



## **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)

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<b>CASE:</b>	<b>PLN-BOA-23010001</b>
<b>OWNER:</b>	CICALE, COURTNEY L & BRYAN
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	1724 SW 4 STREET, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 7, SANFORD D. ADLER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-19.2.EE. - Utility and tool sheds, residential districts.</u></b> <ul style="list-style-type: none"><li>• Requesting a variance to increase the maximum allowable height of a shed from 10 feet high to 12.5 feet high, a total variance request for an increase in height of 2.5 feet.</li><li>• Requesting an increase in the maximum allowable area of a shed from 100 square feet to 160 square feet, a total variance request for an increase in area of 60 square feet.</li><li>• Requesting an increase from the maximum allowable length of any side of a shed from 12 feet to 16 feet, a total variance request for an increase in length of 4 feet.</li></ul>

**To watch and listen to the meeting, please visit:** <https://www.fortlauderdale.gov/governement/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-23010001

**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-23010001

## Requesting: Sec. 47-19.2.EE. - Utility and tool sheds, residential districts.

- Requesting a variance to increase the maximum allowable height of a shed from 10 feet high to 12.5 feet high, a total variance request for an increase in height of 2.5 feet.
- Requesting an increase in the maximum allowable area of a shed from 100 square feet to 160 square feet, a total variance request for an increase in area of 60 square feet.
- Requesting an increase from the maximum allowable length of any side of a shed from 12 feet to 16 feet, a total variance request for an increase in length of 4 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:  
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[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-23010001

APPLICANT: Bryan Cicale, Courtney Cicale

PROPERTY: 1724, SW 4th St Fort Lauderdale, FL

PUBLIC HEARING DATE: 7/12/23

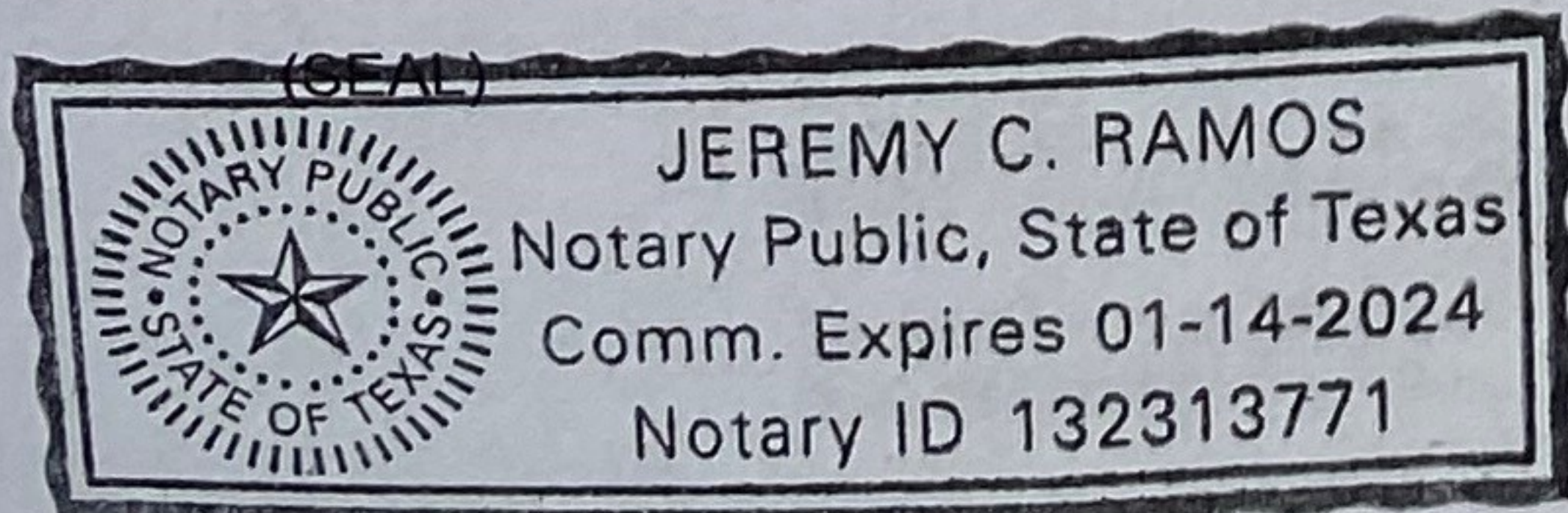
BEFORE ME, the undersigned authority, personally appeared Bryan & Courtney Cicale, who upon being duly sworn and cautioned, under oath deposes and says:

