



BOARD OF ADJUSTMENT MEETING NOTICE

August 22, 2023

A Public Hearing will be held before the Board of Adjustment on: **Thursday, September 21, 2023 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th 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

| | |
|-----------------------------|--|
| CASE: | PLN-BOA-23030005 |
| OWNER: | PETROSKY, MARK |
| AGENT: | N/A |
| ADDRESS: | 901 SW 31 STREET, FORT LAUDERDALE, FL 33315 |
| LEGAL DESCRIPTION: | LOT 1, BLOCK 3 OF "OAK GROVE". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY) |
| ZONING DISTRICT: | RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY |
| COMMISSION DISTRICT: | 4 |
| REQUESTING: | <u>Sec. 47-19.2.EE - Utility and tool sheds, residential districts.</u> |

- Requesting a variance to allow an **EXISTING** Utility and tool shed with an open porch structure to have a side yard setback of 1 foot, whereas the code allows a minimum setback of 5 feet to the overhang. A total side yard setback reduction of 4 feet.
- Requesting a variance to allow an **EXISTING** Utility and tool shed with an open porch structure to have a maximum side length of 18 feet 3 ½ inches, whereas the code allows a maximum side length of 12 feet. A total variance request for an increase of 6 feet 3 ½ inches.
- Requesting a variance to allow an **EXISTING** Utility and tool shed with an open porch structure to have a maximum height of 12 foot 6 ⅛ inches, whereas the code allows a maximum of 10 feet. A total variance request for an increase in height of 2 feet 6 ⅛ inches.
- Requesting a variance to allow an **EXISTING** Utility and tool shed with an open structure to have a total area of 333 square feet, whereas the code allows a maximum of 100 square feet. A total variance request for an increase of 233 square feet.

Please Note: Based on the survey and sheet A-0.1, the area of the utility and tool shed is 230 square feet, the area of the porch is 103 square feet, a total area of 333 square feet. The difference in area is 233 square feet.

Sec. 47-19.1. L. – General Requirements

- Requesting a variance to allow an **EXISTING** utility and tool shed at a height of 12 feet 6 1/8 inches whereas the code only permits accessory structures height no greater than principal structure height of 11 feet 1 1/2 inches. A total variance request for an increase in height of 1 foot 4 5/8 inches.

Please Note: Based on sheet A-0.1, the height of the utility and tool shed is 12 feet 6 1/8", and the height of the principle structure is 11 feet 1 1/2 ", a total difference in height of 1 foot 4 5/8"

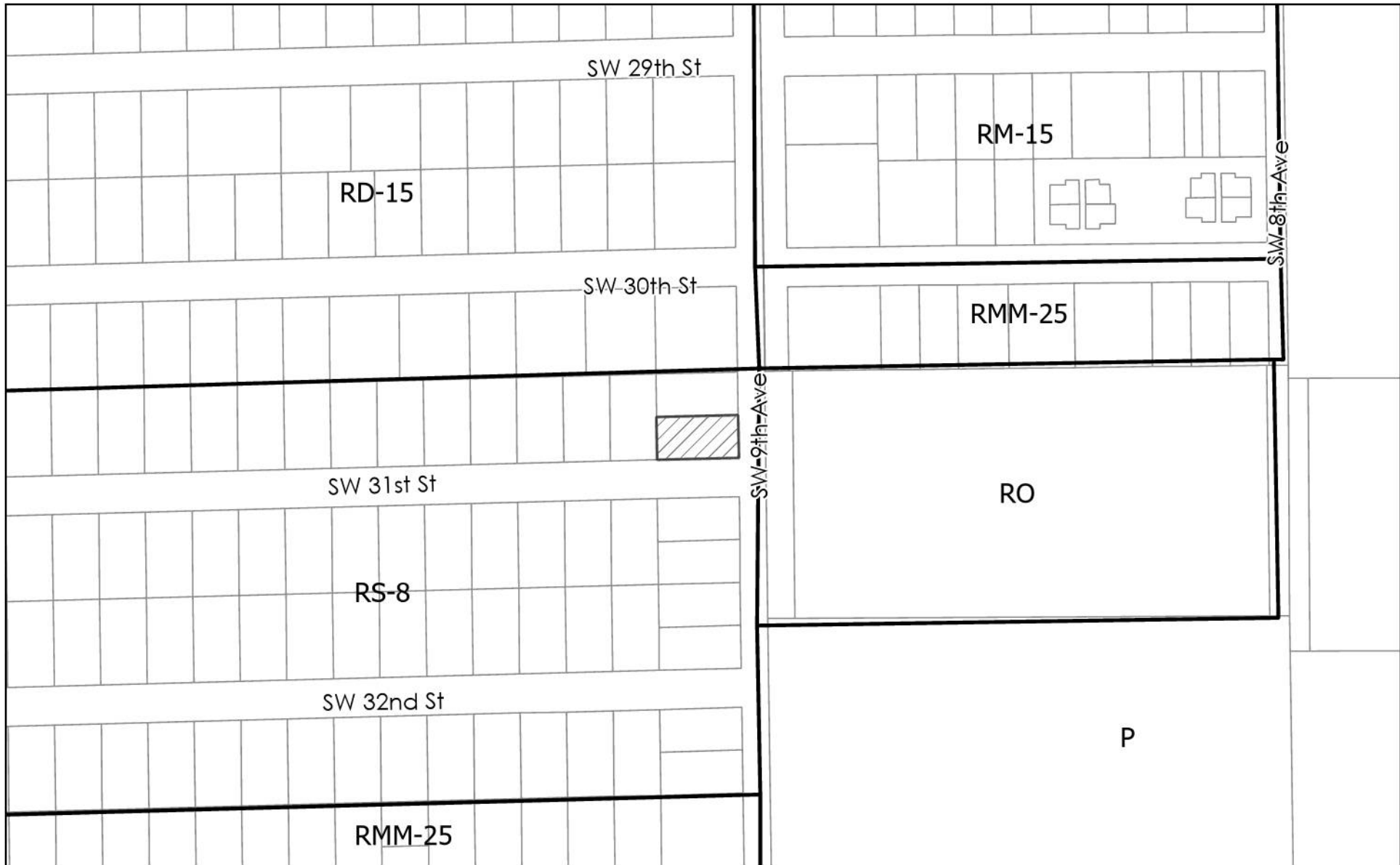
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

