

From: [Tuthill Architecture](#)
To: [Jae Eun Kim](#)
Cc: [Walter Crowell](#); [John Koury](#)
Subject: RE: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA
Date: Thursday, June 17, 2021 3:20:33 PM

Hello Jae Eun, my client just got in touch with me and said he would prefer to delay (defer) to the next meeting. He was at sea and didn't have any reception this morning.

Thank you,

Bob Tuthill

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Sent: Thursday, June 17, 2021 9:07 AM
To: Tuthill Architecture <tuthillarchitecture@live.com>; tuthillarchitecture@gmail.com; Walter Crowell <wctuna@yahoo.com>
Subject: RE: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

Good Morning,

Please give me a call (954 545 7778) ASAP.



From: Tuthill Architecture <tuthillarchitecture@live.com>
Sent: Thursday, June 10, 2021 10:28 AM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Subject: RE: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

Yes ,accept is what was meant. I am sorry for the typo in a rush to send it to you.

We and our client accepts the Staff Conditions stated below.

Thanks again,
Bob Tuthill

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Sent: Thursday, June 10, 2021 10:22 AM

To: Tuthill Architecture <tuthillarchitecture@live.com>

Subject: RE: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

You mean accept?

From: Tuthill Architecture <tuthillarchitecture@live.com>

Sent: Thursday, June 10, 2021 10:20 AM

To: Jae Eun Kim <JaeEun.Kim@copbfl.com>; John Koury <tuthillarchitecture@gmail.com>; Walter Crowell <wctuna@yahoo.com>

Subject: RE: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

Hello Jae Eun, thank you for your follow up phone call. We and our client **except** the Staff Conditions stated below.

Thank you,

Bob Tuthill

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>

Sent: Wednesday, June 9, 2021 10:46 PM

To: John Koury <tuthillarchitecture@gmail.com>; Walter Crowell <wctuna@yahoo.com>

Cc: Bob Tuthill <tuthillarchitecture@live.com>

Subject: RE: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

Dear John and Walter,

Please review the staff conditions below, especially the last two conditions. These conditions will be stated in the Variance report and presented to the Board for their review. If you have any concerns, please contact me ASAP, no later than 11 am, 06/10. Please accept my apology for a short notice. Thanks.

Staff Conditions:

Should the Board determine that the applicant has provided competent substantial evidence to satisfy the eight Variance review standards, staff recommends the Board include the following condition as a part of the Order:

1. Obtain all necessary governmental permits and approvals including building and zoning compliance permits.
2. The accessory dwelling unit must stand apart from to the existing building in appearance and structurally, pursuant to Section §152.29, Flood Resistant Development of Buildings and Structures.
3. Architectural features attached to the accessory dwelling unit shall comply with zoning code requirements, particularly listed in Section §155.9402.C, Allowable Required Yard Encroachments.
4. Approval of this accessory dwelling unit is limited to a single-family residence, and as such must be in compliance with the definition of a dwelling unit and the property owner is responsible to ensure that the residents/tenants must abide by the definition of a "family," as

defined by the City's Zoning Code.

5. The property owner shall record a deed restriction affirming that the use of the property is limited to a single-family home with an accessory dwelling unit, and residents/tenants must abide by the definition of a "family," as defined by the City's Zoning Code.



From: John Koury <tuthillarchitecture@gmail.com>

Sent: Tuesday, June 1, 2021 3:13 PM

To: Jae Eun Kim <JaeEun.Kim@copbfl.com>

Cc: Bob Tuthill <tuthillarchitecture@live.com>; Walter Crowell <wctuna@yahoo.com>; Scott Reale <Scott.Reale@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>

Subject: Fwd: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's

EMAIL ADDRESS as legitimate and know the contents are safe.

Hello Jae Eun,

Thanks for your call earlier. I've attached digital copies of our revised submittal packet for your records and use. We are no longer requesting relief on the minimum slab elevation, only on the maximum floor area of an accessory dwelling 155.4303.A.3.e. We submitted hard copies of the revised application, and a revised request letter, to the building department drop box, on thursday May 20th.

Walter Crowell's (the owner's) correct email address is wctuna@yahoo.com. He is cc'd on this email chain.

Feel free to call me back at the office 954-527-0007 with any questions.

