

AGENDA

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, September 8, 2010

PLACE OF MEETING: City Hall
City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

Purpose: The board of adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The board of adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

Introduction and Roll Call

Approval of the August 11, 2010 Minutes

Public Sign-In/Swearing-in

1. Appeal No. 10-31

APPLICANT: Hermann U. Wirth
LEGAL: "Lauderdale Beach," P.B. 4, P. 2, Block 11, Lot 23
ZONING: RS- 8 (Residential Single Family/Low Medium Density District)
ADDRESS: 3037 N. Atlantic Boulevard
DISTRICT: 2

APPEALING: Section 47-5.31 (Table of dimensional requirements for the RS-8 district)
Requesting a variance to allow an existing carport conversion to a garage, with a 1.10 foot side yard setback, where Code requires a minimum of five (5) foot side yard setback.

2. Appeal No. 10-32

APPLICANT: Richard Rubin
LEGAL: "Las Olas By The Sea", P.B 3, P. 8, Block 10, Lot 11
ZONING: RS- 8 (Residential Single Family/Low Medium Density District)
ADDRESS: 3303 NE 15th Court
DISTRICT: 2

APPEALING: Section 47-19.5.B (Fences, walls and hedges)

Requesting a variance to permit a 6 foot high wood fence to be installed with a zero (0) foot front yard setback, where Code requires a minimum average of three (3) foot setback when abutting a street.

3. Appeal No. 10-14

APPLICANT: Lucky 14, LLC

LEGAL: "Colee Hammock", P.B. 1, P. 17, Block 33, Lots 15 & 16

ZONING: B-1 (Boulevard Business)

ADDRESS: 1415 E. Las Olas Blvd.

DISTRICT: 4

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

On May 12, 2010 the BOA approved a variance from ULDR Section 5-26(b) - Requesting a special exception to allow the sale of alcohol at a distance of 150 feet from another establishment (Smith & Jones) that sells alcohol, in its approval the Board imposed conditions of approval. Applicant is requesting to amend Condition #1 stating that the last seating would be no later than 10:00 p.m.

4. Appeal No. 10-34

APPLICANT: Lauren Rotmil

LEGAL: The N. 60' of Lots 13 & 14, Calders Resub., Block "D" Stranahan's subdivision of SE ¼ of SW Section 2, Township 50S, Range 42E, P.B. 2, P. 63, Public Records of Miami-Dade County, said lands situate, lying and being in Broward County

ZONING: RC-15 (Residential Single Family/Cluster Dwellings/Low Medium Density District)

ADDRESS: 104 NE 13th Avenue

DISTRICT: 2

APPEALING: Section 47-5.33 (Table of dimensional requirements for the RC-15 district)

Requesting a variance to allow the conversion of a 160 Sq. ft. carport to a family room and kitchen, with a 17 foot 7 inch front yard setback, where Code requires a minimum of twenty-five (25) foot front yard setback.

5. Appeal No. 10-35

APPLICANT: Carbogen Corporation

LEGAL: The North 87.50 feet of Tract "D", "Lauderdale Harbors Shopping Center," according to the plat thereof; as recorded in P.B. 48, P.19

ZONING: B-1 (Boulevard Business)

ADDRESS: 1041 SE 17th Street

DISTRICT: 4

APPEALING: Section 47-6.11 (List of permitted and conditional uses, Boulevard Business (B-1) District)

Requesting a variance to install a wind turbine generator, 14 foot 5 inches above the roof of a 3-story commercial building, with an overall height of 62 feet 2 inches above grade, where Code does not list it as a permitted accessory use or structure.

APPEALING: Section 47-19.2.Z (Accessory buildings and structures, general – Roof mounted structures)

Requesting a variance to install a wind turbine generator, 14 foot 5 inches above the roof of a 3-story commercial building, with an overall height of 62 feet 2 inches above grade, where the Code states that roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure.

6. Appeal No. 10-36

APPLICANT: Donna and Eddy Korbel

LEGAL: The South 10 feet of Lot 12 and all of Lot 13, Block 3, “Hall’s Addition to Fort Lauderdale FLA.”, according to the plat thereof as recorded in P.B. 1, P. 134

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

ADDRESS: 501 NE 12th Avenue

DISTRICT: 2

APPEALING: Section 47-19.5.B.2 (Fences, walls and hedges)

Requesting a variance to permit a 5-foot high chain-link fence to be installed with a zero (0) foot corner yard setback, where Code requires a minimum of three (3) foot setback when abutting a street.

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>

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.