

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, March 9, 2005 – 6:30 P.M.

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

**APPEAL No. 04-67** – Review of Scribner’s Error on Final Order for Holy Cross Hospital,  
4725 North Federal Hwy, Fort Lauderdale, FL

APPROVED (7-0) – Revised order to be prepared

#### **1. APPEAL NO. 05-13**

**APPLICANT:** Holy Cross Hospital

**LEGAL:** Parcel “A”, Holy Cross Hospital Plat, P. B. 139, P. 19, together with Tract “A”, Coral Hills, P.B. 37, P. 20, Block 5, Lots 1 thru 4, Block 6, Lots 1 thru 17 and 19 thru 23, also together with a portion of Section 13, Township 49 South, Range 42 East

**ZONING:** CF (Community Facility District)

**STREET:** 4725 N. Federal Highway

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec.47-20.4(B)(2)(b)** – Requesting a Temporary Non-conforming Use Permit to allow off-site parking at Lockhart Stadium, which is more than 700’ from Holy Cross Hospital where Code requires such off-site parking to be within 700’ along a safe pedestrian path.

APPROVED (7-0) – with condition

#### **2. APPEAL NO. 05-05**

**APPLICANT:** Vickram Jamraj

**LEGAL:** Tuskegee Park, P.B. 3, P. 9, Block 7, Lot 21

**ZONING:** RC-15 (Residential Single Family/Medium Density District)

**STREET:** 432 N.W. 10 Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19-5.B** – Requesting a variance to permit a 0’ setback where Code requires a minimum average setback of 3’ from the front property line when installing a chain link fence.

**DENIED (0-7)**

**3. APPEAL NO. 05-06**

**APPLICANT:** Benjamin and Brenda Wood  
**LEGAL:** C.J. Hector’s Re-subdivision of Rio Vista, P.B. 1, P. 24, Block 12, Lot 9  
**ZONING:** RS-8 (Residential Single Family/Low Medium Density District)  
**STREET:** 622 S.E. 11 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47- 19-2.B**– Requesting a variance to permit an architectural feature (roof eave) to extend 28.3” into the required yard, where Code permits such architectural features to extend into the required yard 3’ or 1/3 the amount of the required yard, whichever is less. The required yard is 5’, therefore the roof eave may extend 20” into the required yard; and to allow such roof eave to encroach into the required yard area for a total combined linear façade length greater than 20% of the total linear length of the façade where Code limits such encroachments to 20% of the total linear length of the façade.

**APPROVED (7-0)**

**4. APPEAL NO. 05-07**

**APPLICANT:** Tony Ferrari  
**LEGAL:** “Lauderdale Isles No. 2” P.B. 41, P. 10, Block 12, Lot 18  
**COUNTY**  
**ZONING:** RS-5 (One-family Detached Dwelling District)  
**STREET:** 2606 Whale Harbor Lane  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec.39-275.3.C** – To allow a deck to setback 0’ from the side and rear property lines where a 5’ setback is required.

**APPEALING: Sec.39-275(12) a** – To allow a dock to setback 10” from the side (south) property line and 7.5’ from the side (north) property line where a 10’ setback is required.

**DEFERRED (7-0) - To April 13, 2005 Meeting**

**5. APPEAL NO. 05-10**

**APPLICANT:** James S. Rabin

**LEGAL:** Parcel 1 , “Revised Plat of Yellowstone Park”, P. B. 23, P. 33, Block 4, a portion of Lot 4 and all of Lot 5 together with Parcel 2, Block 5, a portion of Lot 1 together with Parcel 3, “Revised Plat of Mrs. E.F. Marshall’s Subdivision” P.B. 1, P. 2, a portion of Lot 6

**ZONING:** RS-8 (Residential Single Family/Low Medium Density District)

**STREET:** 1317 SW 17 Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec.47-5.31 – Requesting a variance to allow an 8’ setback from the waterway to match existing setback where the Code requires a minimum 25’ setback when abutting a waterway.

**APPROVED (7-0) – with condition**

**6. APPEAL NO. 05-11**

**APPLICANT:** Annell Jack

**LEGAL:** Fairmont, P.B. 36, P. 4, Block 3, Lots 12 and 13

**ZONING:** RS-8 (Residential Single Family/Low Medium Density District)

**STREET:** 691 S.W. 30 Terrace

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec.47-5.11 – Requesting a variance to allow a small child care facility for up to 25 children where such use is not permitted in the RS-8 District.

**APPROVED (7-0)**

**7. APPEAL NO. 05-12**

**APPLICANT:** Roger A. Grimes (AHM Church of God In Christ)

**LEGAL:** Parcel 1, Progresso, P. B. 2, P. 18 (D), Block 273, Lots 45, 46, 47 and 48

**ZONING:** RMM-25 (Residential Mid Rise Multifamily/Medium High Density District)

**STREET:** 744 N.W. 12 Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec.47-22.3.E.2 – Requesting a variance to permit a free-standing sign, 64 sq. ft. aggregate, where the Code allows a free-standing sign that is 32 sq. ft. aggregate.

**APPEALING:** Sec.47-22 – Requesting a variance to allow 65% of the sign to be changeable copy, where changeable copy is not permitted by Code.

**DENIED (2-5) – Sec 47.22.3.E.2**

**APPROVED (6-1) – Sec 47-22**

**REPORT and FOR THE GOOD OF THE CITY.**

**Discussion of Case No. 04-48, The John Needham House**

**DEFERRED – To April 13, 2005 meeting**

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

***<http://www.fortlauderdale.gov/documents/boa/boaagenda.htm>***

**DONALD MORRIS  
ACTING 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.***

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