



BOARD OF ADJUSTMENT NOTICE

January 27, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, February 12, 2020 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: PLN-BOA-20010001
OWNER: U FACTOR PROPERTIES LLC
AGENT: ROGER PIPER
ADDRESS: 3036 N ATLANTIC BLVD., FORT, LAUDERDALE FL., 33301
LEGAL DESCRIPTION: LAUDERDALE BEACH 4-2 B LOT 10 BLK 12
ZONING: RS-8
COMMISSION DISTRICT: 2
REQUESTING: **Section 47-5.31 Table of dimensional requirements for the RS-8 district. (Note A)**

Requesting a variance to reduce the north and south side yard setbacks from the required 5.0 feet to 4.6 feet to match the existing, non-conforming side yard setbacks at the ground and second levels. This request of 0.4 feet is for the first 22.0 feet of building height which then increases on a 45* angle to a maximum of 5.32 feet at the top of the third level (an additional 4.92 feet of building height) as the side yard setback is required by code to increase 1 foot for each additional foot of height above 22.0 feet. The request to reduce the side yard setbacks is only for the building addition in the front of the house which is limited to 15'-3" deep at the enclosed study loft and 19'-6" deep at the trellised, rooftop Terrace. The remaining, existing 2-story house depth of approximately 60 feet will remain unchanged. As per provided plans.

Sec. 47-3.2.B.3 - Nonconforming structure.

B. Continuation of a nonconforming structure. A nonconforming structure may continue in existence subject to the following:

3. In R-zoned districts where the minimum side yard requirement for an existing building is less than specified for the district, but not less than five (5) feet, and where the building is designed and the foundation is built for additional floors, additional floors may be added with the same yard provided that the total height does not exceed the height permitted in the zoning district and all other provisions of the ULDR are met.

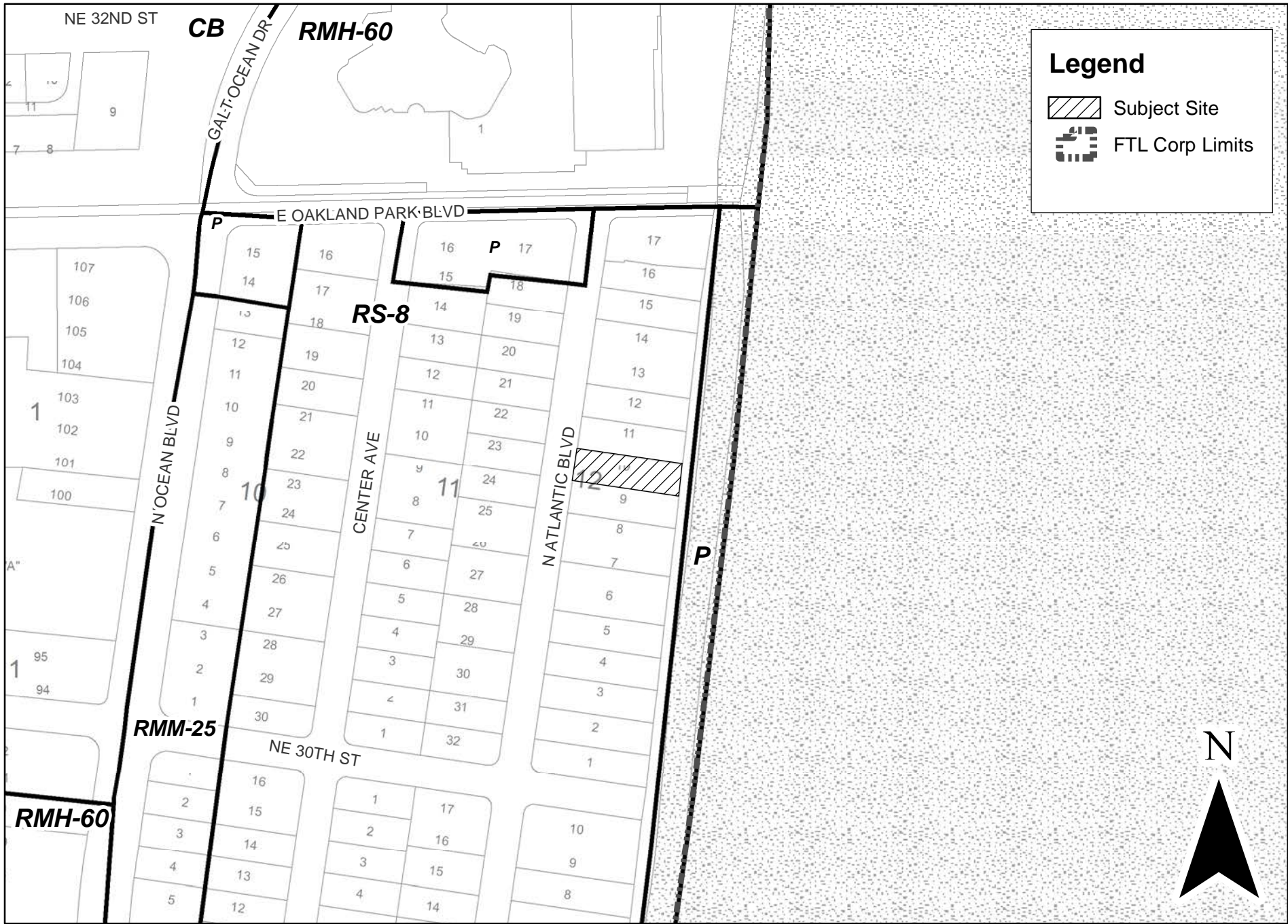


Requesting a variance to allow build additional floors as per attached plans on top of an existing non-conforming structure with a setback 4.6 feet whereas the code requires not less than 5.0 feet.

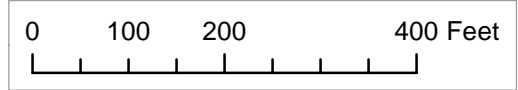
If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105 NOTE: 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 a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-20010001



Graphic Scale

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	U FACTOR PROPERTIES LLC, PABLO J. UMANSKY (MGRM)
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	57 E. WILLOW TREE ROAD, SPRING VALLEY, NEW YORK 10977
E-mail Address	pjumansky@cs.com
Phone Number	305-216-8315
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record (Property ID #494330-01-2680)

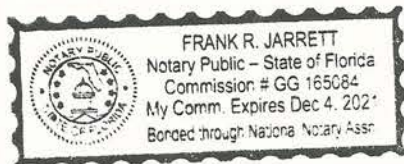
NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	U FACTOR PROPERTIES LLC / ROGER PIPER, ARCHITECT, INC.
Applicant / Agent's Signature	ROGER PIPER for U FACTOR PROPERTIES LLC: 
Address, City, State, Zip	20100 N.E. 21st AVENUE, NO. MIAMI BEACH, FLORIDA 33179
E-mail Address	R4Piper@comcast.net
Phone Number	305-932-5200; office -and- 305-903-7946; cell.
Letter of Consent Submitted	SEE ATTACHED

Development / Project Name	ALTERATIONS & ADDITION FOR: U FACTOR PROPERTIES LLC	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>	
Project Address	Address: 3036 N. Atlantic Blvd., Fort Lauderdale, Florida 33308	
Legal Description	LOT 10, BLK 12 of "Lauderdale Beach", Plat Bk 4, Page 2, Broward County.	
Tax ID Folio Numbers (For all parcels in development)	494330-01-2680	
Request / Description of Project	Reduce the required side yard setback to construct a second & third level addition over the existing ground level in the front of the house.	
Applicable ULDR Sections	ULDR Sec. 47-3.2 (nonconforming structure) and Sec. 47-5.36 (minimum side yard setback)	

Current Land Use Designation	Single-family residential
Current Zoning Designation	RS-8
Current Use of Property	Single-family residential
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [W]	25.0 feet	25.0 feet
Side [N]	5.0 feet	4.6 feet (to match exist.)
Side [S]	5.0 feet	4.6 feet (to match exist.)
Rear [E]	25.0 feet	49.5 feet +/- (exist.)



 1-6-2020

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

This page must be filled in. An attached narrative may be included if additional space is required.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

- * Requesting a variance to reduce the north & south side yard setbacks from the required 5.0 feet to 4.6 feet to match the existing, nonconforming side yard setbacks at the ground & second levels. This request of 0.4 feet is for the first 22.0 feet of building height which then increases on a 45° angle to a maximum of 5.32 feet at the top of the third level (an additional 4.92 feet of building height) as the side yard setback is required by Code to increase 1 foot for each additional foot of height above 22.0 feet. The request to reduce the side yard setbacks is only for the building addition in the front of the house which is limited to 15'-3" deep at the enclosed Study Loft and 19'-6" deep at the trellised, rooftop Terrace. The remaining, existing 2-story house depth of approximately 60 feet will remain unchanged. The proposed design will provide a clean, modern look for the house while maintaining aesthetic & massing harmony consistent with the proportions of the new homes being constructed along N. Atlantic Boulevard.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12.A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

- * The original 1960's era house is an older home that had been renovated in 1991 and consists only 3 bedrooms which is insufficient for the needs of the owner who has a very large family. Between his children and grandchildren, additional bedrooms & bathrooms and a private study with outdoor quiet rest area for adults are necessities. In order to keep the kids' bedrooms together, and to avoid blocking views of the ocean from the living area and master bedroom, the front of the house is the only feasible location for the addition. There is no place to build other than to construct vertically.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

- * Due to Codes enforced when the house was originally designed, the existing ground level is considerably lower than what is currently allowed by Code and the CCCL. An extension of the ground level in the rear yard is not feasible because the finished floor elevation doesn't meet the minimum elevation permitted by the CCCL. In order to meet the required minimum floor elevation, the building addition would have to be 7.0 feet higher than the current ground level floor elevation. The hardship is created having no feasible design option considering the existing layout & floor elevation.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

- * The constraints of the existing structure, and the difference between the existing & required floor elevation, restricts the full potential of the property. The owner's budget doesn't allow them to demolish the house and construct a new home which would offer different design opportunities to meet their needs. However, the existing house has "good bones" and the renovation design, by way of the requested variances, will allow the owner to have a home that meets their needs and will also blend in seamlessly with the surrounding new and existing homes on N. Atlantic Boulevard.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

- * The hardship that this property presents to the owner is inherent to the existing conditions of the original house and subsequent renovations that have been established by way of permitted work as a result of Codes in effect over the years. As we now enter a new decade in 2020, the existing house was last renovated nearly 30 years ago by owners with different needs. The needs of the current owner's family can only be accomplished by way of the requested variances that will permit a vertical building addition creating a functional floor plan and updated street-facing elevation.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public

- * **Welfare.** The variances requested to continue the non-conforming side yard setbacks from the existing second level vertically to the top of the third level are the minimum variances needed to accomplish the functional goals required for the owner's large family. The renovated home will be in harmony and proportionate with the massing & height of the other new homes being constructed on N. Atlantic Boulevard. The renovations have been designed with full consideration to the ULDR, will be compatible with the adjoining properties and surrounding neighborhood, and will actually enhance the public welfare as inspiring architecture has accomplished throughout the United States for generations.

AFFIDAVIT: I, ROGER PIPER, the ~~Owner~~ Agent of said property ATTEST that I am aware of the following:

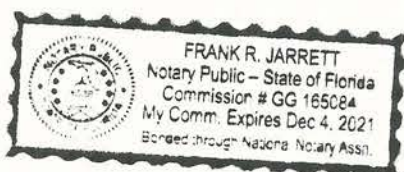
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.