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. BC (initial here)

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of July, 2023



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 01/14/2024



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: JULY 12, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23010001

### Requesting: Sec. 47-19.2.EE. - Utility and tool sheds, residential districts.

- Requesting a variance to increase the maximum allowable height of a shed from 10 feet high to 12.5 feet high, a total variance request for an increase in height of 2.5 feet.
- Requesting an increase in the maximum allowable area of a shed from 100 square feet to 160 square feet, a total variance request for an increase in area of 60 square feet.
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MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL 33311  
CONTACT: 954-828-6506

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[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)



This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 10-29, it shall be returned for any person holding, copying or posting on any internet site. Publishing or otherwise using this notice in the absence of the City. Failure to return or otherwise use this notice may be subject to fine and/or imprisonment. In accordance with City Code Section 22-36, if this notice remains on the internet website at the expiration of the applicable time period, it shall be deemed to have been published for notice. If this notice is not returned to the City, the City will assume that the notice was published for notice. The City will assume that the notice was published for notice. The City will assume that the notice was published for notice.



 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
DATE: AUGUST 9, 2023    TIME: 6:00 P.M.    CASE: PLN-BOA-23010001

Requesting: Sec. 47-19.2 F.P.C. - Utility and tool sheds, residential districts

- Requesting a variance to increase the maximum allowable height of a shed from 10 feet high to 12.5 feet high, a total increase in height of 2.5 feet.
- Requesting an increase in the maximum allowable area of a shed from 100 square feet to 160 square feet, a total increase in area of 60 square feet.
- Requesting an increase from the maximum allowable length of any side of a shed from 12 feet to 16 feet, a total increase in length of 4 feet.

Meeting location:  
First Public Conference Room  
Fort Lauderdale Executive Airport  
4000 NW 77 Avenue  
Fort Lauderdale, Florida 33309  
Contact: 954-628-4004

Please take notice that on Wednesday, May 10, 2023 at 6:00PM, or as soon thereafter as possible, the Board of Adjustment meeting will be accessible to the public through communication media technology through the City's website at: <https://www.fortlauderdale.gov/government/department-31-public-works-office-utility-boards-committee-publiche-panels/> and <https://www.fortlauderdale.gov/government/department-31-public-works-office-utility-boards-committee-publiche-panels/>

**Sec. 47-19.2.EE. - Utility and tool sheds, residential districts.**

EE. Utility and tool sheds, residential districts. Utility and tool sheds when accessory to a residential building may be permitted in the required rear and side yards, but no closer than five (5) feet from any property line except where property is abutting a street or waterway. Where abutting a street or a waterway, such shed shall be subject to the yard requirements of the zoning district where it is located. A shed shall be no greater than twelve (12) feet in length on any side and shall be no greater in height than ten (10) feet measured to the top of the structure and shall be no larger in area than one hundred (100) gross square feet. No more than one (1) shed shall be permitted per development site.