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-23030005

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

1 OF 2

BOARD OF ADJUSTMENT MEETING

DATE: September 21, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23030005

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

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**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH 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**



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





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

2 OF 2

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DATE: September 21, 2023

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

- Requesting a variance to allow an EXISTING Utility and tool shed with an open structure to have a total area of 333 square feet, whereas the code allows a maximum of 100 square feet. A total variance request for an increase of 233 square feet. **Please Note: Based on the survey and sheet A-0.1, the area of the utility and tool shed is 230 square feet, the area of the porch is 103 square feet, a total area of 333 square feet. The difference in area is 233 square feet.**

Requesting: Sec. 47-19.1.L – General Requirements.

- Requesting a variance to allow an EXISTING utility and tool shed at a height of 12 feet 6 1/8 inches whereas the code only permits accessory structures height no greater than principal structure height of 11 feet 1 1/2 inches. A total variance request for an increase in height of 1 foot 4 5/8 inches. **Please Note: Based on sheet A-0.1, the height of the utility and tool shed is 12 feet 6 1/8", and the height of the principle structure is 11 feet 1 1/2 ", a total difference in height of 1 foot 4 5/8".**

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North Elevation



Northeast Elevation



Northwest Elevation



Northwest Elevation



Northwest Elevation



Southwest Elevation





PLN-BOA-23030005 CODE SECTIONS

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.

Sec. 47-19.1. L. – General Requirements

L.

Except as otherwise provided in this [Section 47-19](#), the following provisions shall apply. No accessory structure shall be built in the front yard more than one (1) story, or thirteen (13) feet in height. The following accessory buildings will be permitted in residential zoning districts: Private garage, garden house, or structure of the same classification. Within a residential zoning district, no accessory use or structure shall be greater in height than the principal building and in no instance shall the height of an accessory use or structure be greater than twenty-four (24) feet in height except that on lots of greater area than one (1) acre, an accessory building shall not be more than thirty-five (35) feet in height; providing it is located not less than thirty (30) feet from every lot line. The total areas of accessory buildings shall not be greater than thirty-five percent (35%) of the rear yard area. No accessory buildings shall be built closer than ten (10) feet to any rear line which is a street or alley line, or, in the case of corner lots, closer than fifteen (15) feet to any side street line except as otherwise provided herein.