(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of JAN, 2020

(SEAL)





NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

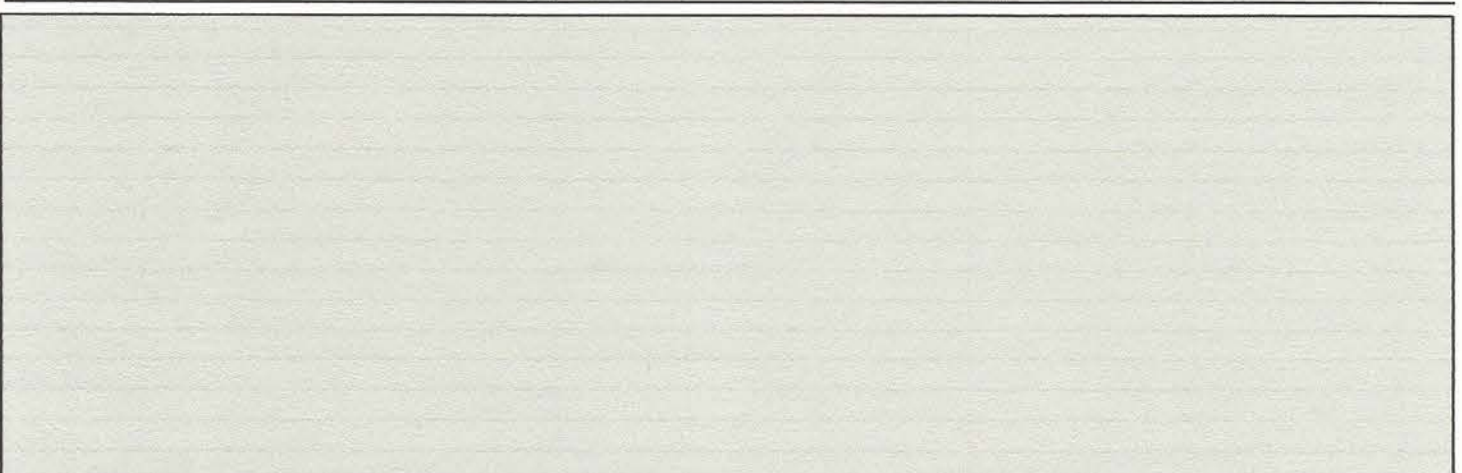
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- ✓ **Completed application** (all pages must be filled out where applicable)
- ✓ **Mail notification documents** (mail notification instructions at bottom of page)
- ✓ **Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- ✓ **Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- ✓ **Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- ✓ **Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- ✓ **Cover sheet** on plan set to state project name and table of contents.
- ✓ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- ✓ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ✓ **Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- ✓ **Landscape Plan** (if applicable) - landscaping is not applicable to this project.
- ✓ **Elevations** (if applicable)
- ✓ **Additional plan details** as needed

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: ROGER PIPER for U FACTOR PROPERTIES LLC

PROPERTY: 3036 N. Atlantic Blvd, Fort Lauderdale, FL 33308

PUBLIC HEARING DATE: February 12, 2020

BEFORE ME, the undersigned authority, personally appeared ROGER PIPER, who upon being duly sworn and cautioned, under oath deposes and says:

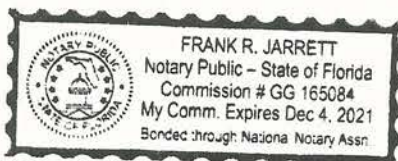
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. RP (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of JAN, 2020

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

**CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT
CRITERIA FOR VARIANCE REQUEST NARRATIVE
FOR U FACTOR PROPERTIES LOCATED AT
3036 N. ATLANTIC BOULEVARD**

Requesting a variance to reduce the north & south side yard setbacks from the required 5.0 feet to 4.6 feet to match the existing, nonconforming side yard setbacks at the ground & second levels. This request of 0.4 feet is for the first 22.0 feet of building height which then increases on a 45* angle to a maximum of 5.32 feet at the top of the third level (an additional 4.92 feet of building height) as the side yard setback is required by Code to increase 1 foot for each additional foot of height above 22.0 feet. The request to reduce the side yard setbacks is only for the building addition in the front of the house which is limited to 15'-3" deep at the enclosed Study Loft and 19'-6" deep at the trellised, rooftop Terrace. The remaining, existing 2-story house depth of approximately 60 feet will remain unchanged. The proposed design will provide a clean, modern look for the house while maintaining aesthetic & massing harmony consistent with the proportions of the new homes being constructed along N. Atlantic Boulevard.

LETTER OF CONSENT

U Factor Properties LLC
57 E. Willow Tree Road
Spring Valley, New York 10977

December 24, 2019

City of Fort Lauderdale
Urban Design & Development
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

Re: Board of Adjustment Application for:
3036 N. Atlantic Boulevard * Fort Lauderdale, Florida

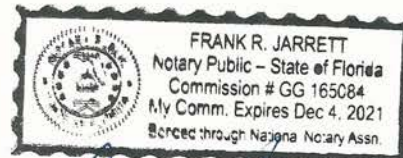
To Whom it May Concern,

As the owner of the single-family residential property referenced above, I hereby designate our architect, **Roger Piper, Architect, Inc.** to be our authorized agent and to act on our behalf during all stages of this Board of Adjustment variance application. This authorization shall include their President, Roger Piper, and any of their associates and/or consultants that are designated to the processing of the Board of Adjustment variance application related to our property.

Sincerely,



Pablo J. Umansky, Managing Member
for U Factor Properties LLC



 12-31-19



**U FACTOR PROPERTIES: 300 FT. RADIUS OWNER'S LIST AND MAP
(SUBJECT PROPERTY LOCATION: 3036 N. ATLANTIC BOULEVARD)**

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494330012750	3066 N ATLANTIC BLVD LLC		100 SE SECOND STREET STE 2900	MIAMI	FL	33131
494330012470	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FT LAUDERDALE	FL	33301
494330012740	GARFIELD,TED		3060 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012500	FNC FLORIDA TR	NITTI,CARMELA TRSTEE ETAL	5N761 LAUREL DR	MEDINAH	IL	60157
494330012460	HIGH,DAVID A		622 STOKES RD STE A	MEDFORD	NJ	08055
494330012730	JOHNSON,CHAD & JENNIFER		PO BOX 480309	FT LAUDERDALE	FL	33348
494330012510	MICHAEL EDWARD JONES LIV TR	JONES,MICHAEL EDWARD TRSTEE	440 S ANDREWS AVE	FT LAUDERDALE	FL	33301
494330012720	3052 N ATLANTIC BLVD LLC		1500 HWY NO 7	*CONCORD ON	CA	L4K 5
494330012450	BACHAR,BENJAMIN	CHISTYAKOV,ELIN	3048 CENTER AVENUE	FT LAUDERDALE	FL	33308
494330012520	GONCALVES,RUI & SANDRA C		3049 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012440	HEDIGER,LEE & VALERIE		3044 CENTER AVE	FT LAUDERDALE	FL	33308
494330012530	CHASE,STEPHEN M		3045 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012700	ANNA M CLEMENTI 2011 TR	BRAUDIS,ELIZABETH A TRSTEE ETAL	42 LEOMINSTER RD	LUNENBURG	MA	01462
494330012430	PINA,NORBERTO DE SOUSA		3040 CENTER AVE	FT LAUDERDALE	FL	33308
494330012531	DOMENICO LATROFA TR	LATROFA,DOMENICO TRSTEE	576 DU PAGE CT	ADDISON	IL	60101
494330012690	PITINO,MICHAEL A		3040 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012540	MINARIK,IGOR	MINARIKOVA,SYLVIE	PRAGUE 7 JANA ZAJICE 29	*170 00	CZ	
494330012680	U FACTOR PROPERTIES LLC		57 E WILLOW TREE RD	CHESTNUT RIDGE	NY	10977
494330012420	SAITO,HITOMI		3032 CENTER AVE	FT LAUDERDALE	FL	33308
494330012550	BLACKMAN,ELIZABETH L &	BLACKMAN,CAL W	515 E VICTORY DR	SAVANNAH	GA	31405
494330012670	RUSH,MICHAEL J & JANICE P		3032 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012560	JOANNOU,PAVLO		3029 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012660	KAPP,JACK	JACK TAPP TR	3030 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012400	LEE,NATALIYA V &	VARANESE,JAMES B	4320 HARBOROUGH RD	COLUMBUS	OH	43220
494330012570	LANCIONE,NELSON W & CYNTHIA W		3021 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012390	MCGUIRE,DENNIS & JANINE		3020 CENTER AVE	FT LAUDERDALE	FL	33308
494330012650	REIMER,W JAMES	W JAMES REIMER REV LIV TR	3020 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012380	HEBB,VIRGINIA		3016 CENTER AVE	FT LAUDERDALE	FL	33308
494330012580	POIRIER GROUP LLC		12 RUE DE L'ELYSEE	*CANDIAC QC	CA	J5R 6
494330012640	MORGAN,JANET LYNN		3018 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012630	MASTRIANA,FRANK RONALD	FRANK R MASTRIANA REV LIV TR	3012 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012590	DIBRUNO,ROCCO SR & DEBORAH		3011 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308
494330012621	MARKS,JEFFREY & DANETTE		3008 N ATLANTIC BLVD	FT LAUDERDALE	FL	33308

Record #	Record Type	Status	Balance	Active Task	Assigned To	Opened Date	Expiration Date	Parcel #	Street #	Dir	Street Name	Type	Unit #	First Name	Last Name	Application Name	Contact Organization Name	Created By	Record ID
PLN-BOA-20010001	Board of Adjustment	Open	0	Application Review		1/2/2020		4.9433E+11	3036	N	ATLANTIC	BLVD		Roger	Piper	Pablo J Umansky	Roger Piper, Architect	TYLERL	20CAP-00000-00034
PLB-RES-19110138	Plumbing Residential Permit	Open	0	Plans Distribution		11/25/2019	11/25/2019	4.9433E+11	3036	N	ATLANTIC	BLVD		ROBERT	VALLEJO	ALLIGATOR CONSTRUCTION	ALLIGATOR CONSTRUCTION	SHANNONB	19CAP-00000-00W6R
MEC-RES-19110038	Mechanical Residential Permit	Open	0	Application Submittal		11/25/2019	11/25/2019	4.9433E+11	3036	N	ATLANTIC	BLVD		ROBERT	VALLEJO	ALLIGATOR CONSTRUCTION	ALLIGATOR CONSTRUCTION	SHANNONB	19CAP-00000-00W6Q
ELE-RES-19110110	Electrical Residential Permit	Open	0	Application Submittal		11/25/2019	11/25/2019	4.9433E+11	3036	N	ATLANTIC	BLVD		ROBERT	VALLEJO	ALLIGATOR CONSTRUCTION	ALLIGATOR CONSTRUCTION	SHANNONB	19CAP-00000-00W6P
BLD-RADD-19110018	Residential Addition Permit	Awaiting Client Reply	2637.6	Plans Distribution		11/25/2019	11/25/2019	4.9433E+11	3036	N	ATLANTIC	BLVD		ROBERT	VALLEJO	ALLIGATOR CONSTRUCTION	ALLIGATOR CONSTRUCTION	SHANNONB	19CAP-00000-00W6F
CE19070941	Code Case	Closed	0			7/11/2019		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	dobbd	19HIS-00000-049CN
VIO-CE19050363_1	Violation-CODE Hearing	Closed	0	Violation		5/6/2019		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	richk	19HIS-00000-0JZPQ
CE19050363	Code Case	Closed	0			5/6/2019		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	richk	19HIS-00000-046HL
VIO-CE19021057_1	Violation-CODE Hearing	Closed	0	Violation		2/12/2019		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	richk	19HIS-00000-0JTUR
CE19021057	Code Case	Closed	0			2/12/2019		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	richk	19HIS-00000-0419M
VIO-CE18111290_1	Violation-CODE Hearing	Closed	0	Violation		11/20/2018		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	richk	18HIS-00000-0K312
CE18111290	Code Case	Closed	0			11/20/2018		4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	THEOHARIS,GEORGE & BILLIE S	richk	18HIS-00000-03WNS
PM-15081624	Plumbing Backflow Installation Permit	Complete	0			8/20/2015	2/20/2016	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	BACKFLOW RECERT 1IN PVB IRRIGATION	THEOHARIS,GEORGE & BILLIE S	webbf	15HIS-00000-0E70N
PM-10050913	Window and Door Permit	Complete	0			5/13/2010	11/10/2010	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	REPLACE 6 WINDOW IMPACT	THEOHARIS,GEORGE & BILLIE S	conyd	10HIS-00000-0B20F
PM-10042368	Window and Door Permit	Complete	0			4/29/2010	10/31/2010	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	REPLACE GARAGE DOOR	THEOHARIS,GEORGE & BILLIE S	murrI	10HIS-00000-0B5WU
PM-10021476	Window and Door Permit	Complete	0			2/23/2010	8/22/2010	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	REPLACE 3 WINDOWS IMPACT	THEOHARIS,GEORGE & BILLIE S	conyd	10HIS-00000-0BDZ4
PM-06120782	Electrical Residential Permit	Complete	0			12/8/2006	6/9/2007	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	ELEC TO MOTORIZE 2 ROLL-UP SHUTTERS	THEOHARIS,GEORGE & BILLIE S	walsp	06HIS-00000-09UL3
PM-06080076	Shutter Permit	Complete	0			8/1/2006	6/9/2007	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	INSTALL 7 ACCORDIAN AND 2 ROLL-UP SHUTTERS	THEOHARIS,GEORGE & BILLIE S	walsp	06HIS-00000-093KG
PM-05030682	Mechanical HVAC Changeout Permit	Complete	0			3/8/2005	9/4/2005	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	REPL 2 TON A/C UNIT	THEOHARIS,GEORGE & BILLIE S	broodj	05HIS-00000-0880Y
PM-04021519	Mechanical HVAC Changeout Permit	Complete	0			2/18/2004	8/16/2004	4.9433E+11	3036	N	ATLANTIC	BLVD			THEOHARIS,GEORGE & BILLIE S	REPL 4 TON AC WITH 10 KW HEAT	THEOHARIS,GEORGE & BILLIE S	larsn	04HIS-00000-07GFV

ALTERATIONS & ADDITION FOR: U FACTOR PROPERTIES LLC

- SINGLE FAMILY RESIDENCE -

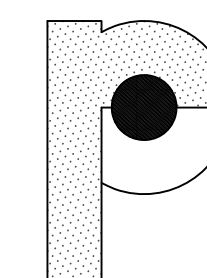
3036 N. ATLANTIC BOULEVARD, FORT LAUDERDALE, FL



