



## BOARD OF ADJUSTMENT MEETING NOTICE

June 23, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, July 12, 2023 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-23050005</b>
<b>OWNER:</b>	RYE, JOSEPH JESSE
<b>AGENT:</b>	PRISCILLA ORTIZ; KYLE MAILLOUS
<b>ADDRESS:</b>	1425-1427 NW 4 AVENUE UNIT 101, FORT LAUDERDALE FL 33311
<b>LEGAL DESCRIPTION:</b>	THE SOUTH 25 FEET OF LOT 5, ALL OF LOT 6, AND THE NORTH 25 FEET OF LOT 7, BLOCK 66, PROGRESSO, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FDLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RDS-15 - RESIDENTIAL SINGLE FAMILY/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<p><b><u>Sec. 47-19.2.A. - Accessory buildings, structures and equipment, general.</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow a Granny flat in an existing 2 family dwelling in a RDs-15 zoning whereas the code allows a granny flat or a cottage only when accessory to a standard single-family dwelling in a RD 15 Zoning.</li> </ul> <p><b><u>Sec. 47-19.2.A .1- Accessory buildings, structures and equipment, general.</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow an existing detached garage being converted to a Granny Flat to retain the existing 798.53 square foot footprint with a 206 square foot covered patio whereas the code allows a maximum of 600 square feet for a granny flat or a cottage. A total variance request of 198.53 square feet of granny flat and 206 square feet of covered patio.</li> </ul> <p><b><u>Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow the existing detached garage being converted to a Granny Flat to have a rear setback of 14.3 feet whereas the code requires 15 feet, a total variance reduction request of 0.7 feet.</li> </ul>

**To watch and listen to the meeting, please visit:** <https://www.fortlauderdale.gov/gouvernement/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

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-23050005


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet





CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

**DATE: JULY 12, 2023**

**TIME: 6:00 P.M.**

**CASE: PLN-BOA-23050005**

**Requesting: Sec. 47-19.2.A. - Accessory buildings, structures and equipment, general.**

- Requesting a variance to allow a Granny flat in an existing 2 family dwelling in a RDs-15 zoning whereas the code allows a granny flat or a cottage only when accessory to a standard single-family dwelling in a RD 15 Zoning.

**Requesting: Sec. 47-19.2.A .1. - Accessory buildings, structures and equipment, general.**

- Requesting a variance to allow an existing detached garage being converted to a Granny Flat to retain the existing 798.53 square foot footprint with a 206 square foot covered patio whereas the code allows a maximum of 600 square feet for a granny flat or a cottage. A total variance request of 198.53 square feet of granny flat and 206 square feet of covered patio.

**Requesting: Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts**

- Requesting a variance to allow the existing detached garage being converted to a Granny Flat to have a rear setback of 14.3 feet whereas the code requires 15 feet, a total variance reduction request of 0.7 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL., 33311  
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

*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. H 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.a*



## 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. PLN-BOA-23050005

APPLICANT: JOSEPH JESSERIE

Priscilla Ortiz

PROPERTY: 1425 - 1427 NW 4 AVE, UNIT 101, FT LAUDERDALE

PUBLIC HEARING DATE: WEDNESDAY, JULY 12, 2023 AT 6:00 PM

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

- Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
- 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**.
- 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.
- 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.**
- Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **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.
- 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. PO GP (Initial here)

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of June, 2023

Who provided drivers license

(SEAL)

BARBARA CAMPARSCONE  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG955943  
Expires 2/5/2024

Barbara Camparscone  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 4: Sign Notification Requirements and Affidavit

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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:

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- 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. PLN-BOA-23050005

APPLICANT: ~~JOSEPH JESSE RYE~~ Kyle Mailloux

PROPERTY: 1425 - 1427 NW 4 AVE, UNIT 101, FT LAUDERDALE

PUBLIC HEARING DATE: WEDNESDAY, JULY 12, 2023 AT 6:00 PM

BEFORE ME, the undersigned authority, personally appeared KYLE MAILLOUX, 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 Zoning & Landscaping Division **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. KM (initial here)

Kyle Mailloux  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of June, 2023

(SEAL)



PRISCILLA ORTIZ  
Commission # HH 024920  
Expires November 20, 2024  
Bonded Thru Budget Notary Services

Priscilla Ortiz  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



Add a Caption

Tuesday • Jun 27, 2023 •  
2:31 PM

Adjust

IMG\_5677



Add a Caption

Tuesday • Jun 27, 2023 •  
2:31 PM

Adjust

IMG\_5675

**Sec. 47-19.2. A - Accessory buildings, structures and equipment, general.**

- A. Accessory dwellings. Accessory dwellings (also known as "granny flats" or cottages) may be permitted only when accessory to a standard single family dwelling in RS-8, RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 zoning districts, and subject to the following limitations:

**Sec. 47-19.2. A. 1- Accessory buildings, structures and equipment, general.**

1. An accessory dwelling shall not be greater than six hundred (600) gross floor area in area or forty-nine percent (49%) of the gross floor area of the principal structure, whichever is less.

**Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)**

<i>Requirements</i>	<i>Single Family Dwelling</i>	<i>Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling</i>	<i>Single Family Dwelling: Zero-Lot-Line</i>	<i>Single Family Dwelling, Attached: Cluster</i>
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See <a href="#">Section 47-18.9</a>
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft.	25% of lot width but not less than 10 ft. nor greater than 25 ft.	See <a href="#">Section 47-18.38</a> 25 ft. when	25% of lot width but not less than 10 ft. nor greater than 25 ft.

	25 ft. when abutting a waterway	25 ft. when abutting a waterway	abutting a waterway	25 ft. when abutting a waterway
Minimum side yard (ft.)	<p>5 ft. - up to 22 ft. in height</p> <p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height</p> <p>25 ft. when abutting a waterway</p>	<p>Same as for single-family requirement</p> <p>25 ft. when abutting a waterway</p>	<p>See <a href="#">Section 47-18.38</a></p> <p>25 ft. when abutting a waterway</p>	<p>See <a href="#">Section 47-18.9</a></p> <p>25 ft. when abutting a waterway</p>
Minimum rear yard (ft.)	<p>15</p> <p>25 ft. when abutting a waterway</p>	<p>15</p> <p>25 ft. when abutting a waterway</p>	<p>15</p> <p>25 ft. when abutting a waterway</p>	<p>See <a href="#">Section 47-18.9</a></p> <p>25 ft. when abutting a waterway</p>
Minimum distance between buildings (ft.)	None	None	None	None