# Record

Menu Refine Search New GIS Create a Set View Log Reports Help My Filters  Module

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<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-23010001</a>	Shed		Z- Board of Adjustment (BOA)	0		1724	SW	4	ST	01/03/2023	Open
<input type="checkbox"/>	<a href="#">BE22090143</a>	ATF. BUILDING A LARGE SHED IN THE REAR OF THE PRO...	ATF. BUILDING A LARGE SHED I...	Building Code Case	0	Leonardo Martinez	1724	SW	4	ST	09/29/2022	Special Magistrate
<input type="checkbox"/>	<a href="#">BLD-WIN-20110131</a>	(EMAILED) REPLACE 3 WINDOWS AND 2 DOORS W/IMPACT	1724 SW 4 ST - (EMAILED) REP...	Window and Door Permit	0		1724	SW	4	ST	11/18/2020	Complete
<input type="checkbox"/>	<a href="#">PM-17020528</a>	REROOF 2000 SF SHINGLES	REROOF 2000 SF SHINGLES	Re-Roof Permit	0		1724	SW	4	ST	02/07/2017	Complete
<input type="checkbox"/>	<a href="#">AB-0087832</a>		STEELE,SAMUEL/LAUREN	Resident/Business Alarm Registration	0		1724	SW	4	ST	11/04/2016	Possible Duplicate
<input type="checkbox"/>	<a href="#">PM-16100665</a>	SEPTIC TO SEWER ~ ~ER# 00401391	SEPTIC TO SEWER	Plumbing Sewer Cap Permit	0		1724	SW	4	ST	10/12/2016	Complete
<input type="checkbox"/>	<a href="#">CE15070664</a>	L/S RELIABLE LIENS 0- OPEN CASES FOUND	STEELE,SAMUEL C H/E STEELE,C...	Code Case	0		1724	SW	4	ST	07/10/2015	Closed
<input type="checkbox"/>	<a href="#">VIO-CE15070664_1</a>		STEELE,SAMUEL C H/E STEELE,C...	Violation-CODE Hearing	0		1724	SW	4	ST	07/10/2015	Closed
<input type="checkbox"/>	<a href="#">CE15021163</a>	L/S LIENWRITE 0-OPEN CASES FOUND	STEELE,SAMUEL C H/E STEELE,C...	Code Case	0		1724	SW	4	ST	02/23/2015	Closed
<input type="checkbox"/>	<a href="#">VIO-CE15021163_1</a>		STEELE,SAMUEL C H/E STEELE,C...	Violation-CODE Hearing	0		1724	SW	4	ST	02/23/2015	Closed
<input type="checkbox"/>	<a href="#">CE99070738</a>	CEMENT CONES ON SWALE, BOAT IN DRIVE-WAY ON RUBBE...	STEELE,SAMUEL C H/E STEELE,C...	Code Case	0		1724	SW	4	ST	07/12/1999	Closed
<input type="checkbox"/>	<a href="#">VIO-CE99070738_1</a>		STEELE,SAMUEL C H/E STEELE,C...	Violation-CODE Hearing	0		1724	SW	4	ST	07/12/1999	Closed