ARTIST'S RENDERING

INDEX OF DRAWINGS

A-1	COVER SHEET, INDEX OF DRAWINGS
A-2	SITE PLAN, SITE/PROJECT DATA, LOCATION MAP
A-3	EXISTING GROUND LEVEL FLOOR PLAN
A-4	PROPOSED SECOND LEVEL FLOOR PLAN
A-5	PROPOSED THIRD LEVEL FLOOR PLAN
A-6	PROPOSED HIGH ROOF PLAN
A-7	WEST (FRONT) & SOUTH (RIGHT SIDE) ELEVATIONS
A-8	EAST (REAR) & NORTH (LEFT SIDE) ELEVATIONS



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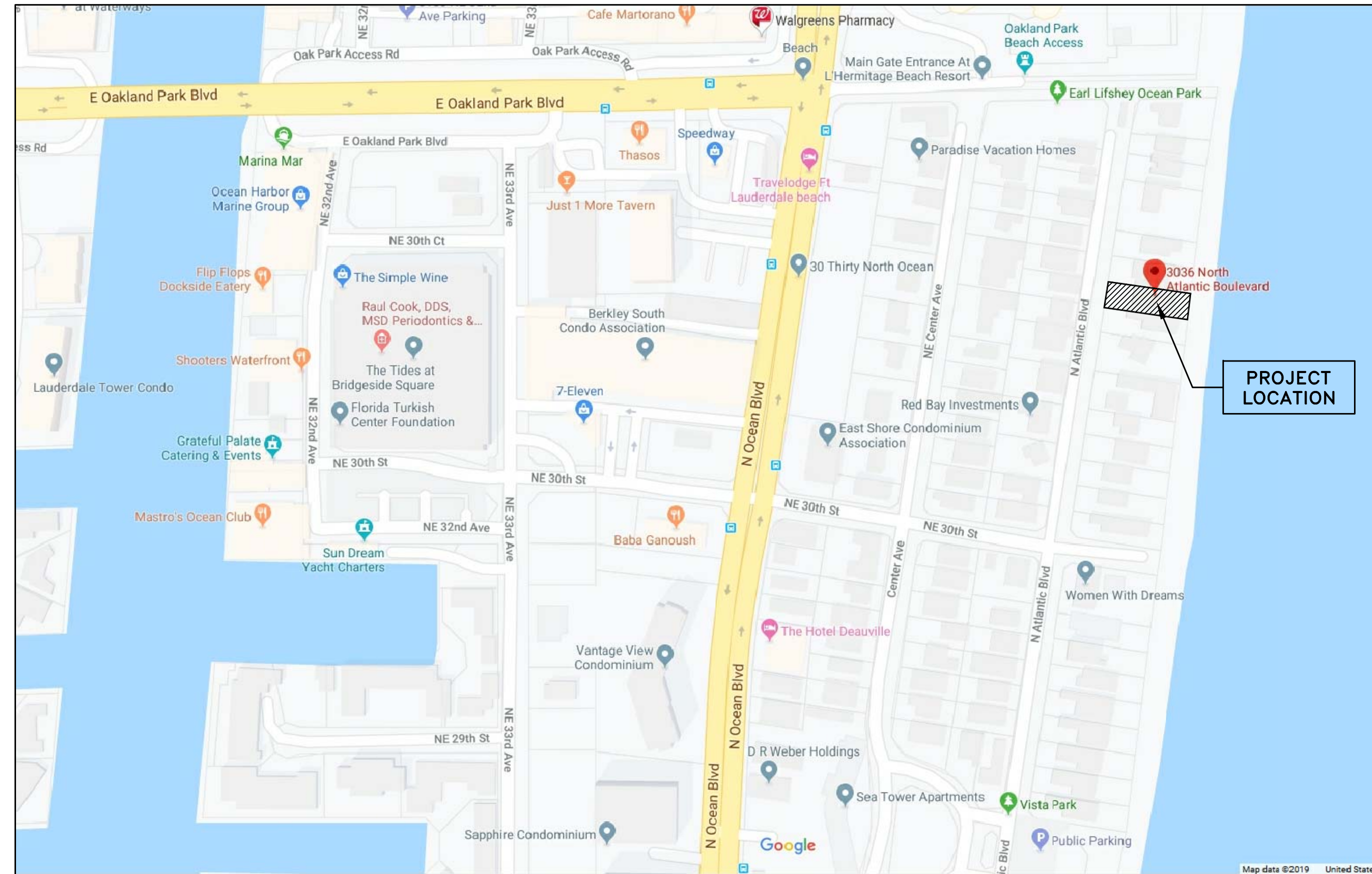
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U FACTOR PROPERTIES LLC**

3036 N. ATLANTIC BOULEVARD
FORT LAUDERDALE, FLORIDA

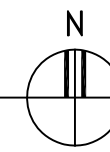
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LOCATION MAP

NOT TO SCALE

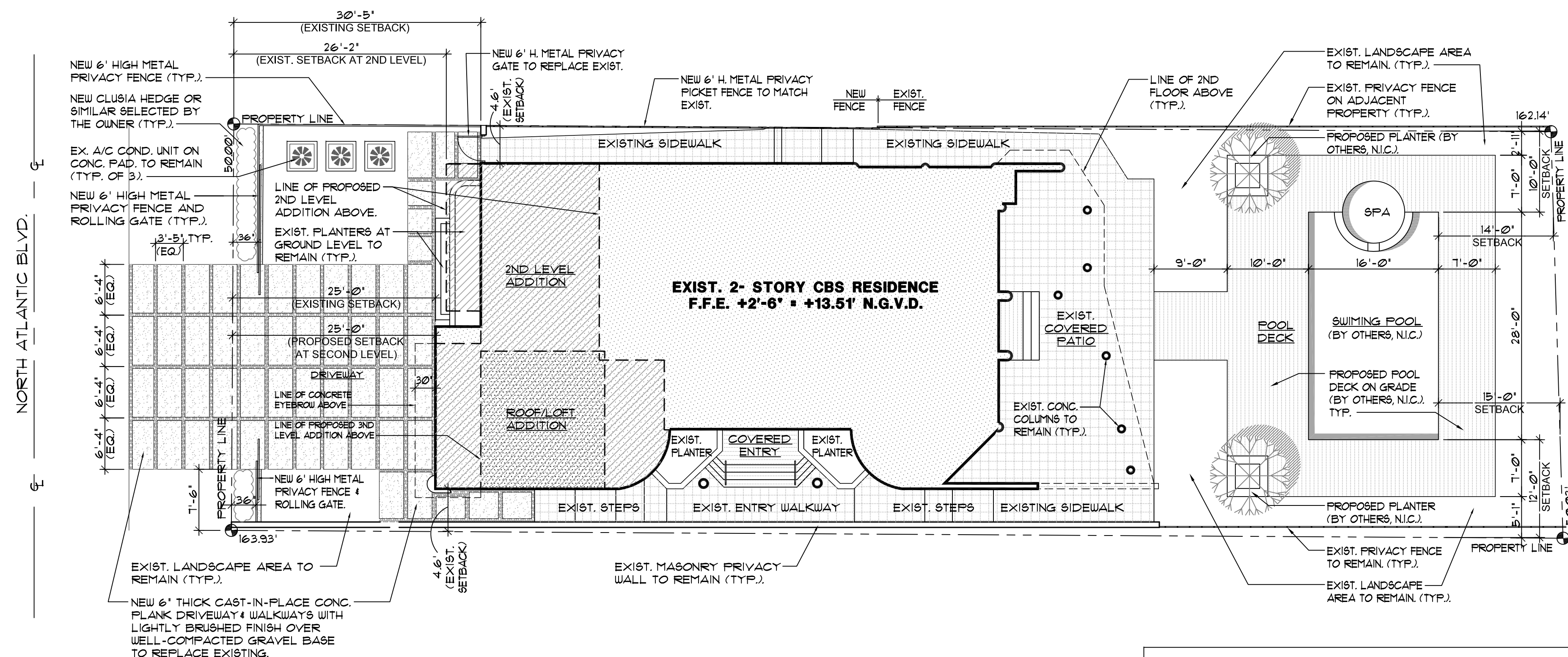


SITE / PROJECT DATA

ZONING:	R5-B (SINGLE-FAMILY)	
SITE AREA:	8,210 SF.	
SETBACKS:	REQUIRED	PROVIDED
FRONT	25' MIN.	25' (TO MATCH EXISTING)
REAR	25' MIN.	49.5' +/- (EXISTING)
SIDE	5' MIN.	4.6' (TO MATCH EXISTING)
BUILDING HEIGHT:	MAX. ALLOWED	PROVIDED
	35'-0"	26'-11" RIGHT (NORTH) SIDE
	35'-0"	28'-5" FRONT (WEST) SIDE
BUILDING AREA:		
EXIST. GROUND LEVEL (A/C):	1,843 SQUARE FEET	
EXIST. GARAGE & STORAGE:	600 SQUARE FEET	
EXIST. COVERED TERRACE & ENTRY:	798 SQUARE FEET	
TOTAL GROUND LEVEL: (NOT INCLUDING COVERED TERRACE)	2,443 SQUARE FEET	
EXIST. SECOND LEVEL (A/C):	1,732 SQUARE FEET	
SECOND LEVEL ADDITION (A/C):	882 SQUARE FEET	
EXIST. BALCONY:	336 SQUARE FEET	
TOTAL SECOND LEVEL: (NOT INCLUDING BALCONY)	2,614 SQUARE FEET	
ROOF/LOFT ADDITION (A/C):	258 SQUARE FEET	
ROOF/LOFT TERRACE ADDITION:	430 SQUARE FEET	
TOTAL ROOF/LOFT: (NOT INCLUDING TERRACE)	258 SQUARE FEET	
TOTAL A/C AREA:	4,715 SQUARE FEET	
LOT COVERAGE:	45% x 8,151 SF = 3,668.31 SF. MAX. EXIST. BLDG. FOOTPRINT = 2,465 SF.	
OPEN SPACE:	8,151 SF - 2,465 SF. FT. = 5,686 SF.	

SCOPE OF WORK:
ALTERATIONS AND VERTICAL ADDITION TO AN EXIST. 2- STORY CBS RESIDENCE.

LEGAL DESCRIPTION:
LOT 10, BLOCK 12 OF "LAUDERDALE BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK No. 4, AT PAGE No. 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SITE PLAN

SCALE: 1"=10'



LANDSCAPE NOTE:

THERE IS ONLY AN UPPER LEVEL VERTICAL ADDITION TO THE FRONT OF THIS HOUSE - NO TREES OR PALMS WILL BE IMPACTED BY THIS WORK.

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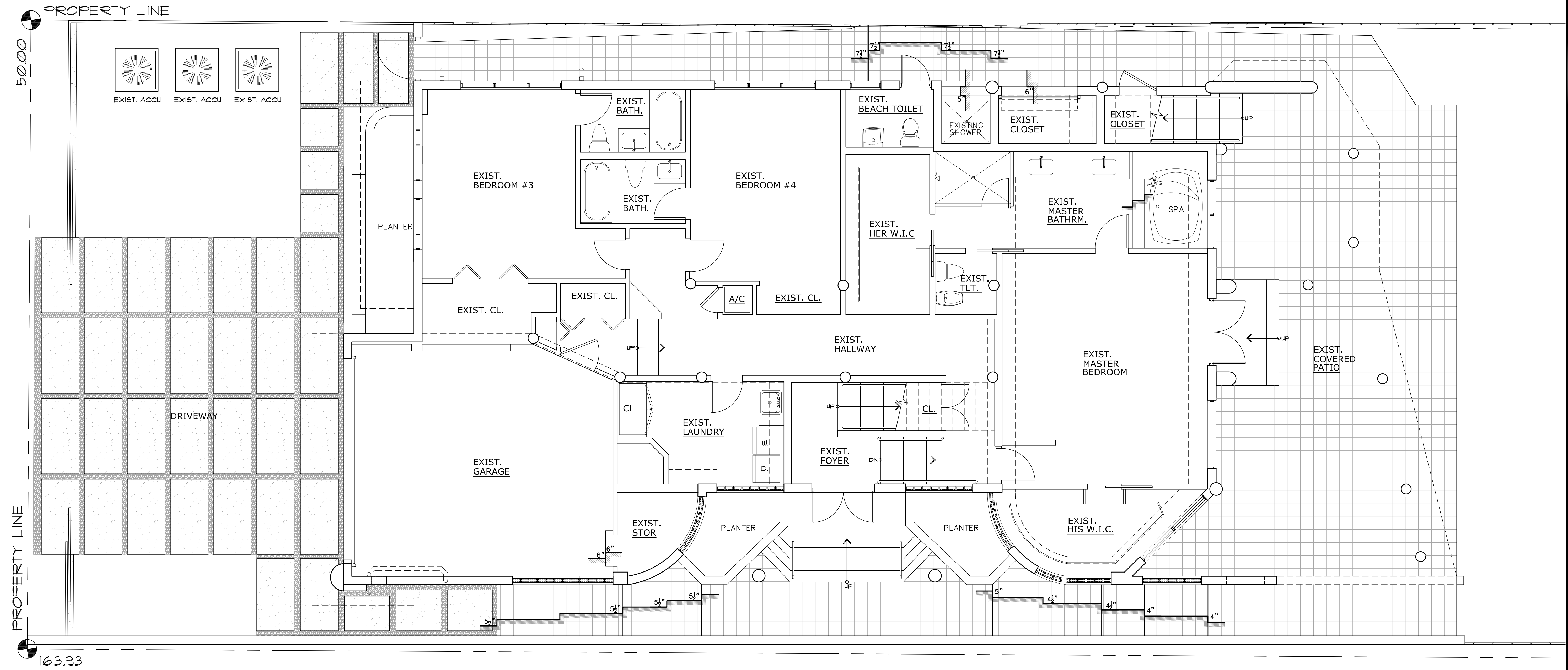
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A-3

OF 8 SHEETS

- LEGEND:**
- EXISTING 8" CONC. BLOCK WALL WITH DRYWALL FINISH TO REMAIN (TYP. AT GROUND LEVEL).
 - EXISTING METAL/WOOD FRAMED DRYWALL FINISHED INTERIOR PARTITION TO REMAIN (TYP. AT GROUND LEVEL).