# Record

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Showing 1-50 of 50

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Opened Date</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-23050005</a>		REQUEST FOR REAR SETBACK OF ...	Z- Board of Adjustment (BOA)	0		1425	NW	4	AVE	05/23/2023	Open
<input type="checkbox"/>	<a href="#">PLB-RES-22120140</a>	ATF:PLUMB.FOR GARAGE CONVERTED INTO APARTMENT	ATF:PLUMB.FOR GARAGE CONVERT...	Plumbing Residential Permit	0		1425	NW	4	AVE	12/22/2022	Void
<input type="checkbox"/>	<a href="#">MEC-RES-22120059</a>	ATF: GARAGE CONVERSION 1000 SQ FT UNIT	ATF:GARAGE CONVERSION	Mechanical Residential Permit	0		1425	NW	4	AVE	12/22/2022	Void
<input type="checkbox"/>	<a href="#">ELE-RES-22120141</a>	ATF:ELECT FOR GARAGE CONVERTED INTO APARTMENTT	ATF:ELECT FOR GARAGE CONVERT...	Electrical Residential Permit	0		1425	NW	4	AVE	12/22/2022	Void
<input type="checkbox"/>	<a href="#">BLD-RALT-22120040</a>	ATF:GARAGE INTO APARTMENT	ATF:GARAGE INTO APARTMENT	Residential Alteration Permit	0		1425	NW	4	AVE	12/09/2022	Void
<input type="checkbox"/>	<a href="#">BE22100084</a>	Accessory garage converted into living quarters.	Accessory garage converted i...	Building Code Case	0	Alejandro Del Rio	1425	NW	4	AVE	10/18/2022	Open
<input type="checkbox"/>	<a href="#">VR-RENEWAL-22090093</a>	NEED BUILDING INSPECTOR	NEED BUILDING INSPECTOR	Vacation Rental Registry Renewal	75		1425	NW	4	AVE	09/30/2022	Issued
<input type="checkbox"/>	<a href="#">VR-21090044</a>		Vacation Rental Registry App...	Vacation Rental Registry	0		1425	NW	4	AVE	09/30/2021	Closed
<input type="checkbox"/>	<a href="#">VR-APP-21070046</a>			Vacation Rental Registry Application	0		1425	NW	4	AVE	07/27/2021	Closed
<input type="checkbox"/>	<a href="#">VR-21040015</a>		Vacation Rental Registry App...	Vacation Rental Registry	0		1425	NW	4	AVE	04/12/2021	Active
<input type="checkbox"/>	<a href="#">BT-GEN-21030054</a>	VACATION RENTAL	RYE,JOSEPH JESSE	General Business Tax Receipt	0		1425	NW	4	AVE	03/11/2021	Open
<input type="checkbox"/>	<a href="#">VR-APP-21030015</a>			Vacation Rental Registry Application	0		1425	NW	4	AVE	03/11/2021	Issued
<input type="checkbox"/>	<a href="#">BT-GEN-APP-21030025</a>			General Business Tax Application	0		1425	NW	4	AVE	03/06/2021	Closed
<input type="checkbox"/>	<a href="#">BT-AHM-REN-20070435</a>	3 UNIT APARTMENT	RYE,JOSEPH JESSE	Apartment - Hotel - Motel Business Tax Renewal	0		1427	NW	4	AVE	07/01/2020	Complete
<input type="checkbox"/>	<a href="#">BLD-FEN-19100096</a>	REPAIR WOOD FENCE 32FT	REPAIR WOOD FENCE 32FT	Fence Permit	0		1425	NW	4	AVE	10/28/2019	Complete
<input type="checkbox"/>	<a href="#">VIO-CE19070232_1</a>	THERE IS A NEW WOOD FENCE , NO PERMIT ON FILE	RYE,JOSEPH JESSE	Violation-BLD Hearing	0		1425	NW	4	AVE	07/02/2019	Closed
<input type="checkbox"/>	<a href="#">CE19070232</a>	THERE IS A NEW WOOD FENCE , NO PERMIT ON FILE	RYE,JOSEPH JESSE	Building Code Case	0		1425	NW	4	AVE	07/02/2019	Closed
<input type="checkbox"/>	<a href="#">VIO-CE18110695_1</a>	SMRCA - BULK TRASH PILE WAS FOUND ON THE SWALE OF	RYE,JOSEPH JESSE	Bulk Trash Case	0		1425	NW	4	AVE	11/13/2018	Closed
<input type="checkbox"/>	<a href="#">CE18110695</a>	SMRCA - BULK TRASH PILE WAS FOUND ON THE SWALE OF...	RYE,JOSEPH JESSE	Bulk Trash Case	0		1425	NW	4	AVE	11/13/2018	Closed
<input type="checkbox"/>	<a href="#">VIO-CE18101814_1</a>	SMRCA - BULK TRASH PILE WAS FOUND ON THE SWALE OF	RYE,JOSEPH JESSE	Bulk Trash Case	0		1425	NW	4	AVE	10/23/2018	Closed
<input type="checkbox"/>	<a href="#">CE18101814</a>	SMRCA - BULK TRASH PILE WAS FOUND ON THE SWALE OF...	RYE,JOSEPH JESSE	Bulk Trash Case	0		1425	NW	4	AVE	10/23/2018	Closed
<input type="checkbox"/>	<a href="#">PM-18102046</a>	# 101 AC CHANGEOUT	# 101 AC CHANGEOUT	Mechanical HVAC Changeout Permit	0		1425	NW	4	AVE	10/19/2018	Complete
<input type="checkbox"/>	<a href="#">PM-18100094</a>	1425-1427, # 1-3: AC CHANGEOUT 2.5TON	1425-1427, # 1-3: AC CHANGEO...	Mechanical HVAC Changeout Permit	0		1425	NW	4	AVE	10/01/2018	Complete
<input type="checkbox"/>	<a href="#">CE18061825</a>	L/S - LIEN PROCESSING - 1 CASE FOUND -, CE17030406	HALSEY PROPERTIES LLC	Code Case	0		1425	NW	4	AVE	06/21/2018	Closed
<input type="checkbox"/>	<a href="#">VIO-CE18061825_1</a>		HALSEY PROPERTIES LLC	Violation-CODE Hearing	0		1425	NW	4	AVE	06/21/2018	Closed
<input type="checkbox"/>	<a href="#">BL-1702148</a>		HALSEY PROPERTIES LLC	Apartment - Hotel - Motel Business Tax Receipt	0		1427	NW	4	AVE	06/08/2018	Closed
<input type="checkbox"/>	<a href="#">BL-1801626</a>		RYE,JOSEPH JESSE	Apartment - Hotel - Motel Business Tax Receipt	290.64		1427	NW	4	AVE	06/08/2018	Delinquent
<input type="checkbox"/>	<a href="#">CE18050752</a>	SMRCA - BULK TRASH PILE WAS FOUND ON THE SWALE OF...	HALSEY PROPERTIES LLC	Bulk Trash Case	0		1425	NW	4	AVE	05/08/2018	Closed
<input type="checkbox"/>	<a href="#">VIO-CE18050752_1</a>	SMRCA - BULK TRASH PILE WAS FOUND ON THE SWALE OF	HALSEY PROPERTIES LLC	Bulk Trash Case	0		1425	NW	4	AVE	05/08/2018	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17101938_1</a>		HALSEY PROPERTIES LLC	Violation-CODE Hearing	0		1425	NW	4	AVE	10/31/2017	Closed
<input type="checkbox"/>	<a href="#">CE17101938</a>	HAS A FIRE PIT AND BURNS IN THE MIDDLE OF THE, NI...	HALSEY PROPERTIES LLC	Code Case	0		1425	NW	4	AVE	10/31/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE17030406_1</a>	POOL NOT MAINTAINED, CRACKING SIDE AND WALKWAY	RYE,JOSEPH JESSE	Violation-CODE Hearing	0		1427	NW	4	AVE	03/06/2017	Complied
<input type="checkbox"/>	<a href="#">CE17030406</a>	POOL NOT MAINTAINED, CRACKING SIDE AND WALKWAY, D...	RYE,JOSEPH JESSE	Code Case	0		1427	NW	4	AVE	03/06/2017	Closed
<input type="checkbox"/>	<a href="#">VIO-CE15050875_1</a>	SMRCA-BULK TRASH PILE FOUND OUT ON THE SWALE ON	HALSEY PROPERTIES LLC	Bulk Trash Case	0		1425	NW	4	AVE	05/13/2015	Closed
<input type="checkbox"/>	<a href="#">CE15050875</a>	SMRCA-BULK TRASH PILE FOUND OUT ON THE SWALE ON, ...	HALSEY PROPERTIES LLC	Bulk Trash Case	0		1425	NW	4	AVE	05/13/2015	Closed
<input type="checkbox"/>	<a href="#">PM-09011451</a>	ATF BRICK PAVERS IN DRIVEWAYS ON/OFF SITE	ATF BRICK PAVERS IN DRIVEWAY...	Residential Paving Permit	0		1427	NW	4	AVE	01/27/2009	Complete
<input type="checkbox"/>	<a href="#">PM-08111134</a>	correct 3 paver drives onsite only ~ok TO VOID IF...	correct 3 paver drives onsit...	Residential Paving Permit	35.4		1425	NW	4	AVE	11/19/2008	Void
<input type="checkbox"/>	<a href="#">PM-06053734</a>	VINYL AWNINGS 900 SQ FEET	VINYL AWNINGS 900 SQ FEET	Awning-Canopy Permit	0		1425	NW	4	AVE	05/31/2006	Complete
<input type="checkbox"/>	<a href="#">PM-05121641</a>	ELECTRIC FOR NEW POOL#05121632	ELECTRIC FOR NEW POOL#05121632	Electrical Residential Permit	0		1425	NW	4	AVE	12/15/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05121639</a>	PLUMBING FOR NEW POOL#05121632	PLUMBING FOR NEW POOL#05121632	Plumbing Residential Permit	0		1425	NW	4	AVE	12/15/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05121632</a>	NEW POOL	NEW POOL	Residential Pool-Spa-Fountain Permit	0		1425	NW	4	AVE	12/15/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05101831</a>	REROOF GARAGE 981SF METAL & FLAT	REROOF GARAGE 981SF METAL & ...	Re-Roof Permit	0		1427	NW	4	AVE	10/19/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05101827</a>	REROOF METAL 1977SF SFR	REROOF METAL 1977SF SFR	Re-Roof Permit	0		1425	NW	4	AVE	10/19/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05100472</a>	*ATF* 2 WOOD DECKS ON GRADE & OUTDOOR CLOSET ...	*ATF* 2 WOOD DECKS ON GRADE ...	Accessory Structure Permit	0		1425	NW	4	AVE	10/06/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05090781</a>	UNITS 102 & 104: SERVICE UPGRADE UNDERGROUND ...	UNITS 102 & 104: SERVICE UPG...	Electrical Services Permit	0		1425	NW	4	AVE	09/09/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05090779</a>	WOOD FENCE 6' X200 W/3 GATES ~RENEW PERMIT &...	WOOD FENCE 6' X200 W/3 GATES	Fence Permit	0		1425	NW	4	AVE	09/09/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05090774</a>	WINDOW REPLACEMNT 20 OPENINGS HIGH IMPACT ~RENEW ...	WINDOW REPLACEMNT 20 OPENING...	Window and Door Permit	0		1425	NW	4	AVE	09/09/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05072767</a>	OPENINGS, ONE- CONDENSATE DRAIN, AND ONE THERMO ~...	INSTALL 2.5 TON A/C SYSTEM W...	Mechanical HVAC New Install Permit	0		1425	NW	4	AVE	07/28/2005	Complete
<input type="checkbox"/>	<a href="#">PM-05072746</a>	INSTALL NEW 2.5 A/C/ SYSTEM WITH 5KW HEAT, AND ~5...	INSTALL NEW 2.5 A/C/ SYSTEM ...	Mechanical HVAC New Install Permit	0		1425	NW	4	AVE	07/28/2005	Complete
<input type="checkbox"/>	<a href="#">PM-02061174</a>	INSTALLING 3 PAVER DRIVEWAYS	INSTALLING 3 PAVER DRIVEWAYS	Residential Paving Permit	0		1425	NW	4	AVE	06/17/2002	Void



## DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING

### BOARD OF ADJUSTMENT (BOA)

Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022  
I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

Cover :	Deadlines, Notes, Fees, and General Information
Page 1 :	Applicant Information Sheet
Page 2 :	Variance Request Criteria
Page 3 :	Required Documentation & Mail Notice Requirements
Page 4 :	Sign Notice Requirements & Affidavit
Page 5 :	Technical Specifications

**BOARD OF ADJUSTMENT MEETING REQUEST:** Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. A meeting can be requested by submitting an email request to the [Board of Adjustment](#).

**APPLICATION DEADLINE:** Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City's website at the [Board of Adjustment](#) webpage.

**ONLINE SUBMITTAL PROCESS:** Submittals must be conducted through the City's online citizen access portal and payment of fees [LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

**PAYMENT OF FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

**PUBLIC SIGN NOTICE:** Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
- Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
- Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request before the board: \$1,150

# 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	JOSEPH JESSE RYE
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	1425 - 1427 NW 4TH AVENUE, UNIT 101, FT LAUDERDALE, FL 333311
E-mail Address	JOEBUG26@GMAIL.COM
Phone Number	(850)602-5823
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Priscilla Ortiz	KYLE MAILLOUS
Applicant / Agent's Signature	<i>Priscilla Ortiz</i>	<i>Kyle Mailloous</i>
Address, City, State, Zip	5272 SW 123 Ave, Cooper City, FL 33330	927 SW 21 CT, FT LAUDERDALE, FL 33315
E-mail Address	Priscilla@ZitroPermits.com	KYLE@BLUEHORIZONENGINEERING.COM
Phone Number	(954)773-1709	(954)420 -8209
Letter of Consent Submitted	<input checked="" type="checkbox"/>	

