

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

**WEDNESDAY, DECEMBER 13, 2006 – 6:30 P.M.
CITY HALL**

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

1. APPEAL NO. 06-36

APPLICANT: Will Trower

LEGAL: “Sunrise”, P.B. 28, P. 42, Block 10, Lot 3

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

STREET: 2500 NE 7th Place

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.B (Accessory building and structures, general)

Requesting a variance to allow the 2nd floor roof eave to extend 28” into the required yard where Code allows a maximum extension of 3’ or 1/3 the required yard whichever is less. In this case 1/3 the required yard is 18.33”.

APPROVED (6-1)

2. APPEAL NO. 06-39

APPLICANT: Richard & Joette Kamiler

**LEGAL: “Green’s Subdivision”, P.B. 19, P. 18, Block 1, Lots 15
and the North 5 feet of Lot 16**

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

STREET: 626 NE 16th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19-2.A (Accessory building and structures, general)

Requesting a variance to allow an accessory dwelling in the RCS-15 district, where Code prohibits such dwellings;

APPEALING: Sec. 47-19-1.B (General Requirements)

Requesting a variance to allow an accessory dwelling to setback 3.10’ from the rear property line, where Code requires a 15” rear yard setback.

CASE WITHDRAWN

3. APPEAL NO. 06-40

APPLICANT: Fantasia's of Boston, Inc.

LEGAL: A portion of Lots 3 through 5, Block A according to the Plat of GATEWAY, Plat Book 25, Page 38 of the Public Records of Broward County, Florida, as more particularly described in that certain Lease Agreement on file with the Board of Adjustment.

ZONING: B-1 (Boulevard Business)

STREET: 1826 E. Sunrise Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section Sec. 5-26(b) (Distance between establishments)

Requesting a special exception from Code 5-26(b) to allow a restaurant to sell alcohol that will be incidental to the restaurant use that is 125' from another establishment that sell alcohol (Canyon Restaurant), where Code requires 300' separation.

APPROVED (7-0)

4. APPEAL NO. 06-41

APPLICANT: Archdiocese of Miami

LEGAL: "Progresso", P.B. 2, P. 18, Block 133, Lots 15 S. 12.50' and Lot 16 thru 24

ZONING: RD-15 (Residential Single/Duplex/Low Medium Density District)

STREET: 1105 NW 6th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-3-2.B.1 (Nonconforming structure)

Requesting a variance to enlarge a non-conforming structure where Code prohibits the enlargement of non-conforming structures.

APPEALING: Sec. 47-5.32 (Table of dimensional Requirements for the RS-15 and RSs-15 districts)

Requesting a variance for a non-conforming structure to allow for an entry façade (overhang) to setback 22.66' (Church) and 20.66' (Rectory) where Code requires a minimum front setback of 25'.

APPROVED (7-0)

5. APPEAL NO. 06-42

APPLICANT: Jackie Archer

LEGAL: That portion of the Southwest one-quarter (SW ¼) of section 29, Township 49 South, Range 42 East, described as follows: Commence at the Northwest corner of said South one quarter (SW ¼); thence Southerly along the West boundary of said Southwest one-quarter (SW ¼) a distance of 535.1 feet to the point of beginning; thence Easterly and parallel to the North boundary of said

Southwest one-quarter (SW ¼) a distance of 154.39 feet to a point; thence Southerly and perpendicular to the last mentioned course a distance of 120 feet to a point; thence Westerly and perpendicular to the last mentioned course a distance of 156.69 feet to a point on the West boundary of said Southwest one-quarter (SW ¼); thence Northerly along the West boundary of said Southwest one-quarter (SW ¼); a distance of 120.02 feet to the point of beginning.

**ZONING: Broward County RS-5
STREET: 2420 NW 31 Avenue
ADDRESS: Fort Lauderdale, FL**

APPEALING: Broward County Section 39-281(2)

Requesting a variance to allow a non-profit neighborhood social and recreational facility on property with frontage of 145'.03" and 15,000 S.F. area, where Broward County Code requires a minimum frontage of 150'.0" and a minimum area of one (1) acre.

DENIED (3-4)

6. APPEAL NO. 06-43

APPLICANT: William Massey

LEGAL: "Everglade Land Sales Company's First Addition to Lauderdale, Florida", P.B. 2, P. 15, Block 14, Lot 17. Said lands situate, lying and being in Broward County, Florida, together with the South 8 feet of the 16 foot wide alley North of, and adjoining with the North line of said Lot Seventeen (17).

**ZONING: B-1 (Boulevard Business)
STREET: 609 SE 16th Court
ADDRESS: Fort Lauderdale, FL**

APPEALING: Sec. 47-21.9.A(2) (Landscape requirements for vehicular use areas)

Requesting a variance from the required landscape buffer of ten (10) feet required by 47-25.3.A(3)(d)(i) of the ULDR for the property lines abutting residential property to five (5) feet on the east border of the property.

APPROVED (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://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.