EXISTING GROUND LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

0 4' 8' 12' 16' 32'

NOTE:
EXISTING GROUND LEVEL CONSTRUCTION TO REMAIN AS IS. NO WORK ON THIS LEVEL.

PROPERTY LINE

50.00'

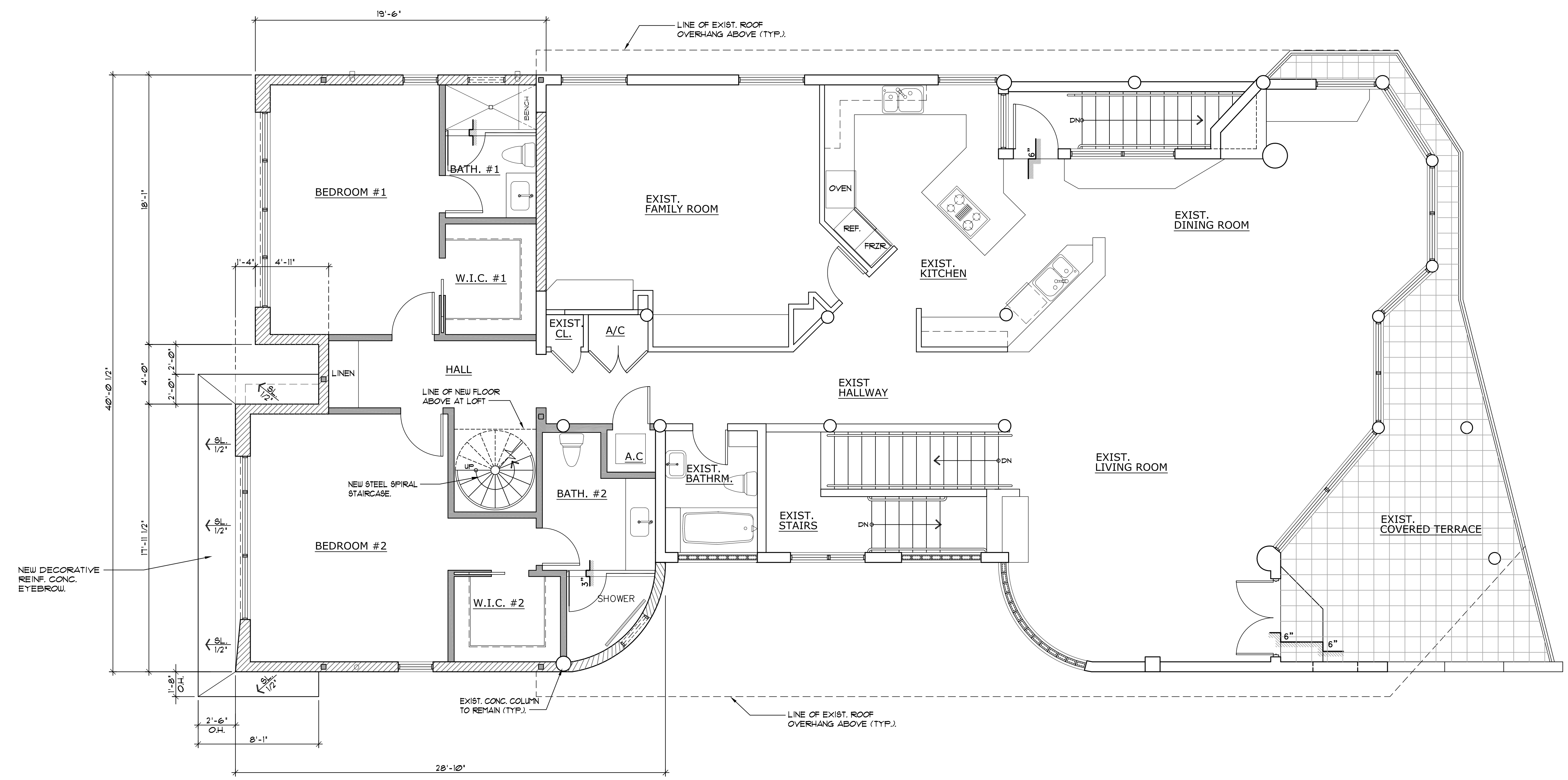
PROPERTY LINE

163.93'

REVISIONS	No.

LEGEND:

- EXISTING 2x8 WOOD FRAMED EXTERIOR WALL WITH DRYWALL FINISH TO REMAIN (TYP. AT SECOND LEVEL).
- EXISTING METAL/WOOD FRAMED, DRYWALL FINISHED INTERIOR PARTITION TO REMAIN (TYP. AT SECOND LEVEL).
- ▨ WOOD FRAMED EXTERIOR WALL & NOTE:
NEW 2x8 P.T. WOOD STUDS; SHEATHE EXTERIOR SIDE W/ 5/8" CDX PLYWOOD SHEATHING AND FINISH W/ 5/8" STUCCO OVER MECH. FASTENED PAPER-BACKED METAL RIBLATH; SHEATHE INTERIOR SIDE W/ 5/8" GYP. WALLBOARD. (USE 1/2" MR. GYP. WALLBOARD IN BATHROOMS). SUBSTITUTE 1/2" DUROCK TILE BACKER BOARD AT ALL AREAS WHERE MARBLE OR TILE IS TO BE INSTALLED.
- NEW 20 GA., 6' x 1 1/2" MTL. FRAMED INTERIOR PARTITION; INSTALL STUD SPACING AT 16" O.C. SHEATHE EACH SIDE W/ 5/8" GYPSUM WALLBOARD (USE 1/2" MR. GYP. WALLBD. IN BATHROOMS). SUBSTITUTE 1/2" DUROCK TILE BACKER BOARD AT ALL AREAS WHERE MARBLE OR TILE IS TO BE INSTALLED. SEE TYP. PARTITION DETAIL. PROVIDE 4" MINERAL WOOL SOUND ATTENUATION BLANKETS BETWEEN ALL STUDS.



PROPOSED SECOND LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 4' 8' 12' 16' 32'

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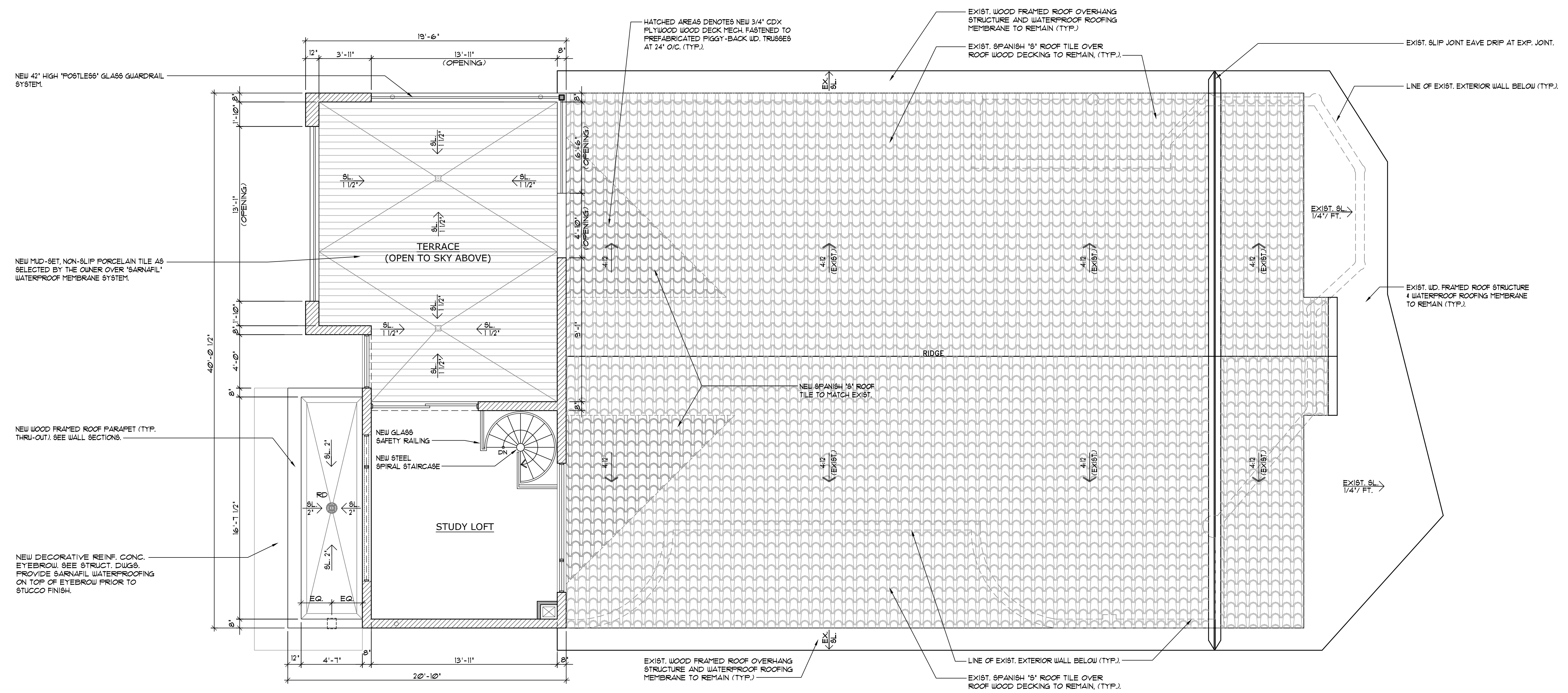
LEGEND:

— EXISTING 2x8 WOOD FRAMED EXTERIOR WALL WITH DRYWALL FINISH TO REMAIN (TYP. AT SECOND LEVEL).

— EXISTING METAL/WOOD FRAMED, DRYWALL FINISHED INTERIOR PARTITION TO REMAIN (TYP. AT SECOND LEVEL).

▨ WOOD FRAMED EXTERIOR WALLS NOTE:
NEW 2x8 P.T. WOOD STUDS. SHEATH EXTERIOR SIDE W/ 5/8" CDX PLYWOOD SHEATHING AND FINISH W/ 5/8" STUCCO OVER MECH. FASTENED PAPER-BACKED METAL RIBLATH. SHEATH INTERIOR SIDE W/ 5/8" GYP. WALLBOARD. (USE 1/2" MR. GYP. WALLBOARD IN BATHROOMS). SUBSTITUTE 1/2" DUROCK TILE BACKER BOARD AT ALL AREAS WHERE MARBLE OR TILE IS TO BE INSTALLED.

— NEW 20 GA. 6' x 1 1/2" MTL. FRAMED INTERIOR PARTITION: INSTALL STUD SPACING AT 16" O.C. SHEATH EACH SIDE W/ 5/8" GYPSUM WALLBOARD (USE 1/2" MR. GYP. WALLBD. IN BATHROOMS). SUBSTITUTE 1/2" DUROCK TILE BACKER BOARD AT ALL AREAS WHERE MARBLE OR TILE IS TO BE INSTALLED. SEE TYP. PARTITION DETAIL. PROVIDE 4" MINERAL WOOL SOUND ATTENUATION BLANKETS BETWEEN ALL STUDS.