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1425 - 1427 NW 4TH AVENUE, UNIT 101, FT LAUDERDALE, FL 333311
Legal Description	SEE SURVEY
Tax ID Folio Numbers (For all parcels in development)	4942 34 02 2720
Variance Request (Describe)	<small>REQUESTING A VARIANCE TO ALLOW SETBACK TO 15' FROM REAR. EXIST 14.3' REQUESTING A VARIANCE TO ALLOW AN EXISTING DETACHED GARAGE BEING CONVERTED TO A GRANNY FLAT TO EXIST AT 798.53 WITH A 206 SF COVERED PATIO. WHEREAS THE CODE ALLOWS A MAXIMUM OF 600 SQUARE FEET. TOTAL VARIANCE REQUEST OF 198.53 GRANNY FLAT 206 SF COVERED PATIO. REQUESTING A VARIANCE TO ALLOW A GRANNY FLAT IN AN EXISTING 2 FAMILY DWELLING IN AN RDS-15 ZONING. WHEREAS ALLOWS A GRANNY FLAT WHEN ACCESSORY TO STANDARD SF RD15 ZONING/CODE ALLOWS A GRANNY FLAT RD -15 ZONING.</small>
Applicable ULDR Sections	47-5.32, 47-19.2.A, 47-19.2.A.1

Current Land Use Designation	RDS-15
Current Zoning Designation	RDS-15
Current Use of Property	Residential single Family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front		
Side		
Side		
Rear	15	14.3

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

Answer All questions on this page and attach narrative.

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

**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

REQUEST FOR NINE INCHES OFF THE REAR PROPERTY LINE IN ORDER TO REACH THE REQUIRED 15' ZONING CODE SETBACK FOR THE EXISTING STRUCTURE BEING TURNED INTO A CABANA

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:

THE EXISTING STRUCTURE IS SHORT OF (9) NINE INCHES OF REAR PROPERTY LINE OF THE (15') FIFTEEN FOOT REAR ZONING REQUIREMENT

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

ULDR SECTION:47-5.32

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 PROPERTY WAS PURCHASED AS IS, WITH AN ADDITIONAL APARTMENT FOR REVENUE AND WAS UNKNOWN THAT IT WAS NOT PERMITTED.

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 VARIANCE IS MINIMUM AND REASONABLE, SO THAT IT CAN BE USED AS A CABANA.

**AFFIDAVIT:** I, KYLE MALLOUX 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 or 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.

Kyle Malloux  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2 day of June, 2023

(SEAL)



PRISCILLA ORTIZ  
Commission # HH 024920  
Expires November 20, 2024  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

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

Answer All questions on this page and attach narrative.

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

**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

REQUEST FOR NINE INCHES OFF THE REAR PROPERTY LINE IN ORDER TO REACH THE REQUIRED 15' ZONING CODE SETBACK FOR THE EXISTING STRUCTURE BEING TURNED INTO A CABANA

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:

THE EXISTING STRUCTURE IS SHORT OF (9) NINE INCHES OF REAR PROPERTY LINE OF THE (15') FIFTEEN FOOT REAR ZONING REQUIREMENT

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

ULDR SECTION:47-5.32

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 PROPERTY WAS PURCHASED AS IS, WITH AN ADDITIONAL APARTMENT FOR REVENUE AND WAS UNKNOWN THAT IT WAS NOT PERMITTED.

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 VARIANCE IS MINIMUM AND REASONABLE, SO THAT IT CAN BE USED AS A CABANA.

**AFFIDAVIT:** I, Priscilla Ortiz 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]  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2 day of June, 2023



LUKE RINKUS  
Commission # HH 057053  
Expires October 26, 2024  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



<b>Site Address</b>	1425-1427 NW 4 AVENUE #1-3, FORT LAUDERDALE FL 33311	<b>ID #</b>	4942 34 02 2720
<b>Property Owner</b>	RYE, JOSEPH JESSE	<b>Millage</b>	0312
<b>Mailing Address</b>	1002 NE 36 ST OAKLAND PARK FL 33334	<b>Use</b>	08-06
<b>Abbr Legal Description</b>	PROGRESSO 2-18 D LOT 5 S 25,6,7 N 25 BLK 66		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$67,540	\$375,100	\$442,640	\$442,640	
2022	\$67,540	\$375,100	\$442,640	\$409,490	\$9,500.38
2021	\$67,540	\$304,730	\$372,270	\$372,270	\$8,585.92

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$442,640	\$442,640	\$442,640	\$442,640
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b> 23	\$442,640	\$442,640	\$442,640	\$442,640
<b>Homestead</b> 100%	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$392,640	\$417,640	\$392,640	\$392,640

Sales History			
Date	Type	Price	Book/Page or CIN
8/3/2018	WD-Q	\$430,000	115254286
2/12/2009	WD-Q	\$325,000	45996 / 724
6/30/2005	WD	\$349,900	40264 / 1657
2/7/2003	DRR		34623 / 1087
11/25/2001	QCD	\$86,000	32517 / 757

Land Calculations		
Price	Factor	Type
\$5.00	13,508	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2398
<b>Units</b>		3
<b>Eff./Act. Year Built: 1980/1979</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
3						3		