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FOLIO_NUMB	NAME_LINE_1	NAME_LINE1	ADDRESS_LI	CITY	STAT	ZIP	LEGAL_LINE	LEGAL_LI_1
504209220413	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER VISTA 22-38 B	THE STREETS, AVENUE, BOULEVARD
504209220230	PAGOTTO,CECILIA E	RENOM,ATILIO	1718 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 15 BLK 2
504209220240	PADILLA,MONICA	PEREIRA,MARIO BLVD	1722 WEST LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 16 BLK 2
504209220250	BATTERBURY,JAMES J & IRENE V		1726 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 17 BLK 2
504209220210	DEAN,GAMMA O & KELLY		1708 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 13 BLK 2
504209220260	FRASER,JAMES E III		1730 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 18 BLK 2
504209220220	RUBINOV,REGINA		3700 SHADY RIDGE RD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 14 BLK 2
504209220270	WORSNOP,JAMES DALE		1734 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 19 BLK 2
504209220271	BECKER,JORDAN CHARLES		1738 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 20 BLK 2
504209220280	O'DONNELL,JEFFREY A & CAROLE J		1744 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 21,22 BLK 2
504209220401	STERR,JASON M		PO BOX 669414	MIAMI	FL	33166	RIVER VISTA 22-38 B	LOT 17 BLK 3
504209220400	DAMSE,CRISTIAN & EMANUELA		1709 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 17 BLK 3
504209220390	EVANS,BONNIE J		4 VALLE VISTA DR	ASHEVILLE	NC	28804	RIVER VISTA 22-38 B	LOT 15 BLK 3
504209220380	SYSON,ELICIA		1717 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 13 E 20,14 BLK 3
504209220370	LANIGAN,THOMAS P		1725 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 12 E 40,13 W 40 BLK 3
504209220360	DAMIANO,GIUSEPPE	LUNA,JOSEANNE ROXANA VASQUEZ	1729 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 11,12 W 20 BLK 3
504209220350	LANGE,ROBERT W		52 LOVELL ST	PORTSMOUTH	NH	03801	RIVER VISTA 22-38 B	LOT 10 BLK 3
504209220340	BOGARD,KIMBER LEE	SKRZYPEK,ANTOINE	1737 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 9 BLK 3
504209220331	BECKER,SHARI K		1741 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 8 BLK 3
504209220330	SHELburne,G WILLIAM		1745 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 7 BLK 3
504209220320	DAY,T J & LINDA L		1749 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	PART LOTS 4 & 5 AS DESC IN
504209100020	BECKER,JOANNE T		1500 SW 4 ST	FORT LAUDERDALE	FL	33312	VALENTINES SUB B-29 D	THAT PT LOT 2 BOUNDED AS FOLLOWS
504209370100	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	SANFORD D ADLER SUB 76-16 B	THOROUGHFARES DEDICATED TO
504209100021	EPSTEIN,STEVEN L	STEVEN L EPSTEIN REV LIV TR	1708 SW 4 ST	FORT LAUDERDALE	FL	33312	VALENTINES SUB B-29 D	LOT 2 E 85 OF W 860 OF N 201
504209100022	KLOEPFER,JOHN V & MELISSA		1712 SW 4 ST	FORT LAUDERDALE	FL	33312	VALENTINES SUB	B -9 D
504209370090	DA SILVA,PAULO & JULIA		1716 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 9
504209370080	HORN,KEVIN W	BRITTON,TANEIL S	1720 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 8
504209370070	CICALA,COURTNEY L & BRYAN		1724 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 7
504209370060	PEGG,JAMES BYRON		1728 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 6
504209370050	BENEKE,LOIS ELIZABETH		1732 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 5
504209370040	PROSPER INVESTMENTS LLC		18564 SW 55 ST	MIRAMAR	FL	33029	SANFORD D ADLER SUB 76-16 B	LOT 4
504209370030	KASSATLY,JOHN		1740 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 3
504209370020	BALTOIANO,SERGIO FRANCISCO		6319 TELEGRAPH RD	ALEXANDRIA	VA	22310	SANFORD D ADLER SUB 76-16 B	LOT 2
504209270110	BUSH,DARIN L		1619 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 12
504209270100	BAYNE,MARIE S	MARIE STICKEL BAYNE REV LIV TR	1623 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 11
504209270090	MILLER,JANET L		1701 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 10
504209270080	EDWARDS,MILLIE		1705 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 9
504209270070	MOTE,MICHAEL KEITH & GIA		1709 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 8
504209270060	HALL,KATYA	HALL,JSSA ADDAE	1713 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 7
504209270050	DYE,LISA DIANE MCLELLAN	LISA D MCLELLAN DYE REV LIV TR	1717 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 6
504209270040	ALIYA,ILAN		1721 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 5
504209270030	LAXALDE,DOMINIQUE	SOEHNGEN,MICHAEL	1729 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 3
504209270020	WISEMAN,CASEY A	MILLER,CURT D	1733 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 2
504209270280	GROSS,DAVID M		1620 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 29
504209270290	PETERSON,DOUGLAS JOHN	REILLY,JANET	1624 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 30
504209270300	BAIR,BONNIE JOE		1700 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 31
504209270310	SLONE,BRENT	SLONE,MONICA	1704 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 32
504209270320	PATTERSON,SCOTT ALLEN		1708 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 33
504209270330	AUERBACH,ADAM		1712 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 34
504209270340	HITTLE,JACK RAYMOND H/E	SYLVESTER,STEVEN RICHARD	1716 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 35
504209270350	WORMELLE,JAMES		1720 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 36
504209270360	UNSWORTH,BONNIE D	CROCKETT,SHARON ANN	1728 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 37
504209271520	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	GILL ISLES 44-13 B	WATERWAYS AS DEDICATED PER PLAT
504209220412	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER VISTA 22-38 B	THE WATERWAYS ARE HEREBY
504209271510	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	GILL ISLES 44-13 B	ROAD RIGHTS OF WAY DEDICATED PER



## 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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	Bryan Cicale <i>Courtney Cicale</i>
<b>Property Owner's Signature</b>	<i>Bryan Cicale</i> <small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
<b>Address, City, State, Zip</b>	1724 SW 4th St, Fort Lauderdale, FL, 33312
<b>E-mail Address</b>	bryancicale94@gmail.com
<b>Phone Number</b>	954-579-3755
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