Record

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

Showing 1-15 of 15

| <input type="checkbox"/> | Record, Permit, or Account # | Record Description | Application Name | Record Type | Balance | Planner Name | Street # | Dir | Street Name | Type | Opened Date | Status |
|--------------------------|--|--|----------------------------------|------------------------------|-------------------------|------------------------------|--------------------------|---------------------|-----------------------------|----------------------|-----------------------------|------------------------|
| <input type="checkbox"/> | PLN-BOA-23030005 | | 901 Zoning Letter | Z- Board of Adjustment (BOA) | 0 | | 901 | SW | 31 | ST | 03/23/2023 | Open |
| <input type="checkbox"/> | CE23010858 | WORK WITHOUT PERMIT - CONCRETE BLOCK STRUCTURE IN... | | Code Case | 0 | Malaika Murray | 901 | SW | 31 | ST | 01/30/2023 | Closed |
| <input type="checkbox"/> | BE23010148 | ATF. SHED BEING BUILT OF CMU IN THE WEST SIDE OF... | 901 SW 31 ST. | Building Code Case | 0 | Leonardo Martinez | 901 | SW | 31 | ST | 01/25/2023 | Special Magistrate |
| <input type="checkbox"/> | CE21031035 | Eye Sore - 2 years w/o being painted. | | Code Case | 0 | WILSONQ | 901 | SW | 31 | ST | 03/31/2021 | Closed |
| <input type="checkbox"/> | PM-18081856 | INSTALL 9 IMPACT WINDOWS ~ ~1/28/19 B200 NOAS ~ ~... | INSTALL 9 IMPACT WINDOWS | Window and Door Permit | 0 | | 901 | SW | 31 | ST | 08/21/2018 | Complete |
| <input type="checkbox"/> | CE18010465 | , PHOTOS TAKEN, BULK TRASH/TREE LIMBS ON THE RIGH... | WHITE,PAULA N | Code Case | 0 | | 901 | SW | 31 | ST | 01/07/2018 | Closed |
| <input type="checkbox"/> | VIO-CE18010465_1 | BULK TRASH/TREE LIMBS ON THE RIGHT OF WAY/SWALE. | WHITE,PAULA N | Violation-CODE Hearing | 0 | | 901 | SW | 31 | ST | 01/07/2018 | Closed |
| <input type="checkbox"/> | CE17121755 | L/S CLEAR CHOICE - 0- CASE FOUND | WHITE,PAULA N | Code Case | 0 | | 901 | SW | 31 | ST | 12/20/2017 | Closed |
| <input type="checkbox"/> | VIO-CE17121755_1 | | WHITE,PAULA N | Violation-CODE Hearing | 0 | | 901 | SW | 31 | ST | 12/20/2017 | Closed |
| <input type="checkbox"/> | CE17110550 | L/S CLEAR CHOICE - 0 - CASE FOUND | WHITE,PAULA N | Code Case | 0 | | 901 | SW | 31 | ST | 11/09/2017 | Closed |
| <input type="checkbox"/> | VIO-CE17110550_1 | | WHITE,PAULA N | Violation-CODE Hearing | 0 | | 901 | SW | 31 | ST | 11/09/2017 | Closed |
| <input type="checkbox"/> | CE17090504 | L/S CLEAR CHOICE - 0 - CASE FOUND | WHITE,PAULA N | Code Case | 0 | | 901 | SW | 31 | ST | 09/20/2017 | Closed |
| <input type="checkbox"/> | VIO-CE17090504_1 | | WHITE,PAULA N | Violation-CODE Hearing | 0 | | 901 | SW | 31 | ST | 09/20/2017 | Closed |
| <input type="checkbox"/> | PM-09051267 | SEPTIC TANK TO SEWER CONVERSION | SEPTIC TANK TO SEWER CONVERSION | Plumbing Sewer Cap Permit | 0 | | 901 | SW | 31 | ST | 05/15/2009 | Complete |
| <input type="checkbox"/> | PM-06062995 | REROOF 1200 SF SHINGLE | REROOF 1200 SF SHINGLE | Re-Roof Permit | 0 | | 901 | SW | 31 | ST | 06/24/2006 | Complete |

Page 1 of 1 < >

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 | Mark T. Petrosky |
| Property Owner's Signature | <i>Mark T. Petrosky</i> <small>If a signed agent letter is provided, no signature is required on this application by the owner.</small> |
| Address, City, State, Zip | 901 SW 31st St Fort Lauderdale, FL 33315 |
| E-mail Address | mtpetrosky@gmail.com |
| Phone Number | 815.400.3748 |
| 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 | |
| Applicant / Agent's Signature | |
| Address, City, State, Zip | |
| E-mail Address | |
| Phone Number | |
| Letter of Consent Submitted | <input type="checkbox"/> |

| | |
|--|---|
| Development / Project Name | |
| Existing / New | Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> |
| Project Address | Address: 901 SW 31st St. Fort Lauderdale, FL 33315 |
| Legal Description | See survey |
| Tax ID Folio Numbers (For all parcels in development) | 5042 21 16 0850 |
| Variance Request (Describe) | See Attached... |
| Applicable ULDR Sections | 47-19.2EE 47-19.1 |

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

| Setbacks (Indicate direction N, S, E, W) | Required | Proposed |
|--|----------|----------|
| Front | | |
| Side | 5.0' | 1.0' |
| Side | | |
| Rear | 5.0' | 5.0' |

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

No Proper Storage For lawn equipment, tools

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:

No storage was needed when house was built. Today standards demand proper storage.