PROPOSED THIRD LEVEL/ROOF PLAN
SCALE: 1/4"=1'-0"

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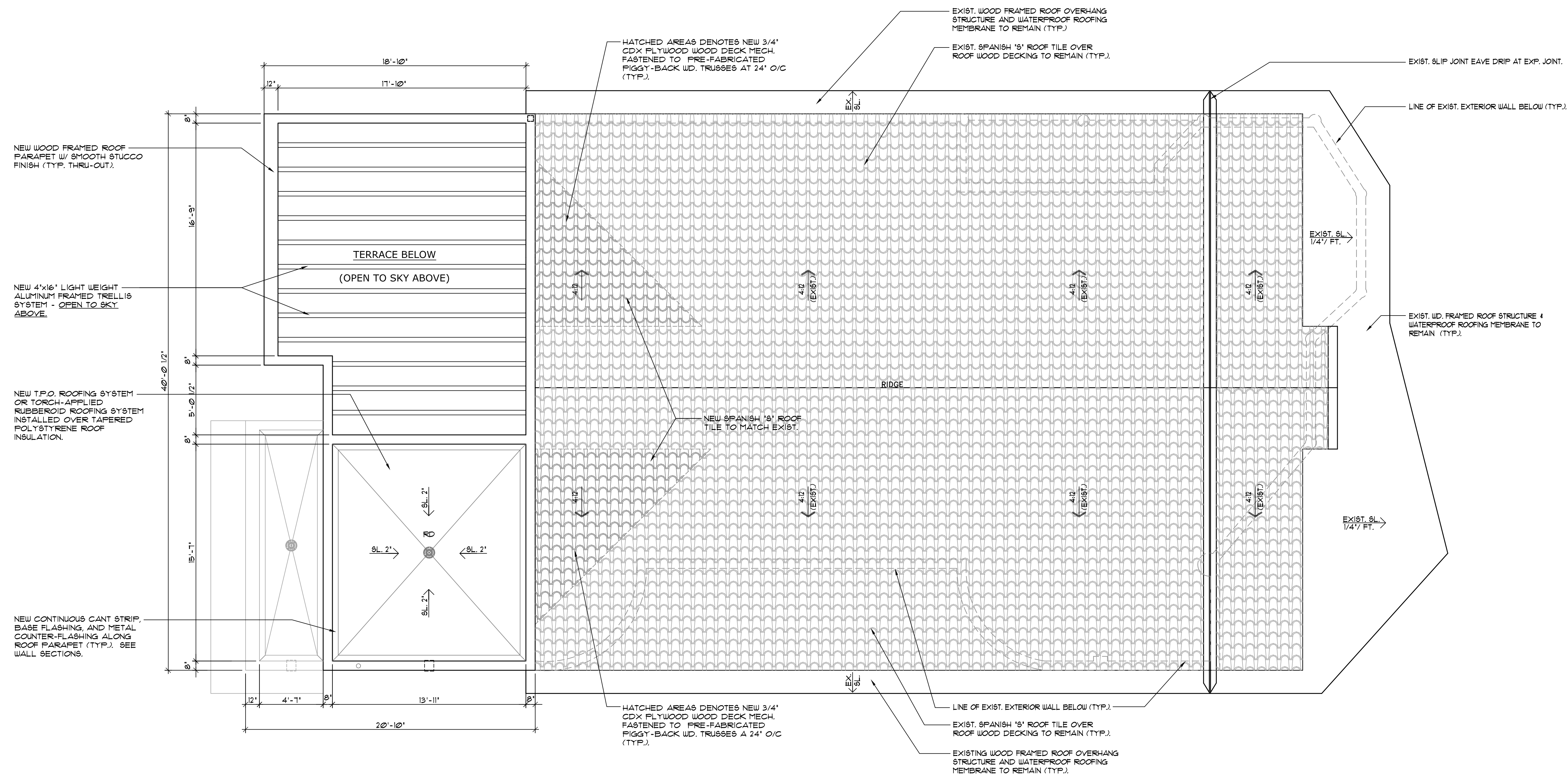
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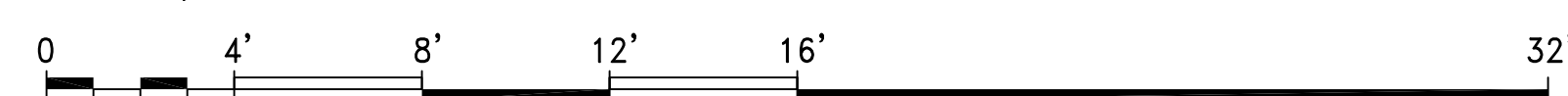
A-5

OF 8 SHEETS



PROPOSED HIGH ROOF PLAN

SCALE: 1/4"=1'-0"



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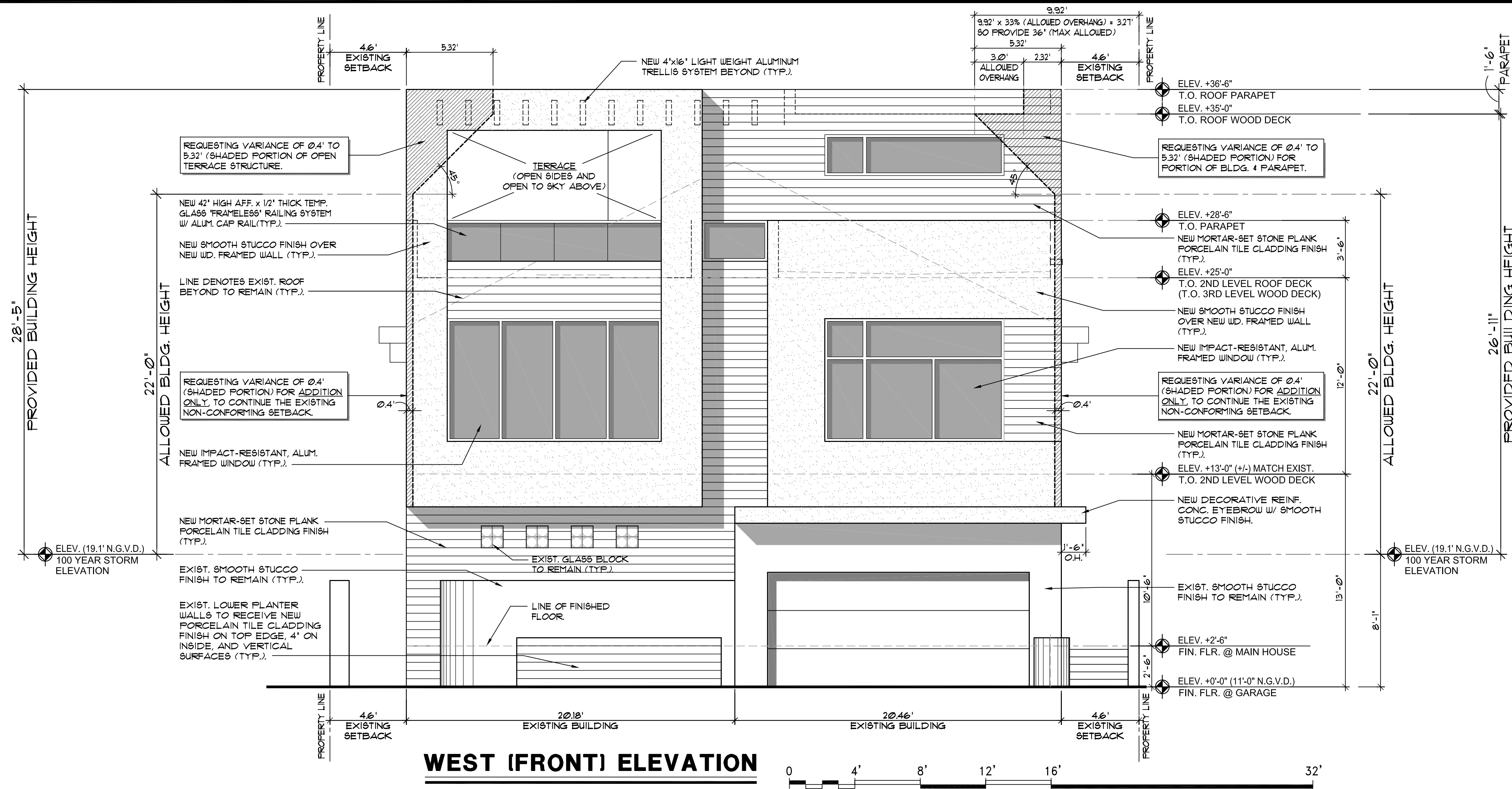
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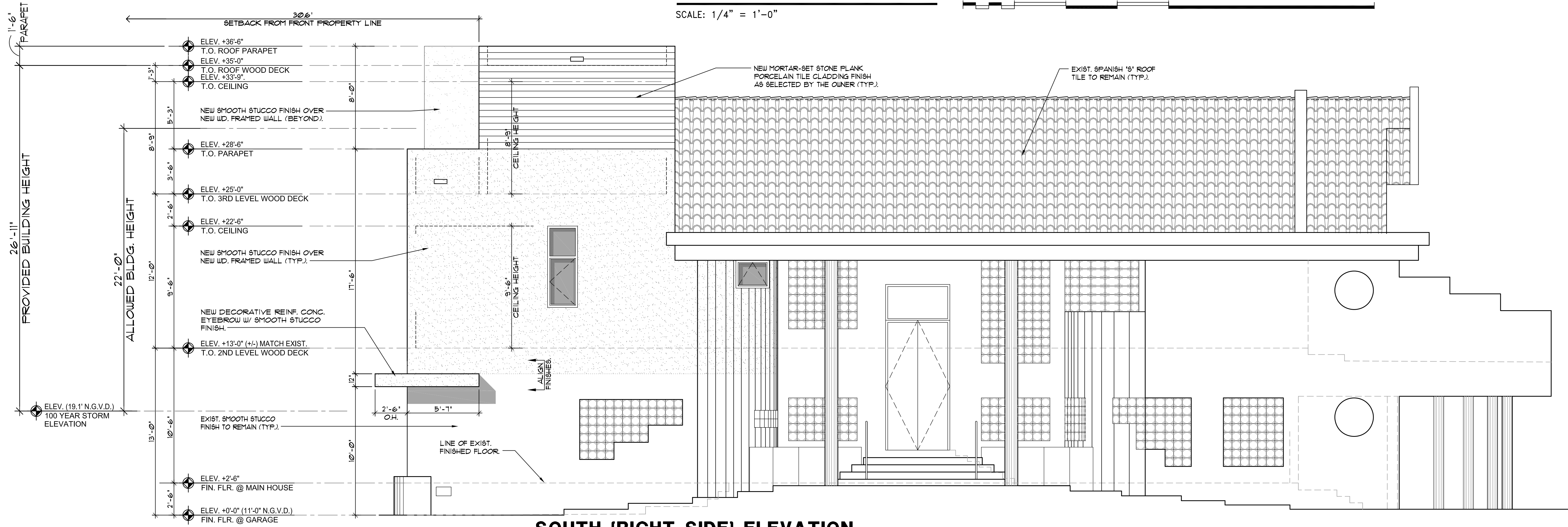
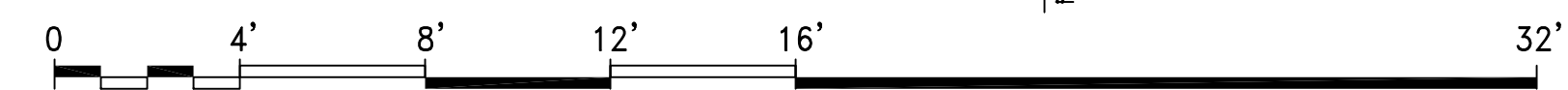
A-6

OF 8 SHEETS



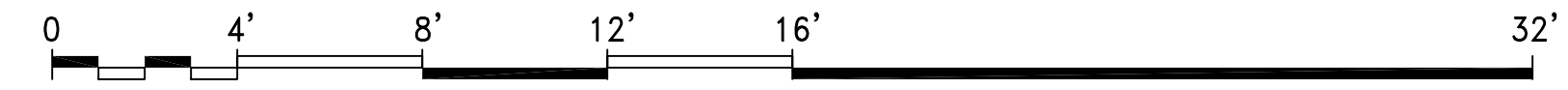
WEST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH (RIGHT SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