Best Regards,
John

--

John Koury
Tuthill Architecture
www.tuthillarchitecture.com
1512 E. Broward Blvd. Suite 104-A
Fort Lauderdale, FL, 33301
(954) 527-0007

----- Forwarded message -----

From: **Tuthill Architecture** <tuthillarchitecture@live.com>

Date: Tue, Jun 1, 2021 at 2:22 PM

Subject: FW: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

To: John Koury <tuthillarchitecture@gmail.com>

-----Original Message-----

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>

Sent: Tuesday, June 1, 2021 1:44 PM

To: tuthillarchitecture@live.com

Cc: Scott Reale <Scott.Reale@copbfl.com>

Subject: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

Importance: High

Please review the petitioners request and let me know for any concerns ASAP.

Also, please forward this email to the property owner and let us know their correct email address.

Thank you.

From: Jae Eun Kim

Sent: Thursday, May 27, 2021 11:20 PM

To: 'tuthillarchitecture@live.com' <tuthillarchitecture@live.com> <<mailto:tuthillarchitecture@live.com>> >; 'wctuna@aol.com' <wctuna@aol.com> <<mailto:wctuna@aol.com>> >

Cc: Scott Reale <Scott.Reale@copbfl.com> <<mailto:Scott.Reale@copbfl.com>> >; Daniel Keester <Daniel.Keester@copbfl.com> <<mailto:Daniel.Keester@copbfl.com>> >

Subject: 21-11000009_2749 SE 11 St (Crowell, Walter)_June ZBA

Dear Robert and Walter,

I will work on your Variance request. I am trying to gather code requirements that you need to obtain relief.

1. Based on the submitted plan, the proposed accessory dwelling unit is not in compliance with Sections below, highlighted. Do you agree?
2. Also, are you still requesting relief of the minimum elevation, pursuant to §152.29, Flood Resistant Development Of Buildings And Structures?

Please let me know if you have any other concerns.

155.4302. GENERAL

B. General Standards for All Accessory Uses and Structures

1. Relationship to Principal Use or Structure

a. Except as otherwise authorized in Section 155.4403
<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-46246#JD_155.4403> .J, Temporary Use of an Accessory Structure as a Principal Dwelling, an accessory use or structure shall not be established or constructed before the establishment or construction of the principal use or structure.

b. If the principal use or structure is destroyed or removed, the accessory use or structure shall be removed. This includes fences, except those allowed under Section 155.5302.C.1., Fences Prohibited on Vacant Lots.

c. Unless otherwise provided for in a use-specific standard in Article 4: Part 2
<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43668#JD_Ch.155Art.4Part2> , Principal Uses and Structures, or in Section 155.4303
<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-45568#JD_155.4303> , Standards for Specific Accessory Uses and Structures, the maximum cumulative aggregate gross floor area of all accessory uses or structures on a parcel shall be 49% of the gross floor area of a principal building or use on the development site.

2. Prohibited Location of Accessory Uses and Structures

Unless otherwise provided for in Section 155.4403
<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-46246#JD_155.4403> (Standards for Specific Accessory Uses and Structures), accessory uses

and structures shall not be located within the following:

- a. Any platted or recorded easement;
- b. Any required landscape easement or buffer;
- c. An area over any known utility;
- d. An area designated as a fire lane or emergency access route on an approved site plan;
- e. An area designated as a parking area on an approved site plan;
- f. A required yard setback;
- g. In front of the principal structure;
- h. Within 15 feet of a property line abutting a waterway or canal; and
- i. Within 25 feet of the historic dune vegetation line.

https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-45568

155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

A. Accessory Dwelling Unit

2. Definition

An accessory dwelling unit is an ancillary or secondary living unit to a single-family dwelling use that may contain a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. For purposes of determining maximum density, an accessory dwelling unit shall be considered to be a half dwelling unit.

3. Standards

An accessory dwelling unit is allowed as an accessory use to a single-family dwelling, subject to the following standards:

- a. An accessory dwelling unit is permitted only as accessory to, and on the same lot as, a single-family dwelling, and are not permitted as accessory to a two-family dwelling, multifamily dwelling, or mobile home dwelling.
- b. Not more than one accessory dwelling unit per lot is permitted.
- c. An accessory dwelling unit may be within or attached to the principal dwelling (e.g., a downstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse). An accessory dwelling unit attached to the principal

dwelling shall have an operative interconnecting door with the principal dwelling, and shall have a principal access only from the side or rear yard of the principal dwelling.

d. The use of a mobile home, recreational vehicle, or a similar vehicle as an accessory dwelling unit is prohibited.

e. The floor area of an accessory dwelling unit shall not exceed the lesser of 1,000 square feet or 25 percent of the floor area of the principal dwelling.

f. At least one, but no more than two, off-street parking spaces shall be provided for an accessory dwelling unit (in addition to the off-street parking required for the principal dwelling).