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

There is absolutely no gain other peace of mind and to stop paying storage fees. Also have out buildings like other neighbors ARE PRIVILEGED TO HAVE

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

Certainly not to disregard of the provisions, but merely a necessity to improve my way of life

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 the minimum for my used and hand needs and will not affect my neighbor or the community

AFFIDAVIT: I, Mark T. Petrosky 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.

Mark T. Petrosky
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of April, 2023

(SEAL)



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

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Revised Application 8.15.2023

Variance request 47-19.2.EE - Utility and tool sheds, residential districts.

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NOTE: BREAK DOWN BELOW

| | |
|--|------------------------|
| Area of utility and tool shed | 230 square feet |
| Area of Porch | 103 square feet |
| Total area | 333 square feet |
| Difference in area (request for variance) | 233 square feet |

Sec. 47-19.1.L.-General Requirements

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NOTE: BREAK DOWN BELOW

| | |
|--|-----------------------|
| Height of utility and tool shed | 12 feet 6 1/8" |
| Height of Principle Structure | 11 feet 1 1/2" |
| Difference | 1 foot 4 5/8" |

[Click here to display your 2022 TRIM Notice.](#)

| | | | |
|-------------------------------|---|---------|-----------------|
| Site Address | 901 SW 31 STREET, FORT LAUDERDALE FL 33315-2925 | ID # | 5042 21 16 0850 |
| Property Owner | PETROSKY, MARK | Millage | 0312 |
| Mailing Address | 901 SW 31 ST FORT LAUDERDALE FL 33301 | Use | 01-01 |
| Abbreviated Legal Description | OAK GROVE 27-16 B LOT 1 BLK 3 | | |

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\(8\)](#).



IT'S IMPORTANT THAT YOU KNOW:

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.](#)

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|------|----------|------------------------|---------------------|----------------------|------------|
| 2023 | \$37,620 | \$225,720 | \$263,340 | \$161,290 | |
| 2022 | \$37,620 | \$225,720 | \$263,340 | \$156,600 | \$2,707.48 |
| 2021 | \$37,620 | \$179,510 | \$217,130 | \$152,040 | \$2,623.44 |

2023 Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|-----------------|-----------|--------------|-----------|-------------|
| Just Value | \$263,340 | \$263,340 | \$263,340 | \$263,340 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH 19 | \$161,290 | \$161,290 | \$161,290 | \$161,290 |
| Homestead 100% | \$25,000 | \$25,000 | \$25,000 | \$25,000 |
| Add. Homestead | \$25,000 | 0 | \$25,000 | \$25,000 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$111,290 | \$136,290 | \$111,290 | \$111,290 |

Sales History -- Search Subdivision Sales

| Date | Type | Price | Book/Page or CIN |
|------------|-------|-----------|------------------|
| 1/2/2018 | WD-Q | \$206,000 | 114807374 |
| 11/13/2017 | WD-D | \$165,000 | 114766497 |
| 11/13/2017 | WD-Q | \$145,000 | 114758045 |
| 8/7/2017 | QCD-T | \$100 | 114549144 |
| 12/1/1984 | PRD | \$52,000 | 12221 / 109 |

Land Calculations

| Price | Factor | Type |
|---------------------------------|--------|-------|
| \$6.50 | 5,787 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 1018 |
| Units/Beds/Baths | | 1/2/1 |
| Eff./Act. Year Built: 1960/1959 | | |

Special Assessments

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|------|------|-------|-------|------|------|-------|-------|------|
| 03 | | | | | | F1 | | |