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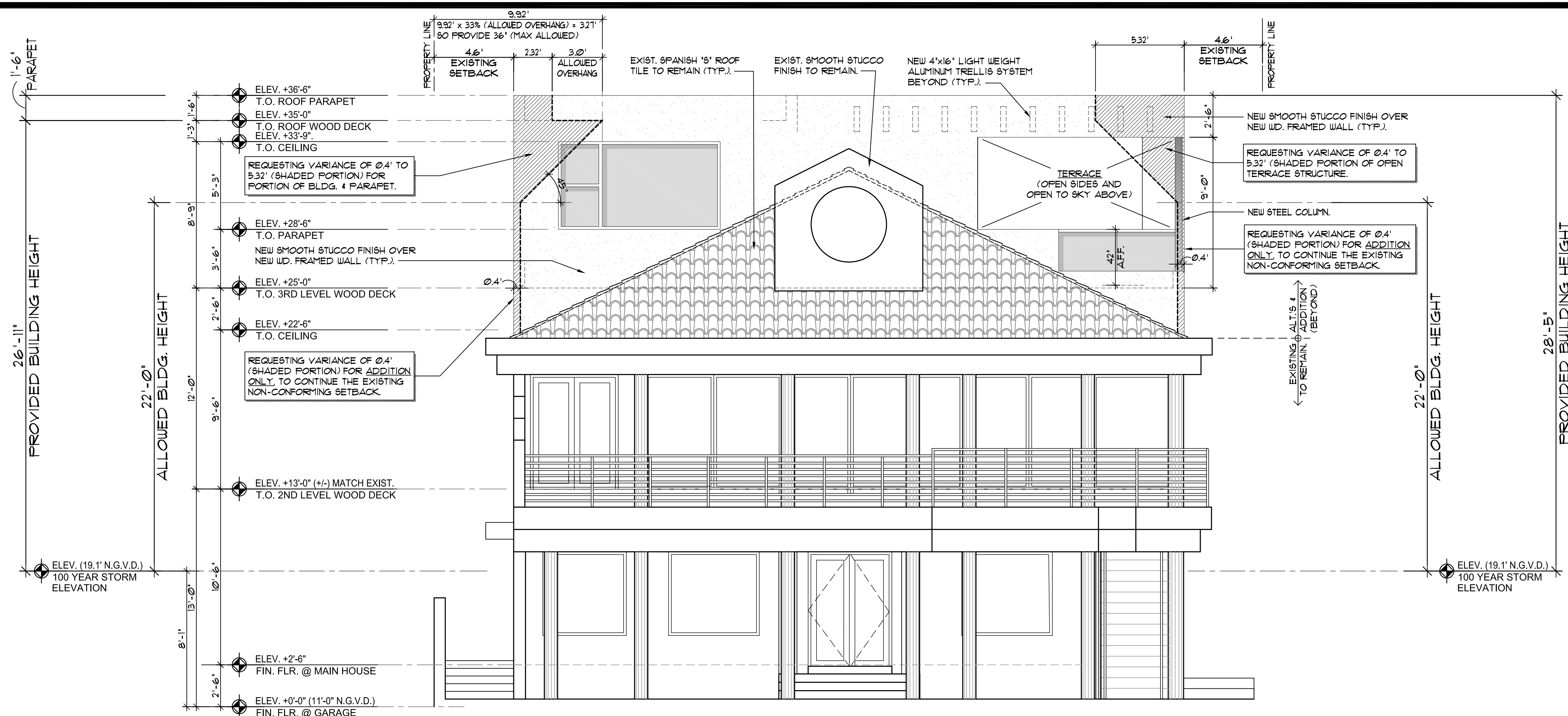
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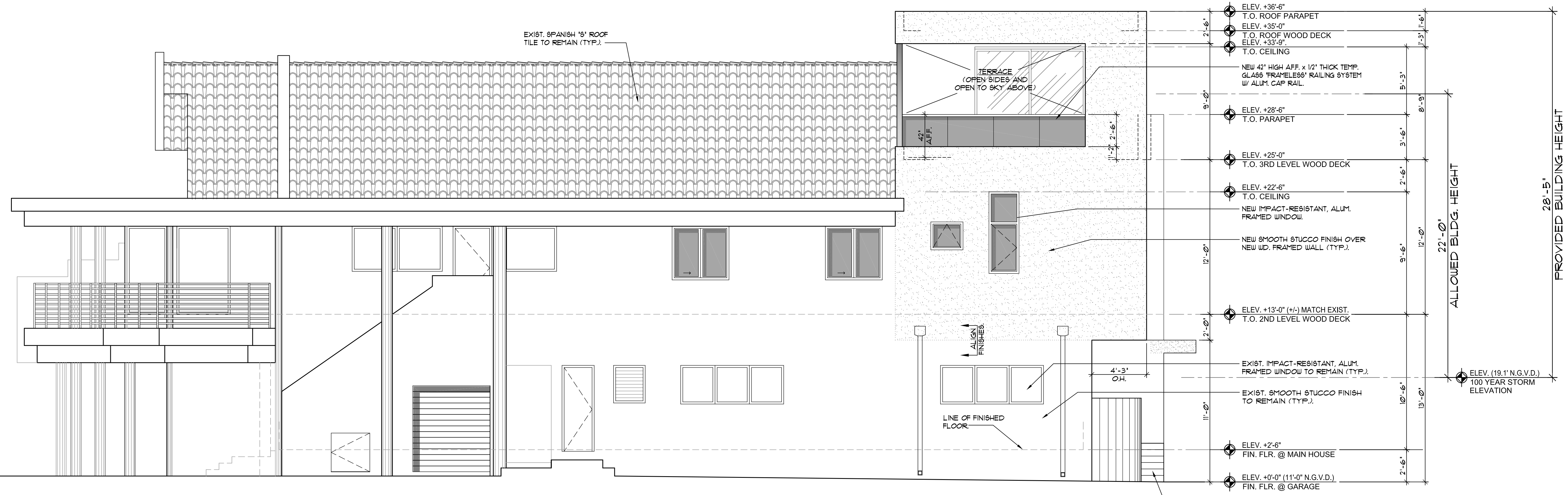
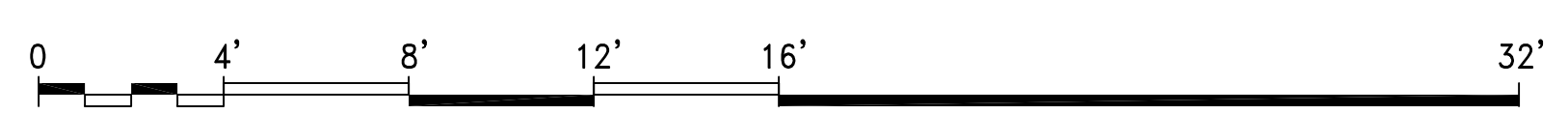
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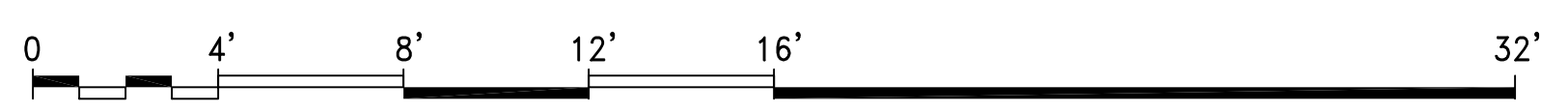
EAST (REAR) ELEVATION

SCALE: 1/4" = 1'-0"



NORTH (LEFT SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



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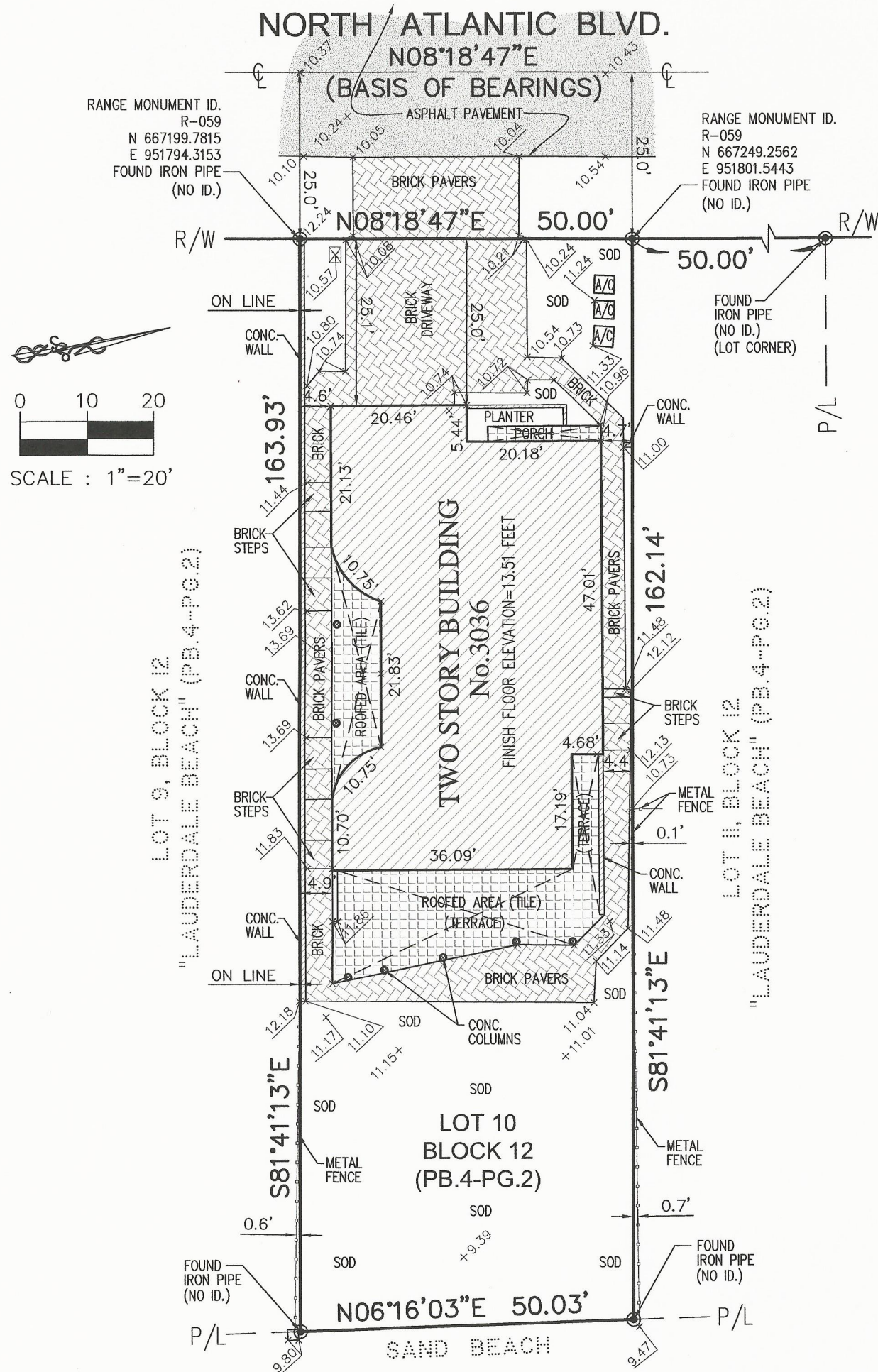
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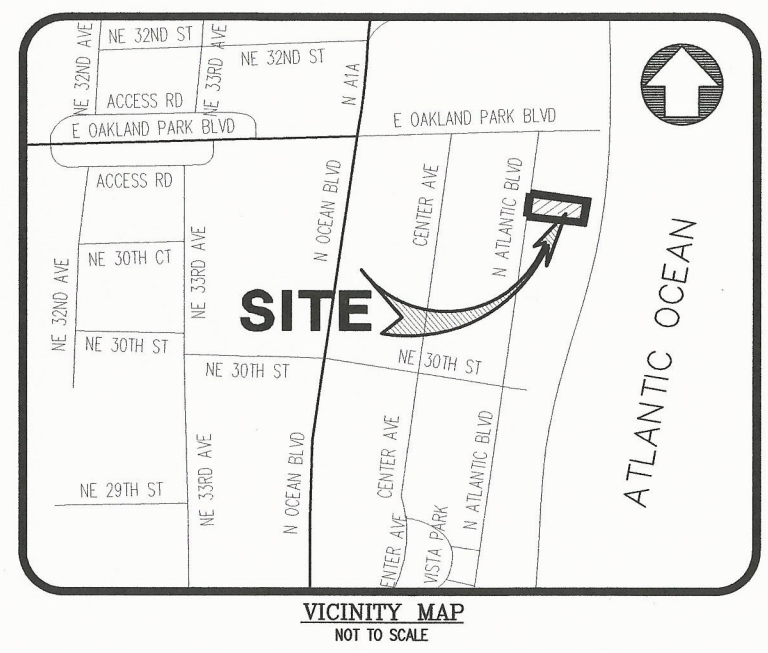
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ABBREVIATIONS & LEGEND

A/C	= AIR CONDITIONING PAD	△	= CENTRAL ANGLE
A	= ARC DISTANCE	--- ---	= WOOD FENCE
BLDG.	= BUILDING	-x-x-	= WIRE FENCE
C.	= CANOPY	--- ---	= C.B.S. WALL
C.B.	= CATCH BASIN	⊗	= DIAMETER
C.B.S.	= CONCRETE BLOCK W/ STUCCO	⊕	= IRON FENCE
C.G.	= CURB & GUTTER	⊙	= GUY WIRE
CH.	= CHORD DISTANCE	⊗	= UTILITY POWER POLE
CL.	= CLEAR	⊗	= FIRE HYDRANT
H.	= HEIGHT	⊗	= WATER METER
L.F.E.	= LOWEST FLOOR ELEVATION	⊗	= ELECTRIC BOX
L.P.	= LIGHT POLE	⊗	= TELEPHONE BOX
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT	⊗	= CONCRETE
B.C.	= BLOCK CORNER	⊗	= LIGHT POLE
M.H.	= MANHOLE	⊗	= GAS VALVE
M/L	= MONUMENT LINE	⊗	= WATER VALVE
M.S.	= METAL SHED ON CONCRETE	⊗	= WATER MANHOLE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	⊗	= UNKNOWN MANHOLE
P.R.M.	= PERMANENT REFERENCE MONUMENT	⊗	= SPOT ELEVATION
⊕	= CENTER LINE	⊗	= SEWER MANHOLE
CONC.	= CONCRETE	⊗	= TRAFFIC SIGN
C.S.	= CONCRETE SLAB	⊗	= CATCH BASIN
ENC.	= ENCROACHMENT	⊗	= IDENTIFICATION
F.H.	= FIRE HYDRANT	⊗	= ASPHALT
F.I.P.	= FOUND IRON PIPE	⊗	= SIDEWALK
F.N.D.	= FOUND NAIL & DISK	⊗	= UTILITY EASEMENT
F.R.	= FOUND REBAR	⊗	= UTILITY POLE
N.T.S.	= NOT TO SCALE	⊗	= VALLEY GUTTER
O/H	= OVERHEAD	⊗	= WATER METER
O.R.B.	= OFFICIAL RECORDS BOOK	⊗	= WATER VALVE
P.B.	= PLAT BOOK	⊗	= DRIVEWAY
P.C.P.	= PERMANENT CONTROL POINT	⊗	
PG.	= PAGE	⊗	
P.O.B.	= POINT OF BEGINNING	⊗	
P.O.C.	= POINT OF COMMENCEMENT	⊗	
(M)	= MEASURED	⊗	
(R)	= RECORDED	⊗	
PL	= PLANTER	⊗	
P/L	= PROPERTY LINE	⊗	
R.	= RADIUS	⊗	
RAD.	= RADIAL	⊗	
(R & M)	= RECORDED & MEASURED	⊗	
R/W	= RIGHT-OF-WAY	⊗	



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:
 Last day of field work was performed on April 4, 2019.