<b>Applicant / Agent's Name</b>	Bryan Cicale
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	1724 SW 4th St, Fort Lauderdale, FL, 33312
<b>E-mail Address</b>	bryancicale94@gmail.com
<b>Phone Number</b>	954-579-3755
<b>Letter of Consent Submitted</b>	<input type="checkbox"/>

<b>Development / Project Name</b>	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 1724 SW 4th St, Fort Lauderdale, FL, 33312
<b>Legal Description</b>	See Survey
<b>Tax ID Folio Numbers</b> <small>(For all parcels in development)</small>	504209370070
<b>Variance Request (Describe)</b>	Request for tool shed 12.5 feet high and 160 square feet (10X16)
<b>Applicable ULDR Sections</b>	47-19.2 EE

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

Setbacks (Indicate direction N, S, E, W)		Required	Proposed
Front	N	25 Feet	No Change
Side	E	5 Feet	No Change
Side	W	5 Feet	No Change
Rear	S	15 Feet	No Change

## 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.

Request to exceed the size restrictions for a backyard shed under section 47-19.2 EE. Requested dimensions are 12.5 feet in height, and 160 square feet (10X16)

**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 property is severely lacking in storage space; There is no garage or carport, and a total of about 40 square feet of closet space in a 3 bedroom home. Furthermore, the backyard tends to flood (this is relevant to the request to exceed height restrictions)

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:

Most properties have a garage which can be used for storage, and/or a greater amount of closet space per square foot in the home. Rule of thumb is that 10% of space in the home should be dedicated to storage. Our home only has 40 square feet of space in a 1945 square foot home. We are severely lacking in storage space. Furthermore, the flooding that occurs in the backyard are a result of a depression in the back of the property.

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 size restrictions for a tool shed limit our storage capabilities to a level well below the amount enjoyed by the typical resident. An average one-car garage is 12 by 22 feet (264 SQ FT), and much of that space is used for storage by the homeowner. Following size restrictions for utility sheds would limit us to a very small area for storage.

Adhering to the height restriction wouldn't allow us to raise the shed up to avoid water damage.

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

This house was purchased with no garage, and only 40 square feet of closet space

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 proposed variance would allow us 160 square feet of storage for outdoor items, seasonal items, and some miscellaneous items. This is still far less space than the typical garage contains. It would also allow us to build a shed tall enough to fulfill two purposes: The shed can be elevated off the ground to avoid water damage (we are in a flood zone and our backyard does not drain well), and the structure will be tall enough to allow for a small amount of additional vertical storage. The shed is simply slightly larger than a typical shed, which does not in our opinion have any negative impact on the surrounding neighborhood or public welfare.

**AFFIDAVIT:** I, Bryan Cicale 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.

[Signature]  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11 day of Jan, 2023

(SEAL)



LUKE RINKUS  
Commission # HH 057058  
Expires October 26, 2024  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Oct 26, 2024

## 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
  
- 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
  
- 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
  
- 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
  
- 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.

**AFFIDAVIT:** Courtney Cicale 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.

Courtney Cicale  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 18 day of April, 20  

(SEAL)

JAZMINE EVEILLARD  
Commission # HH 316763  
Expires September 27, 2026



Jazmine Eveillard  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:





FOLIO_NUMB	NAME_LINE_1	NAME_LINE1	ADDRESS_LI	CITY	STAT	ZIP	LEGAL_LINE	LEGAL_LI_1
504209220413	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER VISTA 22-38 B	THE STREETS, AVENUE, BOULEVARD
504209220230	PAGOTTO,CECILIA E	RENOM,ATILIO	1718 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 15 BLK 2
504209220240	PADILLA,MONICA	PEREIRA,MARIO BLVD	1722 WEST LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 16 BLK 2
504209220250	BATTERBURY,JAMES J & IRENE V		1726 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 17 BLK 2
504209220210	DEAN,GAMMA O & KELLY		1708 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 13 BLK 2
504209220260	FRASER,JAMES E III		1730 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 18 BLK 2
504209220220	RUBINOV,REGINA		3700 SHADY RIDGE RD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 14 BLK 2
504209220270	WORSNOP,JAMES DALE		1734 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 19 BLK 2
504209220271	BECKER,JORDAN CHARLES		1738 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 20 BLK 2
504209220280	O'DONNELL,JEFFREY A & CAROLE J		1744 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 21,22 BLK 2
504209220401	STERR,JASON M		PO BOX 669414	MIAMI	FL	33166	RIVER VISTA 22-38 B	LOT 17 BLK 3
504209220400	DAMSE,CRISTIAN & EMANUELA		1709 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 17 BLK 3
504209220390	EVANS,BONNIE J		4 VALLE VISTA DR	ASHEVILLE	NC	28804	RIVER VISTA 22-38 B	LOT 15 BLK 3
504209220380	SYSON,ELICIA		1717 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 13 E 20,14 BLK 3
504209220370	LANIGAN,THOMAS P		1725 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 12 E 40,13 W 40 BLK 3
504209220360	DAMIANO,GIUSEPPE	LUNA,JOSEANNE ROXANA VASQUEZ	1729 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 11,12 W 20 BLK 3
504209220350	LANGE,ROBERT W		52 LOVELL ST	PORTSMOUTH	NH	03801	RIVER VISTA 22-38 B	LOT 10 BLK 3
504209220340	BOGARD,KIMBER LEE	SKRZYPEK,ANTOINE	1737 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 9 BLK 3
504209220331	BECKER,SHARI K		1741 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 8 BLK 3
504209220330	SHELburne,G WILLIAM		1745 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	LOT 7 BLK 3
504209220320	DAY,T J & LINDA L		1749 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 B	PART LOTS 4 & 5 AS DESC IN
504209100020	BECKER,JOANNE T		1500 SW 4 ST	FORT LAUDERDALE	FL	33312	VALENTINES SUB B-29 D	THAT PT LOT 2 BOUNDED AS FOLLOWS
504209370100	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	SANFORD D ADLER SUB 76-16 B	THOROUGHFARES DEDICATED TO
504209100021	EPSTEIN,STEVEN L	STEVEN L EPSTEIN REV LIV TR	1708 SW 4 ST	FORT LAUDERDALE	FL	33312	VALENTINES SUB B-29 D	LOT 2 E 85 OF W 860 OF N 201
504209100022	KLOEPFER,JOHN V & MELISSA		1712 SW 4 ST	FORT LAUDERDALE	FL	33312	VALENTINES SUB	B -9 D
504209370090	DA SILVA,PAULO & JULIA		1716 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 9
504209370080	HOHN,KEVIN W	BRITTON,TANEIL S	1720 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 8
504209370070	CICALE,COURTNEY L & BRYAN		1724 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 7
504209370060	PEGG,JAMES BYRON		1728 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 6
504209370050	BENEKE,LOIS ELIZABETH		1732 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 5
504209370040	PROSPER INVESTMENTS LLC		18564 SW 55 ST	MIRAMAR	FL	33029	SANFORD D ADLER SUB 76-16 B	LOT 4
504209370030	KASSATLY,JOHN		1740 SW 4 ST	FORT LAUDERDALE	FL	33312	SANFORD D ADLER SUB 76-16 B	LOT 3
504209370020	BALTOIANO,SERGIO FRANCISCO		6319 TELEGRAPH RD	ALEXANDRIA	VA	22310	SANFORD D ADLER SUB 76-16 B	LOT 2
504209270110	BUSH,DARIN L		1619 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 12
504209270100	BAYNE,MARIE S	MARIE STICKEL BAYNE REV LIV TR	1623 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 11
504209270090	MILLER,JANET L		1701 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 10
504209270080	EDWARDS,MILLIE		1705 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 9
504209270070	MOTE,MICHAEL KEITH & GIA		1709 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 8
504209270060	HALL,KATYA	HALL,JSSA ADDAE	1713 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 7
504209270050	DYE,LISA DIANE MCLELLAN	LISA D MCLELLAN DYE REV LIV TR	1717 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 6
504209270040	ALIYA,ILAN		1721 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 5
504209270030	LAXALDE,DOMINIQUE	SOEHNGEN,MICHAEL	1729 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 3
504209270020	WISEMAN,CASEY A	MILLER,CURT D	1733 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 2
504209270280	GROSS,DAVID M		1620 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 29
504209270290	PETERSON,DOUGLAS JOHN	REILLY,JANET	1624 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 30
504209270300	BAIR,BONNIE JOE		1700 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 31
504209270310	SLONE,BRENT	SLONE,MONICA	1704 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 32
504209270320	PATTERSON,SCOTT ALLEN		1708 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 33
504209270330	AUERBACH,ADAM		1712 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 34
504209270340	HITTLE,JACK RAYMOND H/E	SYLVESTER,STEVEN RICHARD	1716 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 35
504209270350	WORMELLE,JAMES		1720 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 36
504209270360	UNSWORTH,BONNIE D	CROCKETT,SHARON ANN	1728 SW 4 CT	FORT LAUDERDALE	FL	33312	GILL ISLES 44-13 B	LOT 37
504209271520	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	GILL ISLES 44-13 B	WATERWAYS AS DEDICATED PER PLAT
504209220412	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER VISTA 22-38 B	THE WATERWAYS ARE HEREBY
504209271510	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	GILL ISLES 44-13 B	ROAD RIGHTS OF WAY DEDICATED PER