150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



901 SW 31st St



| FOLIO_NUMB | NAME_LINE_ | NAME_LINE1 | ADDRESS_LI | CITY | STATE | ZIP | ADDRESS__1 | |
|--------------|----------------------------------|------------------------------|----------------------------------|-----------------|-------|-------|-----------------|---------|
| 504222160150 | LONTOK,JASMIN | BILLONES,DWAYNE C | 2916 SW 9 AVE | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504222160260 | DIAMANTI INVESTMENTS LLC | | 1345 N VENETIAN WAY | MIAMI | FL | 33139 | MIAMI | FL33139 |
| 504221161250 | CAYBERT PROPERTIES LLC | | 279 E OAKLAND PARK BLVD | FORT LAUDERDALE | FL | 33334 | FORT LAUDERDALE | FL33334 |
| 504221161610 | VALENCIA,MONICA | TORADO,DINORA | 911 SW 30 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161600 | PRASCAK,KEVIN H/E | RAIFORD,RUSSELL JR | 915 SW 30 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161590 | PRESSION,CHRISTOPHER | | 3126 SW DIMATTIA ST | PORT ST LUCIE | FL | 34953 | PORT ST LUCIE | FL34953 |
| 504221161580 | ROUILLARD,ROBERT | | 931 SW 30 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504222160290 | 830 EDGEWOOD LLC | | 1457 NE 4 AVE | FORT LAUDERDALE | FL | 33304 | FORT LAUDERDALE | FL33304 |
| 504222160280 | MEDOW,STANLEY & JODI | MEDOW,MARK J ETAL | 701 N FORT LAUDERDALE BEACH BLVD | FORT LAUDERDALE | FL | 33304 | FORT LAUDERDALE | FL33304 |
| 504221160870 | TORRES,SAMUEL H H/E | CHEVRESTT,VERONICA | 3001 SW 9 AVE | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160890 | PLATT,MARCUS J H/E | PLATT,MARGARET | 900 SW 30 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160900 | DONAHUE,STEPHEN H/E | MCGOWAN,KATHLEEN | 910 SW 30 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160910 | JESUS A SANCHEZ TR | SANCHEZ,JESUS ANTONIO TRSTEE | 920 SW 30 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160920 | ROSE,SALLY P | | 2214 SW 5 ST | FORT LAUDERDALE | FL | 33312 | FORT LAUDERDALE | FL33312 |
| 504222330010 | NOVA SOUTHEASTERN UNIVERSITY INC | FACILITIES MANAGEMENT | 3301 COLLEGE AVE | FORT LAUDERDALE | FL | 33314 | FORT LAUDERDALE | FL33314 |
| 504222330020 | PUBLIC LAND | % CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE | FL33301 |
| 504221160860 | MARKOVIC,SLAVISA | | 845 SW 13 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161240 | ACOSTA,ROSA IZAGUIRRE | RIVERA,VICTOR HUGO | 971 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161230 | SEPI,PATRICK & TRACY | | 981 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161220 | KESSLER,COLLEEN M | | 991 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161210 | SMITH,SADIE V EST | | 1001 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161200 | JESUE,SCOTT THOMAS | | 1011 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221161190 | RIORDAN,C | RIORDAN,MARGARITA H | 1021 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160850 | PETROSKY,MARK | | 901 SW 31 ST | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE | FL33301 |
| 504221160460 | TAL SHIAR PROPERTIES LLC | | 900 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160470 | KESSLER,JOHN R | | 970 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160480 | COWAN,RICHARD K | UJUETA,MICHELLE | 980 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160490 | COATES,LAFON CHARLES III | | 990 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160500 | HEADRICK,BRUCE | | 1000 SW 31 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160510 | JENKINS,ASHLEY | | 5780 PLANTATION RD | PLANTATION | FL | 33317 | PLANTATION | FL33317 |
| 504221160450 | MALO,MARK | O'DONNELL,SUSAN | 9187 W SUNRISE BLVD | PLANTATION | FL | 33322 | PLANTATION | FL33322 |
| 504221160440 | DIAZ GUZMAN,AIDA CARMELA H/E | QUINTANILLA,WALTER | 3121 SW 9 AVE | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160840 | FOSSAS,SILVIO | | 991 SW 32 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160830 | FANG,FANG RACHEL | | 1001 SW 32 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160820 | B&V USA GROUP LLC | | 20533 BISCAYNE BLVD #4-470 | AVENTURA | FL | 33180 | AVENTURA | FL33180 |
| 504221160810 | PLECHATY,ERIN O'MALLEY | | 1021 SW 32 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504221160800 | CABRERA,JAVIER | | 1031 SW 32 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504222000110 | CITY OF FORT LAUDERDALE | | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE | FL33301 |
| 504221160430 | SUDDEN,TERRI M & JEFFREY | | 981 SW 32 ST | FORT LAUDERDALE | FL | 33315 | FORT LAUDERDALE | FL33315 |
| 504222160281 | STANLEY & JODI MEDOW REV TR | MEDOW,STANLEY & JODI TRSTEE | PO BOX 81-4063 | HOLLYWOOD | FL | 33081 | HOLLYWOOD | FL33081 |
| 504222160282 | STANLEY & JODI MEDOW REV TR | MEDOW,STANLEY & JODI TRSTEE | 701 N FORT LAUDERDALE BEACH BLVD | FORT LAUDERDALE | FL | 33304 | FORT LAUDERDALE | FL33304 |
| 504221161970 | PUBLIC LAND | % CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE | FL33301 |
| 504222160330 | PUBLIC LAND | % CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | FORT LAUDERDALE | FL33301 |

