the Applicant a house similar to other houses in the neighborhood.

5. A prior application for the granting of the variance had not been submitted within the preceding twelve (12) months.


Applicant Response: The Applicant has not submitted an application for a variance in the last 12 months.

According to Chapter 34, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming to the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.


Applicant's Signature

5-31-2024
Date

GAYLE WOODS
Print Name


Witness' Signature

5/31/24
Date

Yasmin Hamel
Print Name

Power of Attorney

Name of Applicant: _____ Contact Phone _____

Mailing Address: _____

Property Address (description): _____

Name of Agent: _____

Contact Phone of Agent: _____

The Undersigned, being the true Applicant for the real property described above, does hereby grant unto the Agent, stated above, the full right and power of attorney to make application to the Town of Juno Beach for an easement abandonment petition/request and act as the representing agent for any subsequent processes for said property. It is understood that limitations, conditions and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any application/petition proceeding to limit the Applicant to only allow themselves the opportunity to apply for an abandonment petition/request. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning & Zoning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEALS
THIS 31 DAY OF May 2024.

[Signature]

Applicant

[Signature]

Witness

GAYLE WOODS

Applicant

[Signature]

Witness

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the true owners of the real property described above and that they executed the power of attorney for the purposes stated therein.

Sworn and subscribed this 31st day of May 2024.

SEAL



[Signature]

Notary Public

(For Office Use Only)

Variance Mailing/Billing Information

Date given to Town Clerk's Office: _____

Deadline for Mailing: _____

Name of Applicant: _____

Mailing Address for Billing: _____

Postage: \$ _____ Legal Ad: \$ _____ = Total: \$ _____

Date payment Received: _____

Legend



Date: 5/7/2024
Time: 1:34 PM
Scale: 1:564



4773

SECURED BY EZSHIELD® 63-215/631

GAYLE A WOODS

DATE 5-31-20 \$ 500.00 DOLLARS

PAY TO THE ORDER OF Town of Juno Beach

Five Hundred & no/100

FOR TRUIST VARANCE

Security Features

BANK TRANSIT NO.	\$ CHECKS	\$ CASH	NET	DATE	NAME	DESCRIPTION	RECEIVED BY
4773	500.00			6/3	Gayle A Woods	VARANCE-791 Ocean Drive	YH

IF INDICATES CASH RETURNED FOR ADJUSTMENT TO NET AMOUNT OF ACTUAL PAYMENT

66663

INVALID WITHOUT SIGNATURE

TOWN OF JUNO BEACH
 340 OCEAN DRIVE
 JUNO BEACH, FL 33408
 (561) 626-1122

Yvonne F. Hamel
 SIGNATURE

RETAIN THIS RECEIPT FOR YOUR RECORDS