**MARTY KIAR**  
**BROWARD COUNTY PROPERTY APPRAISER**



**1425-1427 NW 4 Ave**



<p>NGUYEN,HAU V 1502 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>MAZZONCINI,MARCELLO 1501 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>BEGUE REV TR LEYVA-BEGUE,MARIA TRSTEE ETAL 8751 GATEHOUSE RD #2 PLANTATION FL 33324</p>
<p>FILIPOWICZ,BIANKA 1445 NW 3 AVE FORT LAUDERDALE FL 33311</p>	<p>SAGAN,CARL LELAND H/E HOFFMAN,GEORGIA 1440 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>GIMES,DAVID 1445 NW 4 AVE FORT LAUDERDALE FL 33311</p>
<p>BROWN,YVONNE &amp; SYDNEY 11551 NW 17 CT PLANTATION FL 33323</p>	<p>SAILEM,JANNIE LEE 1445 NW 5 AVE FORT LAUDERDALE FL 33311</p>	<p>CAMP,KEVIN WAYNE &amp; KATHY L 1441 NW 3 AVE FORT LAUDERDALE FL 33311</p>
<p>SCELFO,SUSAN 2130 N 46 AVE HOLLYWOOD FL 33021</p>	<p>ALBRIN RENTAL PROPERTIES INC 3521 NW 18 PL FORT LAUDERDALE FL 33311</p>	<p>STOKES,HOWARD A &amp; CONNIE WALDEN 1441 NW 5 AVE FORT LAUDERDALE FL 33311</p>
<p>CHIA,JAVIER 1437 NW 3 AVE FORT LAUDERDALE FL 33311</p>	<p>CYRIL,GIZELE 1436 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>STRAKER,JAMES E STRAKER,VICTORIA A 2860 NW 25 TER BOCA RATON FL 33434</p>
<p>GALDAMEZ,FERNANDO 1437 NW 5 AVE FORT LAUDERDALE FL 33311</p>	<p>PEREZ,ANDRES MANUEL 1432 NW 5 AVE FORT LAUDERDALE FL 33311</p>	<p>HIZUENGA 1433 LAND TR 1724 NE 18 ST FORT LAUDERDALE FL 33305</p>
<p>GARCIA,KAI CARLOS 1428 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE 437 SW 4 AVE FORT LAUDERDALE</p>	<p>ROBY,REGGIE PO BOX 246081 PEMBROKE PINES FL 33024</p>
<p>VYK INVESTMENTS LLC 531 NW 107 AVE PLANTATION FL 33324</p>	<p>SALYERS,EDWARD EDWARD P SALYERS 2019 REV TR 1424 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>1428 NW 5TH AVE LLC 1707 PRESIDENT ST BROOKLYN NY 11213</p>
<p>FYR SFR BORROWER LLC %HAVENBROOK HOMES 3505 KOGER BLVD #400 DULUTH GA 30096</p>	<p>RYE,JOSEPH JESSE 1002 NE 36 ST OAKLAND PARK FL 33334</p>	<p>HELLO DOLLY REALTY LLC 1425 NW 3 AVE FORT LAUDERDALE FL 33311</p>
<p>WARE,PATRICIA A BROWN,TROY C JR 1420 NW 4 AVE FORT LAUDERDALE FL 33311</p>	<p>MARAJ,KRISHENDAI 3269 CORAL RIDGE DR CORAL SPRINGS FL 33065</p>	<p>WESTBURY,THOMAS R EST 1420-1/2 NW 5 AVE FORT LAUDERDALE FL 33311</p>

WSC TRUST I LLC PO BOX 654 FORT LAUDERDALE FL 33302	PITTMAN,REBECCA 1416 NW 4 AVE FORT LAUDERDALE FL 33311	BAF ASSETS 3 LLC 5001 PLAZA ON THE LAKE #200 AUSTIN TX 78746
WEISENBERG,KYLE ALEXANDER LAUREANO-VAZQUEZ,AMBER NICOLE 1417 NW 4 AVE FORT LAUDERDALE	COREY-FORTE,SHERI-LYNN 1417 NW 3 AVE FORT LAUDERDALE FL 33311	PITTMAN,REBECCA E 1416 NW 4 AVE FORT LAUDERDALE FL 33311
WEISENBERG,KYLE ALEXANDER LAUREANO-VAZQUEZ,AMBER NICOLE 1417 NW 4 AVE FORT LAUDERDALE	PHILIPPE,DIEUDONNE & DIEUNOUSA 1416 NW 5 AVE FORT LAUDERDALE FL 33311	MELAM HOME LLC 10777 W SAMPLE ROAD UNIT 1119 CORAL SPRINGS FL 33065
BAUMANN,STEVEN P 7420 PLANTATION RD PLANTATION FL 33317	FRANOR LLC 5307 NW 113 PL DORAL FL 33178	ARRAKEY LLC 315 NE 3 AVE #2107 FORT LAUDERDALE FL 33301
ROBINSON,GARY D 1412 NW 5 AVE FORT LAUDERDALE FL 33311	BIRKENFELD,LOTHAR M 1413 NW 5 AVE FORT LAUDERDALE FL 33311	1409 HOLDINGS LLC 326 WILSON ST #207 HOLLYWOOD FL 33019
PETIT,FRANCOIS DIEUJUSTE,ST CHARLES 831 NE 57 ST FORT LAUDERDALE FL 33334	HERRINGTON,JAY 1409 NW 4 AVE FORT LAUDERDALE FL 33311	NAVARRO,JOHN SANTERRE,FREDERICK 1408 NW 5 AVE FORT LAUDERDALE FL 33311
CITYFLATS LLC 1800 W BROWARD BLVD FORT LAUDERDALE FL 33312	JEAN,ELYSEE & MARIE JUNELLE 10660 OLD HAMMOCK WAY WELLINGTON FL 33414	ENOS,KRYSTIN E 1404 NW 5 AVE FORT LAUDERDALE FL 33311
ASH,DYLAN SCOTT 1405 NW 5 AVE FORT LAUDERDALE FL 33311	QUEZA ENTERPRISES INC 10400 SW 1 CT CORAL SPRINGS FL 33071	RICHARD MICHAEL CZUBA LIV TR JAMES P SPILLANE LIV TR ETAL 5450 N PAULINA CHICAGO
MASON,BRIAN 1517 SE 2 ST FORT LAUDERDALE FL 33301	MCAULEY,CHRIS MCAULEY,DEAH 2150 NW 9 AVE FORT LAUDERDALE FL 33311	PARKENT,MARCUS ALVARADO,OSCAR M 1401 NW 5 AVE FORT LAUDERDALE FL 33311
ROSARIO,ERIK 1345 NW 4 AVE FORT LAUDERDALE FL 33311	BRICENO,MARY LUZ 1344 NW 5 AVE FORT LAUDERDALE FL 33311	FOREVER SUNDAYS LLC 4825 N DIXIE HWY #A OAKLAND PARK FL 33334



