

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, February 8, 2012

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 January 11, 2012 Minutes

Public Sign-In/Swearing-in

1. Appeal No. 11-27 (Deferred from January 11, 2012)

APPLICANT: Thomas Tharrington
LEGAL: "Stilwell Isles", P.B. 15, P. 26, Block 2, Lot 2 Less N. 10.58 feet
ZONING: RS-4.4 (Residential Single Family/Low Density District)
ADDRESS: 308 Royal Plaza Drive
DISTRICT: 2

APPEALING: Section 47-5.30 (Residential Single Family/Low Density District)

Requesting a variance to allow the height of the structure along the (North) side yard to extend 27 feet 3 inches where code states where a building exceeds 22 ft in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 foot.

APPEALING: Section 47-3.2.B.1 (Nonconforming structure)

Requesting a variance to enlarge a non-conforming structure, where the Code states that a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

DEFERRED FOR SIXTY (60) DAYS

2. APPEAL NO. 12-06

APPLICANT: Michael Gagne

LEGAL: "DIXIE PARK" P. B. 9, P 19, BLK 4, LOT 13 TOGETHER WITH S1/2 VAC, ALLEY
ABUTTING SAID LOT

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

STREET: 827 NE 14 COURT

ADDRESS: Fort Lauderdale, FL

DISTRICT: 2

APPEALING: Section 47-5.36 (Table of dimensional requirements the RMM-25 district)

Requesting a variance to allow enclosure of an existing foundation for additional living space on an existing house with a 3 foot 6 inch side yard setback, where the Code requires a minimum 5 foot side yard setback.

APPROVED (6-1)

3. APPEAL NO. 12-07

APPLICANT: Alex Gheorghiu

LEGAL: "Coral Ridge Galt addition", P.B. 27, P. 46, Block 17, Lot 1

ZONING: RS-4.4 (Residential Single Family Low Medium Density District).

STREET: 2624 NE 23rd Street

ADDRESS: Fort Lauderdale, FL

DISTRICT: 1

APPEALING: Section 47-19.5 (Fences, Walls and Hedges)

Requesting a variance to an existing permitted wall to be located on the property line at a height of 6 feet, 6 inches, where the code requires a minimum 3-foot setback.

DEFERRED FOR SIXTY (60) DAYS

4. APPEAL NO. 12-09

APPLICANT: Ghassan Alhindi

LEGAL: "Lincoln Park First Add." Corr. P.B. 5, P.1, S.47.15 of Lots 22, 23 and 24,
Blk 16

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

STREET: 629 NW 17th Avenue
ADDRESS: Fort Lauderdale, FL
DISTRICT: 3

APPEALING: Section 47-3.1.B (Continuation of a nonconforming use)

Requesting a variance to allow for the expansion of a non-conforming use, where the Code states that a nonconforming use shall not be enlarged or extended nor shall the building it occupies be enlarged, extended or rebuilt such that the use would occupy a greater area of land than was occupied by the use on the effective date (June 28, 1997) or amendment of the ULDR which causes the use to become nonconforming, nor altered in any way so as to extend or enlarge the scope or area of its operation and where Residential Single Family/Low Medium Density District (RS-8) does not permit nonresidential uses.

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>

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.