SECTION 2) LEGAL DESCRIPTION:
 Lot 10, Block 12 of "LAUDERDALE BEACH", according to the Plat thereof, as recorded in Plat Book 4 at Page 2, of the Public Records of Broward County, Florida.

SECTION 3) ACCURACY:
 The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:
 North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of N. Atlantic Blvd. with an assumed bearing of N08°18'47"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "VE", Elev.=13 feet, as per Federal Emergency Management Agency (FEMA) Community Number 125105 (City of Fort Lauderdale), Map Panel No. 12011C386, Suffix H, Map Revised Date: August 18, 2014.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Broward County's Benchmark Number 3816, Elevation 11.42 feet.

NOTE:
 The 100-Year Storm Elevation of Site is 19.1 feet (NGVD 1929).

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:


This Boundary Survey was prepared at the request of and certified to:

U FACTOR PROPERTIES LLC, a Florida limited liability company
 Peapack-Gladstone Bank
 its successors and/or assigns, as their interests may appear
 Lukacs & Lukacs, P.A. ; Robin A. Lukacs, Esquire; and, Old Republic National Title Insurance Company.

SECTION 7) SURVEYOR'S CERTIFICATE:

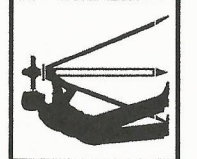
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
 Florida Certificate of Authorization Number LB8104

By: 
 Benny J. Suarez, PSM, Registered Surveyor and Mapper, LS6583
 State of Florida
 Date: 1/22/20

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

BENNY SUAREZ SURVEYING INC.
 4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
 PH:(305)807-8319 Email: benysuarez@msn.com



No.	DATE	DESCRIPTION
	1-3-2020	ADD MONUMENT ID. & COORDINATES

BOUNDARY SURVEY
 3036 N. ATLANTIC BLVD.
 FORT LAUDERDALE, FL 33308

DATE:	04/08/2019
SCALE:	1"=20'
SHEET	1
OF 1 SHEETS	

roger piper, architect, inc.

20100 NE 21st Avenue, North Miami Beach, Florida 33179 Office: (305) 932-5200 Fax: (305) 932-0025

December 30, 2019

PHOTOGRAPHS OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

Application for Variance

3036 N. Atlantic Blvd, Fort Lauderdale, FL 33308

Folio: 494330012680

All photos were taken on December 29, 2019, unless otherwise noted.



BCPA AERIAL DATED 1/14/19 - WEST ELEVATIONS - LOOKING EAST



BCPA AERIAL DATED 1/14/19 - EAST ELEVATIONS - LOOKING WEST

roger piper, architect, inc.

20100 NE 21st Avenue, North Miami Beach, Florida 33179 Office: (305) 932-5200 Fax: (305) 932-0025



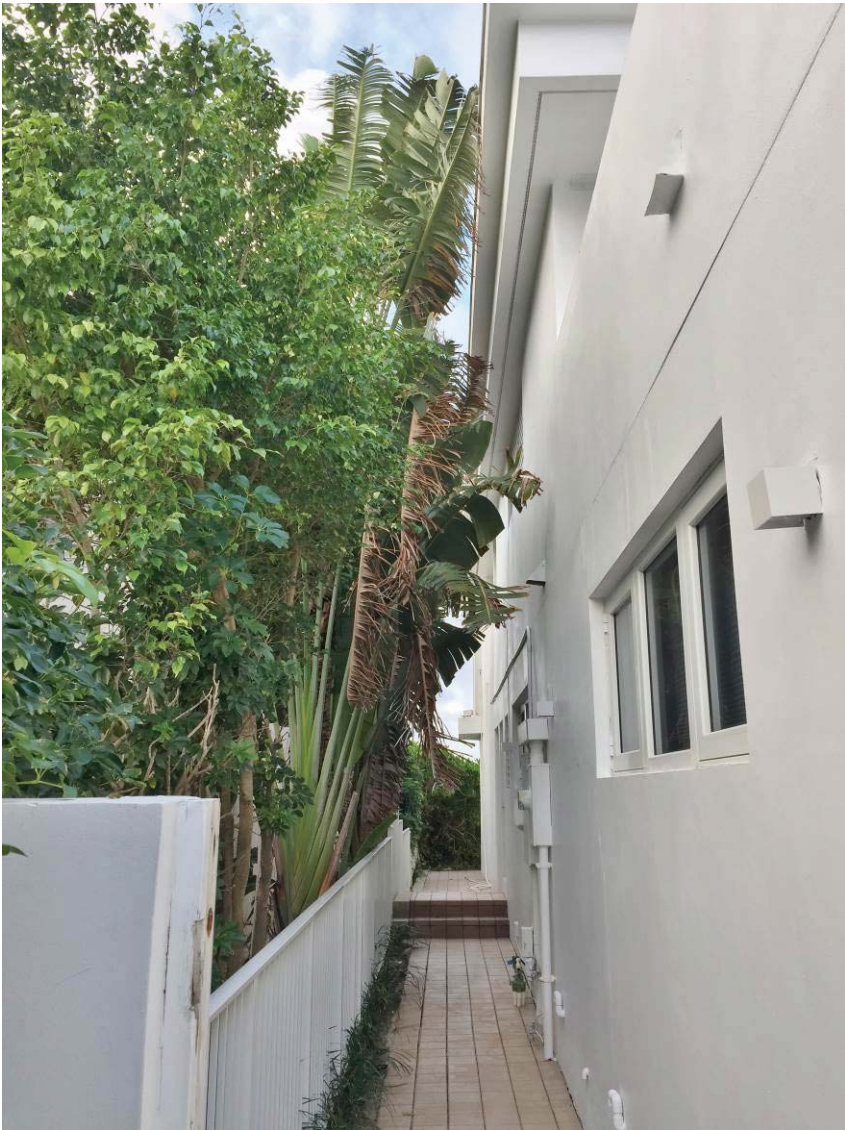
**#3036 (SUBJECT PROPERTY) FRONT (WEST) ELEVATION
(PHOTO TAKEN ON 6/5/19)**



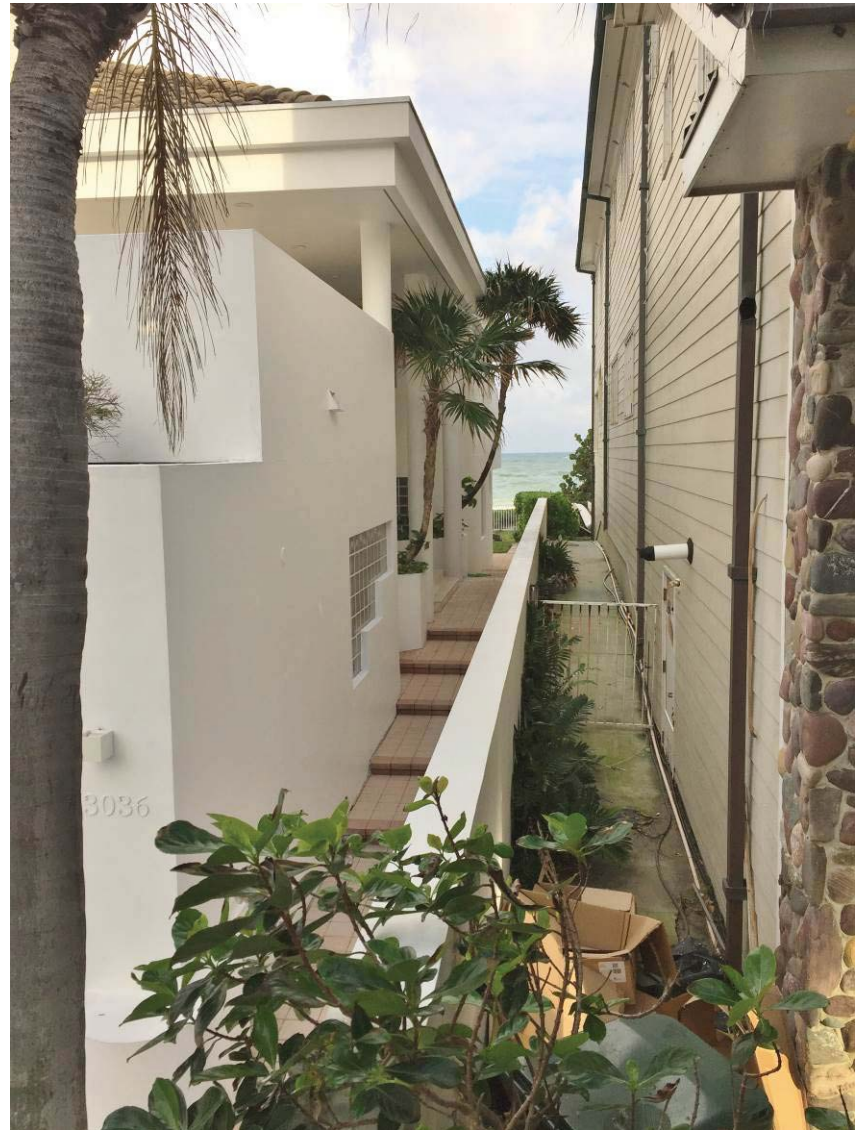
#3036 (SUBJECT PROPERTY) FRONT (WEST) ELEVATION ON THE LEFT WITH #3032 NEIGHBOR ON THE RIGHT

roger piper, architect, inc.

20100 NE 21st Avenue, North Miami Beach, Florida 33179 Office: (305) 932-5200 Fax: (305) 932-0025



**#3036 (SUBJECT PROPERTY) SIDE (NORTH) ELEVATION
(LOOKING EAST TOWARDS THE OCEAN)**



**#3036 (SUBJECT PROPERTY ON LEFT SIDE OF PHOTO)
SIDE (SOUTH) ELEVATION (LOOKING EAST TOWARDS THE OCEAN)**



**#3036 (SUBJECT PROPERTY) REAR (EAST) ELEVATION ON THE RIGHT WITH #3032 NEIGHBOR ON THE LEFT
(PHOTO TAKEN ON 6/5/19)**

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#3040 NEIGHBOR TO THE LEFT (NORTH) OF THE SUBJECT PROPERTY



#3032 NEIGHBOR TO THE RIGHT (SOUTH) OF THE SUBJECT PROPERTY

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#3056 NEIGHBOR A COUPLE OF HOUSES TO THE LEFT (NORTH) OF THE SUBJECT PROPERTY



NEIGHBORING HOUSES FURTHER TO THE LEFT (NORTH) OF THE SUBJECT PROPERTY, INCLUDING FROM LEFT TO RIGHT: #3060, #3056 (SHOWN IN PHOTO ABOVE), & #3052 (UNDER CONSTRUCTION, BUT SHOWN IN RENDERINGS IN THE 2 PHOTOS BELOW - TAKEN ON THE SAME DAY.

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#3052 NEIGHBORING HOUSE FURTHER TO THE LEFT (NORTH) OF THE SUBJECT PROPERTY (UNDER CONSTRUCTION) NOTED IN THE PHOTO ABOVE. SEE CLOSE-UP RENDERINGS IN PHOTO BELOW.



CLOSE-UP RENDERINGS, #3052 (UNDER CONSTRUCTION) NOTED IN THE PHOTO ABOVE.