## Variance Request Narrative

The proposed variance would allow us to keep our backyard shed that is 16 feet long by 10 feet wide, and 12.5 feet tall. Under section 47-19.2 EE, the maximum height of a shed is 10 feet and the maximum length is 12 feet.

I'm in the process of constructing a shed in my backyard which is 10 by 16 feet, and 12.5 feet high. Some of the attributes of my property present unique circumstances which I believe make it reasonable to build a shed of this size. First of all, our property is in a flood zone and lacks drainage in the backyard. In the past, we've had rainy seasons that have caused significant flooding in the backyard (up to my knees). Furthermore, the property severely lacks adequate storage space; the house does not have a garage, which most homeowners can use to store tools, bikes, outdoor equipment, lawn mowers, etc. For reference, the average one car garage is about 12X22 feet (264 square feet). The total closet space in our 3 bedroom, 1425 square foot home is only about 40 square feet. A common rule of thumb is that about 10% of a home's square footage should be dedicated to storage space; If our property followed that rule, we would have about 142 square feet of closet space. This lack of storage space is the primary reason for building this shed with the dimensions we've chosen.

When we bought our property, it had a tool shed in the backyard. It was approximately 90 square feet, and we quickly started to run out of space to store our items. Furthermore, it became apparent that the shed was fairly old, and there was termite damage; we decided to tear it down in favor of a new shed that was larger. I live at the property with my wife and our newborn daughter, and we plan on having more children in the future; our intention for the shed is to store all of our outdoor items (yard maintenance tools, bikes and other recreational items, etc.) and seasonal items with enough extra room to address our lack of closet space by storing some items that might otherwise have been stored in our house. We're hoping that it's a solution that will continue to be viable as our family grows.

Building the shed at 10 by 16 feet in length allows for a slightly larger area inside of the shed to address our storage concerns. The purpose of building the shed at a height of 12.5 feet is to allow us to elevate the shed above the water level that occurs during the rainy season, while retaining enough height inside of the shed for some vertical storage space. We believe that given our situation, these dimensions are not excessive. Furthermore, a shed that is a few feet larger than what is typically allowed has virtually no impact on the surrounding homeowners or community. The only difference is that it may be slightly more visible over the fence line, but it is by no means an eyesore.