| LEGAL_LINE | LEGAL_LI_1 |
|--------------------------------|---------------------------------|
| WOODLAWN 11-28 B | LOT 3,4,5 BLK 2 |
| WOODLAWN 11-28 B | LOT 24,25 BLK 2 |
| OAK GROVE 27-16 B | LOT 1,2 BLK 4 |
| OAK GROVE 27-16 B | LOT 42 BLK 4 |
| OAK GROVE 27-16 B | LOT 41 BLK 4 |
| OAK GROVE 27-16 B | LOT 40 BLK 4 |
| OAK GROVE 27-16 B | LOT 39 BLK 4 |
| WOODLAWN 11-28 B | LOT 5,6 W 15 BLK 3 |
| WOODLAWN 11-28 B | LOTS 1 & 2 BLK 3 |
| OAK GROVE 27-16 B | LOT 3,4 BLK 3 |
| OAK GROVE 27-16 B | LOT 5,6 E1/2 BLK 3 |
| OAK GROVE 27-16 B | LOT 6 W1/2,7 BLK 3 |
| OAK GROVE 27-16 B | LOT 8 BLK 3 |
| OAK GROVE 27-16 B | LOT 9,10 E1/2 BLK 3 |
| I U O E LOCAL 675 HOLDING CORP | 75-5 B |
| I U O E LOCAL 675 HOLDING CORP | 75-5 B |
| OAK GROVE 27-16 B | LOT 2 BLK 3 |
| OAK GROVE 27-16 B | LOT 42 BLK 3 |
| OAK GROVE 27-16 B | LOT 41 BLK 3 |
| OAK GROVE 27-16 B | LOT 40 BLK 3 |
| OAK GROVE 27-16 B | LOT 39 BLK 3 |
| OAK GROVE 27-16 B | LOT 38 BLK 3 |
| OAK GROVE 27-16 B | LOT 37 BLK 3 |
| OAK GROVE 27-16 B | LOT 1 BLK 3 |
| OAK GROVE 27-16 B | LOT 4 BLK 2 |
| OAK GROVE 27-16 B | LOT 5 BLK 2 |
| OAK GROVE 27-16 B | LOT 6 BLK 2 |
| OAK GROVE 27-16 B | LOT 7 BLK 2 |
| OAK GROVE 27-16 B | LOT 8 BLK 2 |
| OAK GROVE 27-16 B | LOT 9 BLK 2 |
| OAK GROVE 27-16 B | LOT 3 BLK 2 |
| OAK GROVE 27-16 B | LOT 2 BLK 2 |
| OAK GROVE 27-16 B | LOT 42 BLK 2 |
| OAK GROVE 27-16 B | LOT 41 BLK 2 |
| OAK GROVE 27-16 B | LOT 40 BLK 2 |
| OAK GROVE 27-16 B | LOT 39 BLK 2 |
| OAK GROVE 27-16 B | LOT 38 BLK 2 |
| 22-50-42 | S1/2 OF SW1/4 OF SW1/4 OF NW1/4 |
| OAK GROVE 27-16 B | LOT 1 BLK 2 |
| WOODLAWN 11-28 B | LOT 3 BLK 3 |
| WOODLAWN 11-28 B | LOT 4 BLK 3 |
| OAK GROVE 27-16 B | STREETS & AVENUES DEDICATED PER |
| WOODLAWN 11-28 B | ROAD RIGHTS OF WAY AS DEDICATED |

Mark Petrosky

901 SW 31st Street
Fort Lauderdale, FL 33315

April 5, 2023

NARRATIVE:

The request for this variance is regarding a storage building in the side yard of the house I bought in 2017. My marital situation forced me to downsize, and this house was built in 1959, when people then didn't have all of the conveniences we have today. I knew immediately the closet space, kitchen cabinet space, and laundry facilities were insufficient. Along with this issue was space for tools, power equipment, garden tools, family heirlooms and winter weather gear.

I was forced to store items in Coral Springs during the sale of my former house, and after selling the property I promptly moved the items to storage in Ft. Lauderdale. This move gave me the opportunity to reduce and liquidate many items, keeping only what was necessary. I currently rent a 10' x 10' x 20' unit at \$484.85/month. This is not sustainable on my income. I planned to retire from Broward County Aviation Department (BCAD) upon completion of this build (March 2023) but I cannot do this with a \$5,818.20/year payout for storage. I have no plan "B" and will be forced to continue beyond my planned retirement date.

My goal was to refurbish the interior of my new home to the point where it was livable and then focus on the exterior including constructing a suitable storage/workshop. I painted the exterior and installed foundation plantings. My next move was to focus on the outbuilding.