Joseph J Rye  
1425 NW 4<sup>th</sup> Ave  
Fort Lauderdale FL. 33311

NARRATIVE

June 16, 2023

City of Fort Lauderdale  
Development Services Department  
Zoning & Landscaping  
700 NW 19<sup>TH</sup> Avenue  
Fort Lauderdale, FL 33311

PLN-BOA-23050005

To Board of Adjustment Staff and Commissioners:

This issue all started last October when I was renewing my vacation rental permit (which I had done for several years). The inspectors informed me that this unit was not permitted. Which was already existing when I purchased the house. I was sent a violation stating the I needed to hire an architect to render drawings, submit plans, and get permitted as a residence. After paying environmental impact fees to the county, submitting plans, zoning informed me that this could never be used as a residence. After having a meeting with the city and talking it over, to make better use of space (not as a garage), we decided that it could be a pool cabana that I will be able to use for years to come.

**Sec. 47-19.2.A - Accessory buildings, structures and equipment, general.**

- Requesting a variance to allow a Granny flat in an existing 2 family dwelling in an RDs 15 zoning whereas the code allows a granny flat or a cottage only when accessory to a standard single-family dwelling in a RD 15 Zoning

**Sec. 47-19.2.A .1- Accessory buildings, structures and equipment, general.**

- A variance request to allow an existing detached garage being converted to a Granny Flat to retain the existing 798.53 square foot footprint with a 206 square foot covered patio where the code allows a maximum of 600 square feet for a granny flat or a cottage. A total variance request of 198.53 square feet of granny flat and 206 square feet of covered patio.

**Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts**

- A variance request to allow the existing detached garage being converted to a Granny Flat to have a rear setback of 14.3 feet where the code requires 15 feet, a total variance reduction request of 0.7 feet.

Thank you for your assistance.



