

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, NOVEMBER 13, 2002 - 7:30 P. M.

CITY HALL
CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL

1. APPEAL NO. 02-54

APPLICANT: Trinity Lutheran Church
LEGAL: Lots 11 & 13, Block 16, Croissant Park River Sec. 7-50B
ZONING: RAC-RPO – Regional Activity Center – Residential
Professional Office
STREET: 24 SW 10 St.
ADDRESS: Fort Lauderdale, Florida

APPEALING: Sec. 47-19.9.A.1 – To permit the outdoor retail sales of plant materials, not grown on site, as a principal use where the code requires such operation to be an accessory use only to a garden center.

GRANTED by a vote of 7-0 with the following conditions:
Development Review Committee process
Open all day Saturday and half-day on Sunday
Remain a part of the program run by the Church

2. APPEAL NO. 02-55

APPLICANT: Stephen & Wendy Lyons
LEGAL: Lot 3, Block 10, Coral Ridge Galt Addition, P. B. 27, P. 46,
Broward County Records
ZONING: RD-15 – Residential Single Family/Duplex/Low Medium
Density
STREET: 2424 NE 25 Pl.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.B – to permit an overhang to extend 36” into the side yard where the code allows such overhang to extend one-third (1/3) of the required yard or 20” into the required 5’ side yard area.

GRANTED by a vote of 7-0 with the condition that the variance applies only to that portion of the property with the overhang, as shown on the site plan.

3. APPEAL NO. 02-56

APPLICANT: Tilden Automotive Center
LEGAL: Block 1, Parcel "A", Ocean Ridge Resubdivision, N 175' of Lots 1-7
ZONING: B-1 – Boulevard Business
STREET: 2120 East Oakland Park Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.B.4 – To maintain an existing 3' 6" high cement louvered wall that was legally permitted prior to September 19, 1989, where code requires existing nonconforming walls in nonresidential districts shall be brought into full compliance with the requirements of Sec. 47-19.5 within five (5) years of the effective date of such ordinance adopting a provision of this section. Current code requires a 5' high masonry wall constructed pursuant to Sec. 47-25.3.A.3.d.iv.

DEFERRED by a vote of 7-0 pending proof that existing wall was legally permitted

4. APPEAL NO. 02-57

APPLICANT: Dr. Robert Gottesman
LEGAL: Lot 4, Block 1, Coral Ridge Country Club Add. 4
ZONING: RS-8 – Residential Single Family/Low Medium Density District
STREET: 3030 NE 45 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.S – To permit the placement of mechanical equipment (air conditioner and pool) to a single family residence with a side yard of 4' 4" on the east side and 4' 9" on the west side of the property where the code requires a minimum side yard of 5' for such mechanical equipment.

DENIED by a vote of 1-6

5. APPEAL NO. 02-59

APPLICANT: Thomas W. Rosen
LEGAL: Block 4, Lot 30, Lauderdale Isles No. 2, P. B. 35, P. 32
ZONING: RS-5 – One Family Detached Dwelling District (Broward County)
STREET: 2643 Flamingo Lane
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 39-275 – To permit the construction of a pool with a 5' 6" side yard where the code requires an 8' side yard and a deck with a 2' 6" side yard and a 2' rear yard where the code requires a minimum 5' yard for such use.

GRANTED by a vote of 7-0

6. APPEAL NO. 02-60

APPLICANT: John E. Abdo, Trustee
LEGAL: Lots 1 & 2, Block 44, Colee Hammock 1-17
ZONING: RS-8-Residential Single Family/Low Medium Density
STREET: 1SE 17 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.A (2) – To permit a 38 1/16” high fence within the 25’ sight triangle where the code requires that no opaque fence shall be permitted to exceed 30” above the crown of the roadway when located within 25’ of the intersection.

GRANTED by a vote of 5-2 with the condition that landscaping be at a maximum height of 15”

7. APPEAL NO. 02-61

APPLICANT: Darlene Dimarco
LEGAL: Block 6, Lot 11, Coral Ridge Galt Add., P. B. 27, P. 46, Broward County
ZONING: RS-4.4 - Residential Single Family/Low Density
STREET: 2501 NE 26 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.30 (Table of Dimensional Requirements) – To permit a 17’ corner yard for a kitchen addition to a single family residence on a 98.66’ lot where the code requires that such addition have a corner yard of ¼ the width of the lot which in this case is 24’ 6”.

GRANTED by a vote of 7-0

8. APPEAL NO. 02-62

APPLICANT: Carol Cappadona
LEGAL: Lot 32, 32A, Block H, Bermuda Riviera Sub. Of Galt Ocean Mile 38-46 B
ZONING: RS-8 - Residential Single Family/Low Medium Density
STREET: 4009 NE 34 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.A.2.b – To permit an existing 39” high waterway wall with a 0’ setback where the code requires that a waterway wall be no higher than 30” and setback 10’ from the water’s edge. **Sec. 47-19.5.C.2** - To permit the front property wall to have light fixtures 13 5/8” into the required 2 ½’ setback; column caps 8” above the 6’ 6” high limitation and to permit

28% of architectural features along the wall where the code limits such architectural features to 20%.

Sec. 47-19.5.A.2.b (wall on waterway) – GRANTED by a vote of 7-0

Sec. 47-19.5.C.2 – light fixtures – GRANTED by a vote of 7-0

Column caps – GRANTED by a vote of 5-2

Architectural features – GRANTED by a vote of 7-0

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

NOTE: Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you.