I did what I thought was right and questioned the advisability of such a building with a skilled carpenter and a few locals in my neighborhood. I was assured that as long as the building wasn't attached to the existing structure it wouldn't be an issue. Also, the consensus of my neighbors was the fact I built over an existing concrete pad and was considered as a former "well house pad" it wouldn't be questionable to build on. This was some bad advice from some well-meaning people. Another reinforcing factor was as I walked the Edgewood community I observed many outbuildings larger than what is specified and at locations inside set backs if not on property lines. One final point to be made; when I was working in middle Tennessee installing water features/ornamental ponds, wood decks, pergolas, drainage solutions (in ground pipe), irrigation installation, re-grading surface areas to ensure positive drainage, complete landscape packages, stone/brick retaining walls and patios I never encountered a request for permitting.

Ignorance of the law or unawareness cannot be pleaded to escape liability as I have and will always continue to live by this motto. However, as I navigated myself through these uncharted waters of building codes and regulations I found myself completely out of sorts. When the building inspector delivered a stop work order on 01.25.23 and informed me any work going forward would be a felony. I have been distraught, out of sorts and literally losing sleep over this. Although my plan was to retire soon, I can't jeopardize my security clearance with BCAD and Customs clearances.

I was finally organizing my life by storing my possessions on my property and stopping the hemorrhage of money for storage fees. I would no longer need to go out of my way for a tool, or no longer keep multiple 5 gallon buckets of tools in my house adding unsightly clutter to my beautiful 1959 renovated bungalow.

Variance request 47-19.2.EE - Utility and tool sheds, residential districts.

- Requesting a variance to allow an existing Utility and tool shed with an open porch structure to have a side yard setback of 1 foot whereas the code allows a minimum setback of 5 feet to the overhang. A total side yard setback reduction of 4 feet.
- Requesting a variance to allow an existing Utility and tool shed with an open porch structure to have a maximum side length of 18 feet 3 ½ inches whereas the code allows a maximum side length of 12 feet. A total variance request for an increase of 6 feet 3 ½ inches
- Requesting a variance to allow an existing Utility and tool shed with an open porch structure to have a maximum height of 12 foot 6 1/8 inches whereas the code allows a maximum of 10 feet. A total variance request for an increase in height of 2 feet 6 1/8 inches.
- Requesting a variance to allow an existing Utility and tool shed with an open structure to have a total area of 333 square feet whereas the code allows a maximum of 100 square feet. A total variance request for an increase of 233 square feet.
- Requesting a variance to allow an existing Utility and tool shed with an open structure to have a total area of 333 square feet whereas the code allows a maximum of 100 square feet. A total variance request for an increase of 233 square feet.

NOTE: BREAK DOWN BELOW

| | |
|--|------------------------|
| Area of utility and tool shed | 230 square feet |
| Area of Porch | 103 square feet |
| Total area | 333 square feet |
| Difference in area (request for variance) | 233 square feet |

Sec. 47-19.1.L.-General Requirements

- Requesting a variance to allow an existing utility and tool shed at a height of 12 feet 6 1/8 inches whereas the code only permits accessory structures height no greater than principal structure height of 11 feet 1 ½ inches. A total increase in height of 1 foot 4 5/8 inches.

NOTE: BREAK DOWN BELOW

| | |
|--|-----------------------|
| Height of utility and tool shed | 12 feet 6 1/8" |
| Height of Principle Structure | 11 feet 1 1/2" |
| Difference | 1 foot 4 5/8" |

Sincerely,

Mark Petrosky

Homeowner

LEGAL DESCRIPTION:

LOT 1, BLOCK 3 OF "OAK GROVE". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPAHO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO.
JOB NO.

PROPERTY ADDRESS: 901 SW 31ST STREET
FORT LAUDERDALE, FL 33315

Scale: 1" = 20'

LEGEND:

