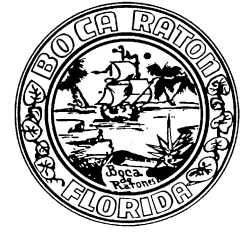


CITY OF BOCA RATON

DEVELOPMENT SERVICES DEPARTMENT



201 WEST PALMETTO PARK ROAD • BOCA RATON, FLORIDA 33432-3795
 TELEPHONE (561) 393-7789 • FAX (561) 393-7784

BBAA	BUILDER'S BOARD OF ADJUSTMENT AND APPEALS/MARINE STRUCTURE VARIANCE APPLICATION/MARINE ADVISORY BOARD
	TO ALL APPLICANTS: PLEASE CONTACT A CITY ZONING OFFICER AT (561) 393-7792 PRIOR TO FILING THIS APPLICATION

Required Fee: \$3,692 [Consists of \$637 Filing Fee, \$1,500 Advertising Deposit / Public Notice Mailing (with unused monies to be refunded), \$1530 Marine Structure Variance Chapter 22.] / Radius Map \$25 *Canal Dead End Finger Pier Maintenance Agreement Fee, \$255.00 Additional Deposits May Be Required.	Submittal Requirements: <ul style="list-style-type: none"> Pre-Application Form Five (5) signed and sealed surveys (dated no more than six months prior to the date of filing this application) of the property. Five (5) copies of folded proposed site plan, application and back-up. One (1) CD with all documents/plans submitted in pdf format. See Checklist Attached
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For Official Use Only	Case No.	Permit No.
Date received:		Received by:
Address		
Parcel Control No.		Zoning
Lot(s)/Block/Subdivision		

APPLICANT INFORMATION

(All owners of real property within the boundary of a proposed site plan are required to consent to this application. Please attach additional sheet(s) or notarized authorization(s) if necessary.)

APPLICANT			
Applicant's Agent (if acting as authorized agent of a business entity)			
Relationship of Applicant to Owner			
Address			
Phone		Email	
Facsimile			
Signature		Date	
OWNER (if different from applicant)			
Address			
Phone		Email	
Facsimile			
Signature		Date	
REPRESENTATIVE			
Company/Firm			
Address			
Phone		Email	
Facsimile			
Signature		Date	

REQUESTED VARIANCE(S)

Marine Structure Setback Variance	Required Setback	Proposed Setback	Variance
	Permitted Encroachment	Proposed Encroachment	Variance
Marine Structure Encroachment			
Canal Dead End Maintenance Agreement Variance (Please check Yes or No)	Yes	No	

Answers to each of the following questions must be answered by the applicant. Use the space provided or attach a separate sheet as necessary.

Are the special and unique conditions directly attributable to the applicant's case that are not generally applicable to other properties located in the same zoning district or area?

Are the special and unique conditions identified above directly attributable to actions of the applicant? Who or what is responsible for the special or unique conditions?

How would the literal interpretation of the zoning code (Chapter 22 of the Code of Ordinances), as applied to the applicant's property, deprive the applicant of rights commonly enjoyed by the owners of other property in the same zoning district or area?

Is the variance requested the minimum variance necessary for the applicant to make reasonable use of the property?

Would granting the requested variance be detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved? How or how not?

Would granting the requested variance be contrary to the objectives of the Comprehensive Plan of the City of Boca Raton?

To adequately review the variance request(s), City staff will perform a site inspection. Please respond to the following questions regarding authorization and access to the subject property.

Is the property located in a development with gated access? (Y/N)

If so, will arrangements be made to admit City staff?

Will access to the location of the requested variance be easily and readily accessible? (Y/N)

If not, please explain.

Will the applicant be available to coordinate a site visit with City staff, if necessary? (Y/N)

What is the best time and phone number to reach the applicant to schedule an appointment, if deemed necessary?

Is there a dog at the subject property? (Y/N)

If so, should it be necessary, will someone be there to "restrain" the dog?

BY MY SIGNATURE BELOW, I HEREBY AUTHORIZE CITY STAFF TO INSPECT THE SUBJECT PROPERTY AS NECESSARY TO EVALUATE THE EXISTING AND SURROUND SITE CONDITIONS RELATED TO THE ABOVE-REFERENCED VARIANCE REQUEST.

Signature

Date

Check List & Additional Information

*All variance application submittals are subject to staff review. If a file is deemed incomplete the application will not be accepted.

To be submitted with application (4 copies):

1. Survey showing the existing conditions
2. Survey showing the proposed structure plan (showing measurements for setbacks, dock width, encroachment from the mean high water, rip rap, property line, vessel mooring etc.)
3. Transect Survey showing the depth soundings and where the 0 foot mean high water line is. (*This is for unimproved canal banks)
4. Dimensioned section plan showing the structure encroachment from the mean high water 0 foot line, property line, seawall wet face (bulkhead line) to the outer edge of the structure in the canal, whichever applies.
5. All plan sheets need to be signed and sealed by the engineer/architect.

****BBA Marine Structure Applications shall include signed and sealed plans detailing the dimensions of frontages of the subject property and adjacent properties, *actual and platted canal widths, angles of property lines, bisecting lines from said property and proposed plan for mooring. A detail section plan showing the structure encroachment from the bulkhead line, seawall, or property line, whichever is nearest to the water way.

For Canal Dead End Projects

If there are 1 or more lots abutting the canal dead end, the owners of canal dead end properties shall enter into an agreement, in a form acceptable to the city attorney, for the use and proper maintenance of the finger pier. If an agreement is not provided, a variance application will not be accepted.

Canal Width Measurement Policy

*In the event that a canal is bounded on one (1) side by a seawall and on one (1) side by an unimproved canal bank, the width of the canal shall be measured from the seawall to the property line of the unimproved canal bank or mean high water whichever is closer to the navigable channel. In instances where there are two (2) unimproved canal banks, the width of the canal shall be measured from the property lines of the unimproved canal banks or mean high water, whichever is closer to the navigable channel. Additionally, a site transect survey shall be required at the location of the proposed dolphin or boat lift installation. The survey shall depict the seawall location, property line, mean high water, canal depth soundings and any obstruction that may exist such as vegetation to determine the impact of the marine facility on the navigability of the canal.