Thank you for your consideration,  
Bryan Cicale

Camera Facing South



Camera Facing South



Camera Facing South





Camera Facing North



Camera Facing East





Camera Facing North





Camera Facing West

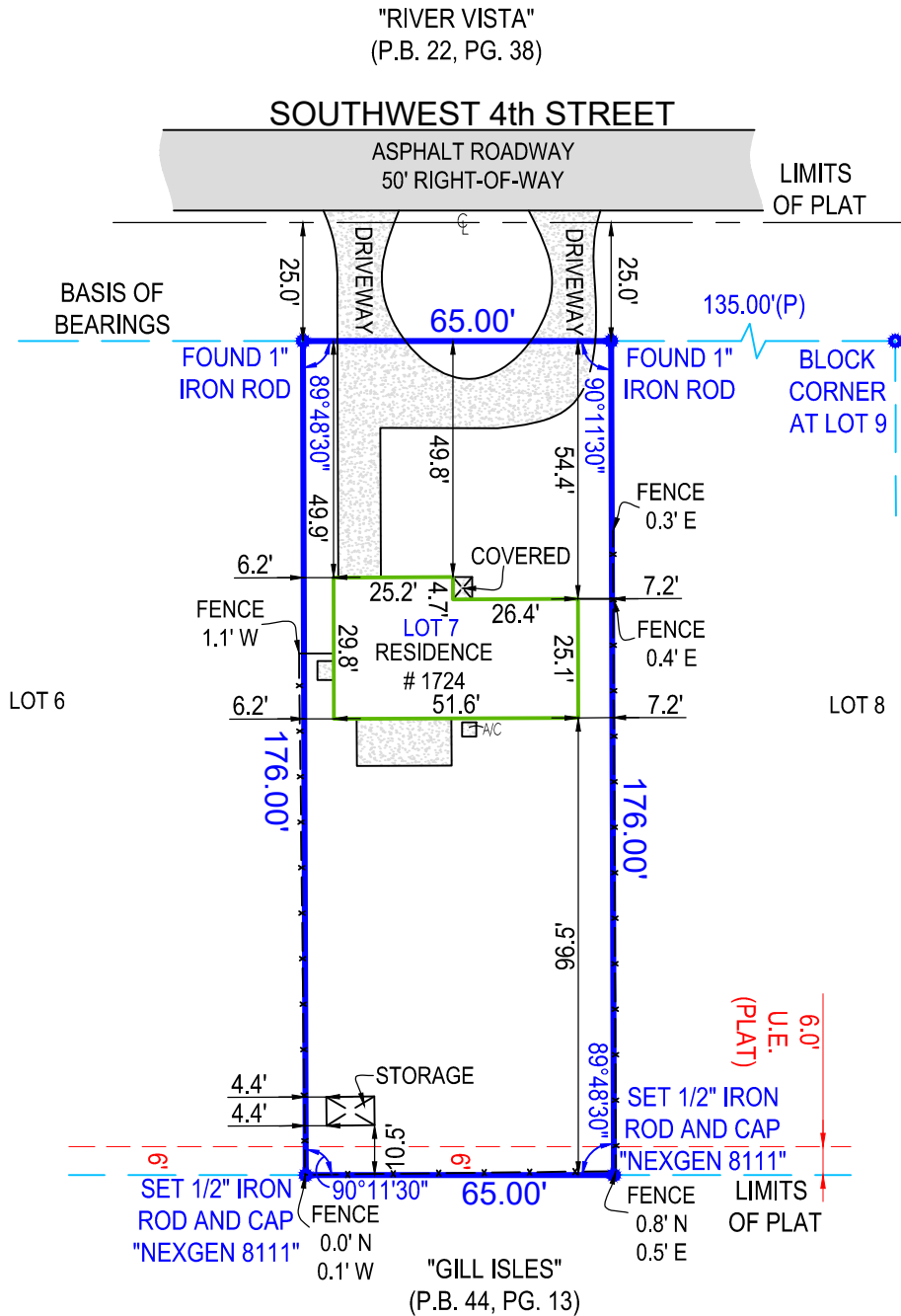
# 1724 SOUTHWEST 4th STREET, FORT LAUDERDALE, FL. 33312



SCALE: 1"=40'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)

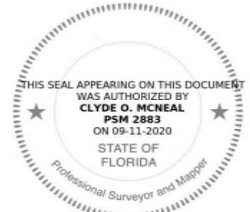


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 09-10-2020  
 Drawn By: Oleg  
 Order #: 102748  
 Last Revision Date: 09-10-2020  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 5601 Corporate Way, Suite #103  
 West Palm Beach, FL 33407  
 561-508-6272



**LEGAL DESCRIPTION OF: 1724 SW 4TH ST, FORT LAUDERDALE, FL, 33312**

LOT 7, SANFORD D. ADLER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:**

**FLOOD ZONE:**

12011C0556H  
ZONE: X500  
EFF: 08/18/2014

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH UTILITY EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON EASTERLY AND WESTERLY SIDES OF LOT AS SHOWN.

**LEGEND**

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - -FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRINCK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC. ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



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