1425 Nw 4th av - 33311 Fort Lauderdale  
Pool cabana north side

24 MAY 2023.11:50



1425 Nw 4th av - 33311 Fort Lauderdale  
Pool cabana North east side

24 MAY 2023, 11:50



1425 Nw 4th av - 33311 Fort Lauderdale  
Pool Cabana North side

24 MAY 2023 11:51



1425 Nw 4th av - 33311 Fort Lauderdale  
Pool cabana north side

24 MAY 2023, 11:50



1425 Nw 4th av - 33311 Fort Lauderdale -  
Pool cabana - west side

24 MAY 2023 11:51



1425 Nw 4th av - 33311 Fort Lauderdale  
Unit 102 - East side

24 MAY 2023, 12:00



1425 Nw 4th av - 33311 Fort Lauderdale  
Unit 103 - East side

**24 MAY 2023, 12:00**



1416 NW 4th av Ft Lauderdale 33311

West side

24 MAY 2023, 12:01



1417 nw 4th av Ft Lauderdale 33311

East side

**24 MAY 2023, 12:00**



1428 nw 4th av Ft Lauderdale 33311

West side

**24 MAY 2023, 12:00**

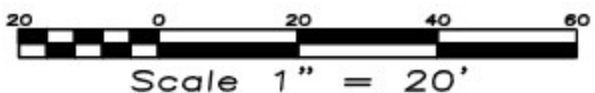
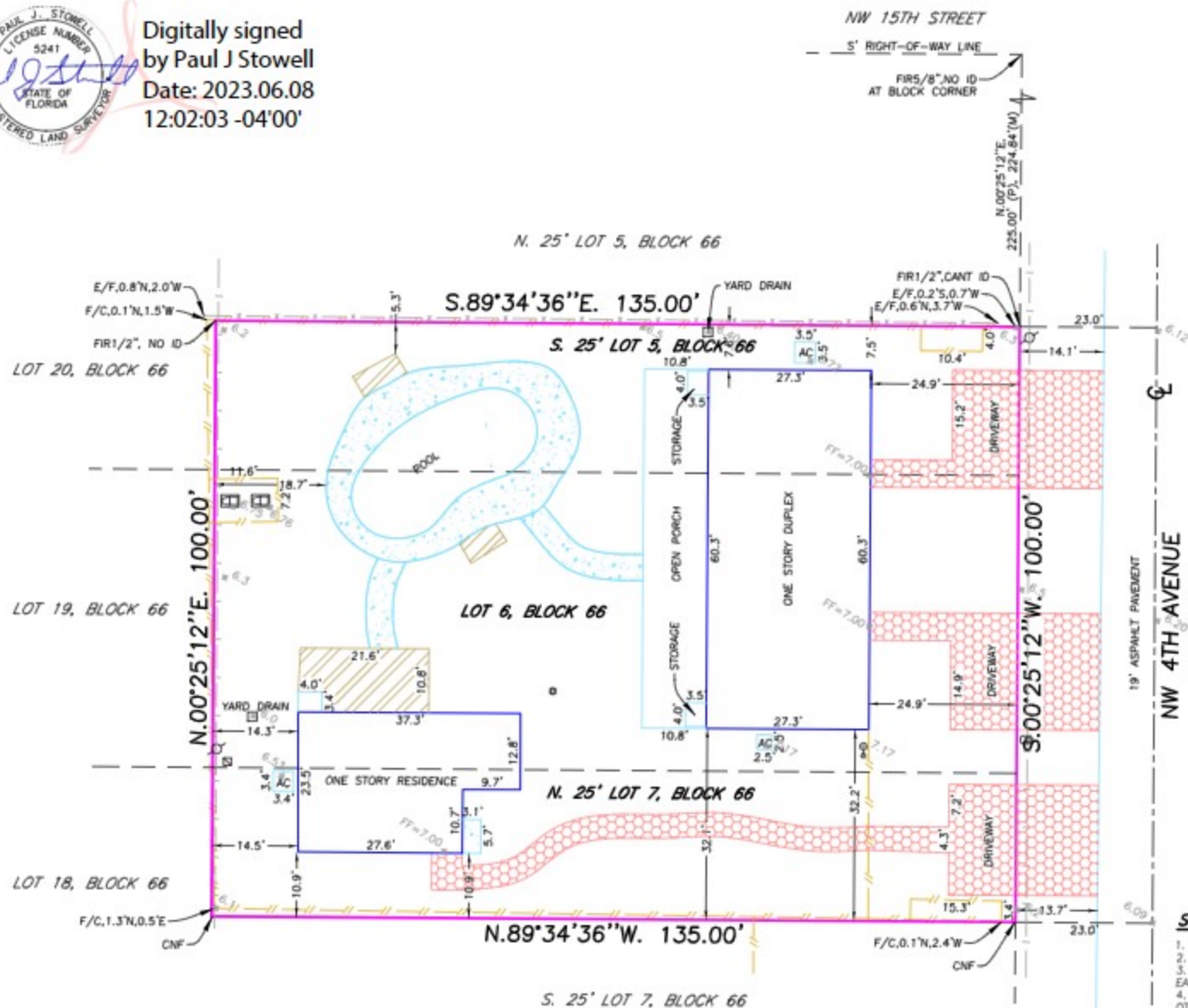


1435 Nw 4th av Fort Lauderdale 33311  
East side

24 MAY 2023, 12:00



Digitally signed  
by Paul J Stowell  
Date: 2023.06.08  
12:02:03 -04'00'



NW 15TH STREET

5' RIGHT-OF-WAY LINE

FIR5/8" NO ID AT BLOCK CORNER

N.00°25'12"E.  
225.00' (P), 224.84'(M)

**LEGAL DESCRIPTION**

THE SOUTH 25 FEET OF LOT 5, ALL OF LOT 6, AND THE NORTH 25 FEET OF LOT 7, BLOCK 66, PROGRESSO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
RYE, JOSEPH JESSE

PROPERTY ADDRESS  
1425 - 1427 NW 4 AVENUE # 1-3  
FORT LAUDERDALE, FL 33311

BOUNDARY SURVEY  
INVOICE # 44309  
SURVEY DATE 05/11/23

FLOOD ZONE X0.2%  
MAP DATE 08/18/14  
MAP NUMBER 125105 0369H

NW 4TH AVENUE  
19' ASPHALT PAVEMENT  
46' RIGHT-OF-WAY



**LEGEND**

- FP&L BOX
- CONTROL VALVE
- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- BRICK/TILE PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

**ABBREVIATIONS**

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- BW BACK OF WALK
- C CALCULATED
- CNF CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- FP&L FLORIDA POWER & LIGHT
- GAR GARAGE
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- M MEASURED
- NTS NOT TO SCALE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP 5495
- UE UTILITY EASEMENT

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

**ATLANTIC COAST**  
SURVEYING, INC.

*Paul J. Stowell*

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