

## AGENDA

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, APRIL 11, 2007 – 6:30 P.M.  
CITY HALL

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

#### 1. APPEAL NO. 06-39 *(Deferred from February 14, 2007 meeting)*

**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 16<sup>th</sup> 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 feet from the rear property line, where Code requires a 15 foot rear yard setback.

#### 2. APPEAL NO. 07-15

**APPLICANT:** Ruach, Inc.

**LEGAL:** “Galt Ocean Mile Resubdivision”, P.B. 38, P. 18, Block 16, Lot 9

**ZONING:** CB (Community Business)

**STREET:** 3558 N. Ocean Boulevard

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 5-27(b) (Distances of establishments from Church or School)**

Requesting a special exception to allow alcohol sales that is incidental to the sale of food in a restaurant that is within 232 feet from one place of worship (Chabad Lubavitch of Fort Lauderdale), and 242 feet from another place of worship (Sephardic Synagogue), where Code requires a separation of 500 feet.

**3. APPEAL NO. 07-16**

**APPLICANT:** Hans J. Kirsch

**LEGAL:** "North Bal Harbor", P.B. 5, P. 3, Lot 116

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

**STREET:** 2200 NE 22<sup>nd</sup> Terrace

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-19.2.S (Mechanical and plumbing equipment)**

Requesting a variance from Section 47-19.2.S to allow two (2) air conditioner units to set back 3.95 feet and 4.01 feet from the North property line, to allow pool equipment to setback 1.45 feet from the North property line, and to allow two (2) air conditioner units to set back 3.25 feet and 4.20 feet from the South property line, where Code requires that all mechanical equipment set back a minimum of 5 feet from the property line.

**4. APPEAL NO. 06-42** (*Request for Rehearing from December 13, 2006 meeting*)  
(*Deferred from March 14, 2007 Meeting*)

**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.

**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.***