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#3035 NEIGHBOR PROPERTY, ACROSS THE STREET, WEST OF THE SUBJECT PROPERTY



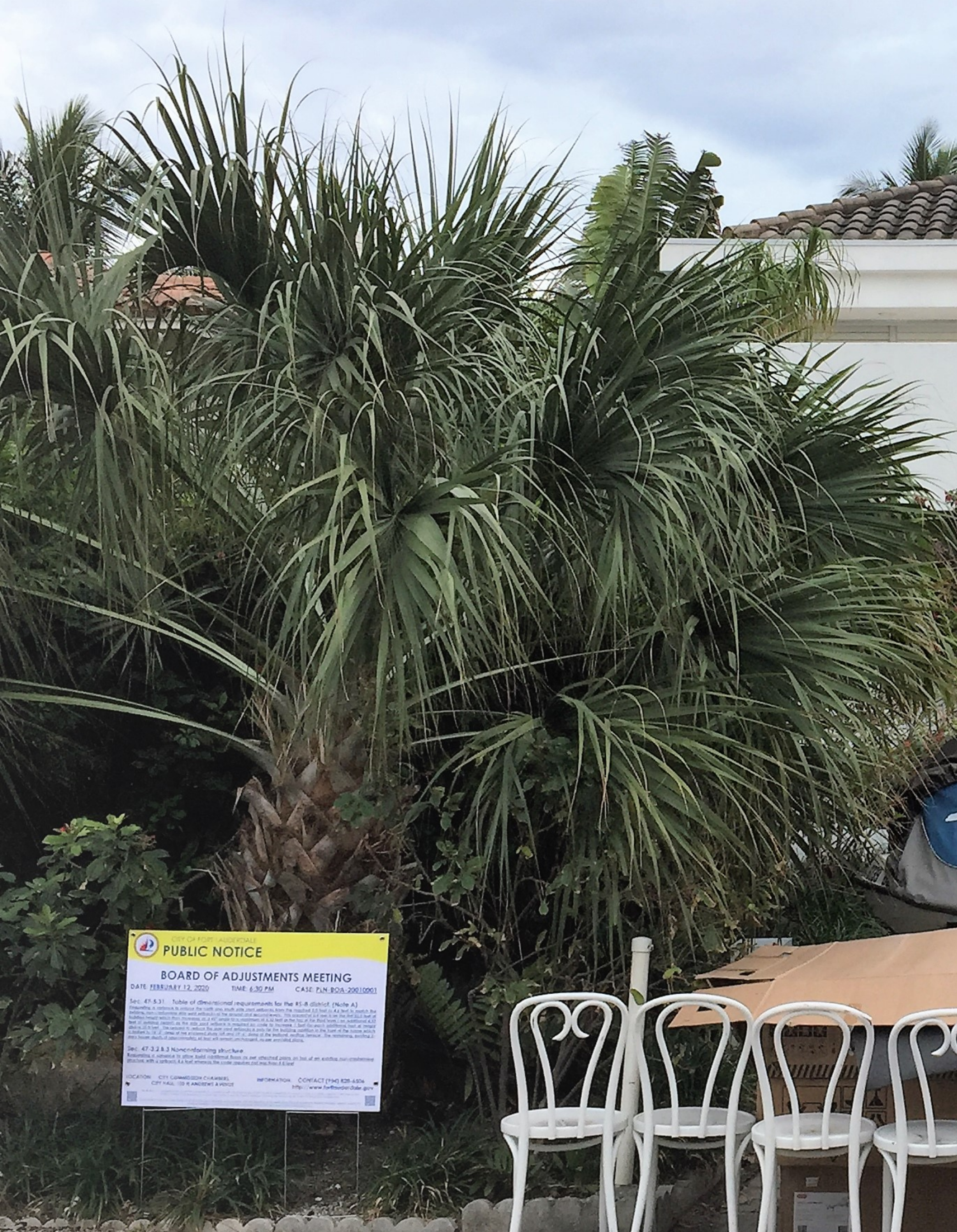
#3037 NEIGHBOR PROPERTY, DIRECTLY ACROSS THE STREET, WEST OF THE SUBJECT PROPERTY

roger piper, architect, inc.

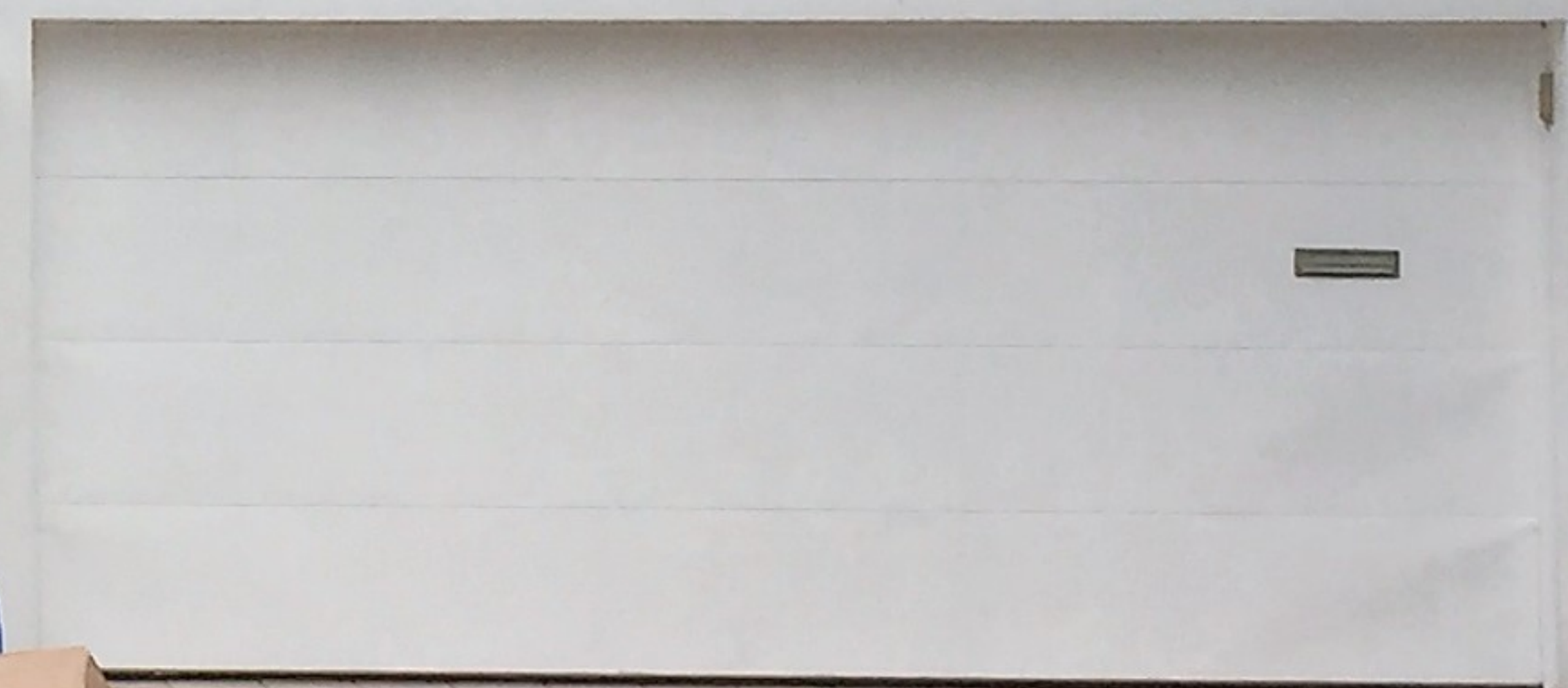
20100 NE 21st Avenue, North Miami Beach, Florida 33179 Office: (305) 932-5200 Fax: (305) 932-0025



#3041 NEIGHBOR PROPERTY, ACROSS THE STREET, WEST OF THE SUBJECT PROPERTY



PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
 DATE FEBRUARY 12, 2020 TIME 6:30 PM CASE FAN 2018-29010001
 Sec. 47-3-3.1. Table of dimensional requirements for the R-1-B district (Table A)
 Department 4 intends to review the plans and site plan submitted for the proposed 43' high x 44' deep 5' wide
 deck with a ramp and stairs and a 4' wide ramp and stairs. The proposed 43' high x 44' deep 5' wide
 deck will be located on the rear of the property and will be used for storage. The proposed 4' wide
 ramp and stairs will be located on the rear of the property and will be used for access to the deck.
 Sec. 47-3-3.3 Nonconforming Structure
 Department 4 intends to review the plans and site plan submitted for the proposed 43' high x 44' deep 5' wide
 deck with a ramp and stairs and a 4' wide ramp and stairs. The proposed 43' high x 44' deep 5' wide
 deck will be located on the rear of the property and will be used for storage. The proposed 4' wide
 ramp and stairs will be located on the rear of the property and will be used for access to the deck.
 LOCATION: CITY COMMISSION CHAMBER INFORMATION: CONTACT: (760) 838-4534
 CITY HALL, 100 N. ANCHERST & AVENUE INFO: www.fairfieldca.gov



808-6





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 12, 2020 TIME: 6:30 PM CASE: PLN-BOA-20010001

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

Requesting a variance to reduce the north and south side yard setbacks from the required 5.0 feet to 4.6 feet to match the existing, non-conforming side yard setbacks at the ground and second levels. This request of 0.4 feet is for the first 22.0 feet of building height which then increases on a 45° angle to a maximum of 5.32 feet at the top of the third level (an additional 4.92 feet of building height) as the side yard setback is required by code to increase 1 foot for each additional foot of height above 22.0 feet. The request to reduce the side yard setbacks is only for the building addition in the front of the house which is limited to 15'-3" deep at the enclosed study loft and 19'-6" deep at the trellised, rooftop Terrace. The remaining, existing 2-story house depth of approximately 60 feet will remain unchanged. As per provided plans.

Sec. 47-3.2.B.3 Nonconforming structure.

Requesting a variance to allow build additional floors as per attached plans on top of an existing non-conforming structure with a setback 4.6 feet whereas the code requires not less than 5.0 feet

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>




This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.



In accordance with City Code Section 47-27.2A, if the sign shall remain on the property until final disposition of the application, this shall include any deferral, rehearing, appeal, request for review, or hearing by another body. The sign information shall be changed as provided in subsection A.3.g



 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING
DATE: FEBRUARY 12, 2020 TIME: 6:30 PM CASE: PLN-BOA-20010001

Sec. 47-5.31 - Table of dimensional requirements for the RS-8 district. (Note A)
Requesting a variance to reduce the north and south side yard setbacks from the required 5.0 feet to 4.4 feet to match the existing non-conforming side yard setbacks of the ground and second levels. This request of 0.4 feet is for the first 27.0 feet of building height which then increases to 0.45' (total to a minimum of 5.27 feet) at the top of the third level (an additional 4.77 feet of building height on the side yard setback is required by code to increase 1 foot for each additional foot of height above 27.0 feet. The request to reduce the side yard setbacks is only for the building addition to the front of the house which is limited to 18' 3" along the enclosed porch left and 11' 4" deep at the front, screen fence. The remaining existing 2-story house depth of approximately 40 feet will remain unchanged. As per attached plans.

Sec. 47-3.2.B.3 Nonconforming structure.
Requesting a variance to allow build additional floors as per attached plans on top of an existing non-conforming structure with a setback 4.4 feet whereas the code requires not less than 5.0 feet

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

The City of Fort Lauderdale, in accordance with City Code Section 25-10, shall not be held liable for any damages, or other actions or omissions, in any manner resulting from the use of the information provided on this website. The City of Fort Lauderdale is not responsible for any damages, or other actions or omissions, in any manner resulting from the use of the information provided on this website. The City of Fort Lauderdale is not responsible for any damages, or other actions or omissions, in any manner resulting from the use of the information provided on this website.





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 12, 2020 TIME: 6:30 PM CASE: PLN-BOA-20010001

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)
Requesting a variance to reduce the north and south side yard setbacks from the required 5.0 feet to 4.6 feet to match the existing, non-conforming side yard setbacks at the ground and second levels. This request of 0.4 feet is for the first 22.0 feet of building height which then increases on a 45° angle to a maximum of 5.32 feet at the top of the third level (an additional 4.92 feet of building height) as the side yard setback is required by code to increase 1 foot for each additional foot of height above 22.0 feet. The request to reduce the side yard setbacks is only for the building addition in the front of the house which is limited to 15'-3" deep at the enclosed study loft and 19'-6" deep at the trellised rooftop terrace. The remaining, existing 2-story house depth of approximately 60 feet will remain unchanged. As per provided plans.

Sec. 47-3.2.B.3 Nonconforming structure.
Requesting a variance to allow build additional floors as per attached plans on top of an existing non-conforming structure with a setback 4.6 feet whereas the code requires not less than 5.0 feet

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
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In accordance with City Code Section 47-27.2A, if the sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review, or hearing by another body. The sign information shall be changed as provided in subsection A.3.g

