

**Board of Adjustment Meeting  
City of Fort Lauderdale  
Wednesday, September 12, 2007 – 6:30 P.M.  
City Hall City Commission Chambers – 1st Floor  
100 North Andrews Avenue  
Fort Lauderdale, Florida**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
1. Scott Strawbridge, Chair	P	6	2
2. Don Larson, Vice Chair	P	8	0
3. Gus Carbonell	P	6	2
4. Gerald Jordan	P	8	0
5. Fred Stresau	P	7	1
6. Birch Willey	P	8	0
7. David Goldman	P	7	1

**Alternates**

Kenneth Strand	A	5	3
Bruce Weihe	P	4	0
Diane Waterous Centorino	P	3	1

**Staff**

Bob Dunckel, Assistant City Attorney  
Don Morris, Board Liaison  
Alexandra Grant, Recording Secretary

**Guests**

Robert Lochrie	Eugenia Ellis
John Macchia	Steve Brandt

**Index**

	<b>Case Number</b>	<b>Applicant</b>	<b>Page</b>
1.	07-31	Richard Walters	<a href="#">2</a>
2.	07-32	William B. Glass	<a href="#">4</a>

For the Good of the City

4

### **Call to Order**

Chair Strawbridge called the meeting to order at 6:33 p.m. Chair Strawbridge introduced the Board members and described the functions of the Board and procedures they would use for the meeting. Chair Strawbridge called the respondents' attention to the list of criteria from City code for granting a variance. Board members disclosed communications they had regarding agenda items.

Chair Strawbridge announced there were no sign issues for any case.

### **Approval of Minutes**

Vice Chair Larson noted a typographical error on page 10 of the Board's August minutes.

**Motion** made by Mr. Stresau, seconded by Mr. Larson, to approve the minutes as amended. Board unanimously approved.

**All individuals wishing to speak on the matters listed on tonight's agenda were sworn in.**

[Index](#)

#### **1. APPEAL NO. 07-31**

**APPLICANT:** Richard Walters  
**LEGAL:** "Harbor Heights Addition", Lot 1 less 5 feet of the East 40 feet thereof and Lots 2, 3 & 4 and the East 66.86 feet of lot 5, Block 2  
**ZONING:** RS-8 (Residential Single Family Low Medium Density District)  
**STREET:** 2201 SE 18th Street  
**ADDRESS:** Fort Lauderdale, FL  
**APPEALING:** Section 47-3.6.A.1 (Change in Structure for a non-conforming use)

Requesting a variance to allow structural alterations to a structure containing a non-conforming use, where Code prohibits alterations to the supporting members of a building or structure containing a non-confirming use such as load bearing wall, columns, beam or girders, unless required to be made to assure the safety of the building as determined by the City building official. The requested alterations are more particularly described in a Memorandum on file with the Clerk of the Board of Adjustment, Appeal No. 07-31.

Mr. Robert Lochrie, representative of the applicant, presented a letter of support from the Harbor Inlet Association to the Board. He explained that the existing multifamily building was surrounded by other multifamily buildings, commercial zoning and a single-family neighborhood.

Mr. Lochrie explained that the owner was now making significant upgrades to the exterior of the building, including replacement of the roof and balconies and other architectural features. He said they had worked very closely with the Planning and Zoning Department regarding the additions. He assured the Board that they were not increasing the density or footprint of the building.

Mr. Lochrie stated they had appeared before the Board because the zoning code had changed to restrict this type of development in this location in the 80s and 90s. He stressed that this was not a self-created hardship and this was the minimum variance necessary. Mr. Lochrie said they believed this was in keeping with and would enhance the neighboring properties.

Mr. Morris asked Mr. Lochrie to explain why this was nonconforming.

Mr. Lochrie said there had previously been transitional zoning, which allowed one to have development of this intensity adjacent to a B-1 zoning district. This section of the code had been removed in 1997.

Mr. Morris confirmed for Mr. Willey that the use of the land would be nonconforming. The variance would allow the improvements and structural changes to the roofing. Mr. Morris explained that current density was 8 units per acre, and this was an RS-8 zoning district.

Chair Strawbridge open to the public hearing.

Mr. John Macchia, neighbor, said he supported the improvements at the property. He said they had been disappointed with the amount of time it had taken to begin recovery from hurricane Wilma. Mr. Macchia felt the changes would be a vast improvement to the old building.

Mr. Lochrie confirmed for Chair Strawbridge there were no current violations at the property.

Ms. Genia Ellis, past president of Harbor Inlet Association, said she was speaking on behalf of the Board of Directors and their membership. She reported they had presented the plans at their annual meeting in April, and again in June. She said residents had met Mr. Walters, who had been receptive to their concerns and suggestions.

There being no other members of the public wishing to speak on this item, Chair Strawbridge closed the public hearing and brought the discussion back to the Board.

Mr. Carbonell said this was an example of what should be happening with condo conversions around the City, and he felt it was a great-looking project.

Mr. Stresau said these improvements appeared more cosmetic than structural. He felt the designer had made a great effort to improve one of the ugliest buildings in the City, and he would hate to see the application denied.

**Motion** made by Mr. Larson, seconded by Mr. Carbonell, to approve. In a roll call vote, Board approved unanimously.

[Index](#)

## 2. APPEAL NO. 07-32

**APPLICANT:** William B. Glass  
**LEGAL:** "Palmaire Village-4th Section", P.B. 96, P. 35B, Lot 73  
**ZONING:** RMH-25 (Residential Multifamily High-Rise)  
**STREET:** 6121 N.W. 32nd Way  
**ADDRESS:** Fort Lauderdale, FL  
**APPEALING:** Sec. 47-18.33.B.5.c. (Site design criteria- Rear Yard)

Requesting a variance to allow an 18.70 foot rear yard, where Code requires a 20-foot rear yard.

Mr. William Glass, applicant, said he had entered into a contract with someone representing himself as a contractor in 1995 to enclose a screened porch at his townhouse. Mr. Glass had eventually fired the contractor, and had contacted the builder whose license had been used to obtain the permit. The builder had not completed the job properly, and Mr. Glass had hired his own subcontractors. At the last inspection, it had been discovered that the building was 18 inches into the setback. The architect and builder would not return Mr. Glass's phone calls, so he had decided to appeal to the Board of Adjustment on his own.

Mr. Glass said the project had not enlarged the footprint of the building. He noted that the job was inspected when the footers were poured. Mr. Morris referred to the permitted plans and noted that they showed a 20-foot setback. The discrepancy had been discovered when Mr. Glass applied for the certificate of occupancy. He explained this was not a staff error but an architect error. Mr. Morris said Mr. Glass had come to the City as soon as he realized the issue and had been working with the City.

Mr. Larson said he visited the property and noted that the setback was measured from the center of an easement, and no one would notice the intrusion. He confirmed that the addition was built on the existing location; the new footer had been put in because the old one was not strong enough to take the weight.

Chair Strawbridge opened the public hearing. There being no members of the public wishing to speak regarding this item, Chair Strawbridge closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Larson, seconded by Mr. Goldman, to approve. In a roll call vote, Board unanimously approved.

**Report and For the Good of the City**

[Index](#)

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m.

Chair

\_\_\_\_\_  
Scott Strawbridge

ATTEST:

\_\_\_\_\_  
ProtoTYPE Inc., Recording Secretary

A digital recording was made of these proceedings, of which these minutes are a part, and is on file in the Planning & Zoning Offices for a period of two (2) years.

---