



## Legislation Text

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**File #:** 16-9151, **Version:** 1

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### **Case # 09-1501**

Wells Fargo Bank, NA  
c/o Select Portfolio Servicing  
Choice Legal Group PA  
908 Trinity Drive 4  
Sec. 14-37 Building permits, professional plans, display of permits  
Officer Jim Young  
Certified Service: 7-29-2016 - Select Portfolio Servicing  
Certified Service: 7-28-2016 - Choice Legal Group  
Initial Hearing: 3-30-2016

### **In compliance September 20, 2016, pending fees**

**FYI:** On May 10, 2011, Planning Department received a variance request for an after the fact accessory unit which was constructed without building permits or a Certificate of Occupancy. The variance request was for building coverage, impervious surface ratio, and side and rear yard setback requirements. The variance was denied at the Planning Board Hearing of July 21, 2011. The Planning Board Resolution 2011-036 went into effect on August 2, 2011. There was no appeal to the City Commission.

The construction of the accessory unit, if a permit was submitted, would not have been approved for the above reasons. This accessory unit must be demolished to bring this property into compliance.

**Count 1:** An exterior unit was built in the rear yard setback without benefit of a building permit and inspections. **Count 2:** An interior unit was built on the second floor using part of the rear open deck and a stairway was built to access this unit.