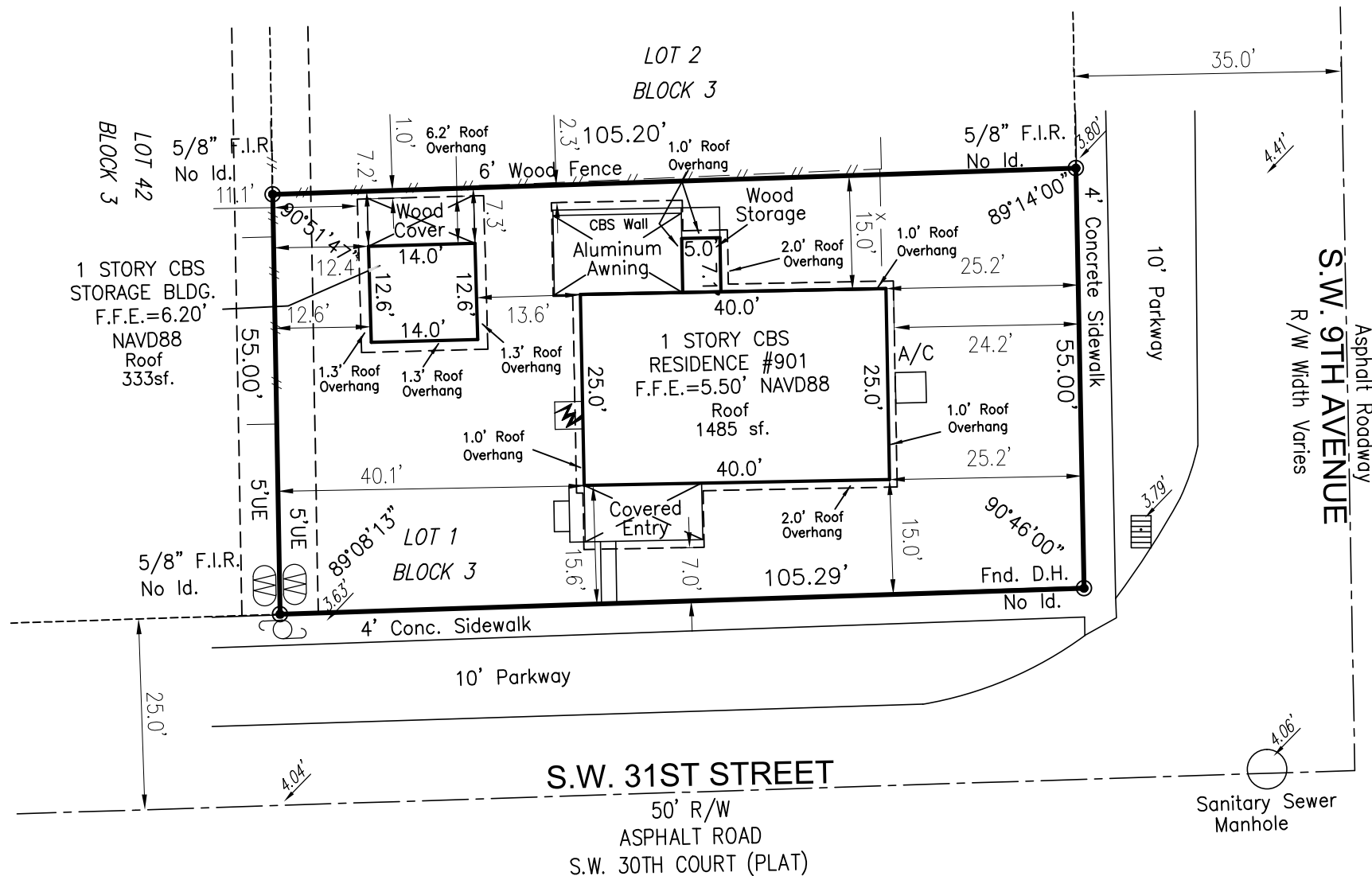
- | | |
|----------------------------------|---|
| F.I.R. DENOTES FOUND IRON ROD | CO DENOTES CLEANOUT |
| NO ID. DENOTES NO IDENTIFICATION | LS DENOTES LICENSED LAND SURVEYOR |
| CONC. DENOTES CONCRETE | P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR |
| R DENOTES RADIUS | N/A DENOTES NOT APPLICABLE |
| D DENOTES DELTA ANGLE | A/C DENOTES AIR CONDITIONER |
| L DENOTES ARC LENGTH | NAVD88 DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988 |
| D.H. DENOTES DRILL HOLE | NGVD29 DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929 |
| R/W DENOTES RIGHT OF WAY | U.E. DENOTES UTILITY EASEMENT |

SYMBOL

- WATER METER
- UTILITY POLE
- ELECTRIC BOX
- WATER VALVE
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- EXISTING ELEVATION

SURVEYORS NOTES:

- ANGLES SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- BENCHMARK REFERENCE: CITY OF FT LAUD. BENCHMARK SW 602, ELEVATION=3.981 NAVD88. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
- NO TITLE INFORMATION WAS SUPPLIED OR REVIEWED IN THE PREPARATION OF THIS SURVEY WITH THE EXCEPTION OF THE LEGAL DESCRIPTION.
- NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
- EASEMENTS SHOWN HEREON ARE PER THE PLAT.
- SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.



FLOOD ZONE: AH
BASE FLOOD ELEV.= 6'
FEMA MAP # 12011C 0559H
DATE OF FIRM: 08/18/14
CITY OF FORT LAUDERDALE: 125105

CERTIFIED TO:
MARK PETROSKY

ADD ROOF OVERHANG AND AREA
5/14/23

DATE OF SURVEY 2/07/23

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.