



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-23070004
OWNER:	HAJIANPOUR, MOHAMMAD A & ZOYA
AGENT:	JAYSEN MATIAS
ADDRESS:	215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	LOT 15 BLOCK 18 OF BEVERLY HEIGHTS 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RC-15 – RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<p><u>Sec. 47-3.2. B.1 – Non-Conforming Structure</u></p> <ul style="list-style-type: none"> Requesting a variance to enlarge, alter and increase an EXISTING non-conforming structure, whereas the code does not allow it to be enlarged or altered in a way that increases its non-conformity. <p><u>Sec. 47-3.2. B.2 – Non-Conforming Structure</u></p> <ul style="list-style-type: none"> Requesting a variance to allow an addition to an EXISTING non-conforming structure that does not meet current ULDR requirements. <p><u>Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.</u></p> <ul style="list-style-type: none"> Requesting a Variance to reduce the rear yard setback to 2.8 feet of an EXISTING structure whereas the code requires a minimum setback of 15 feet. A total setback reduction request of 12.2 feet. Requesting a Variance to reduce the rear yard setback to 5-foot 1 inch of a PROPOSED NEW STRUCTURE whereas the code requires a minimum setback of 15 feet a total setback reduction request of 9 feet 11 inches. Requesting a variance to reduce the WEST corner yard requirement of a PROPOSED NEW STRUCTURE to 11 feet 8 inches, whereas the code requires a minimum of 25 % of lot width at the front yard setback (58 feet 1 inch x 25% = 14 feet 7 inches). A total reduction request of 2 feet 10 inches. Requesting a variance to reduce the EAST corner yard requirement of a PROPOSED NEW STRUCTURE to 10 feet 8

inches, whereas the code requires a minimum of 25 % of lot width at the front yard setback (58 feet 1 inch x 25% = 14 feet 7 inch. A total reduction request of 3 feet 10 inches.

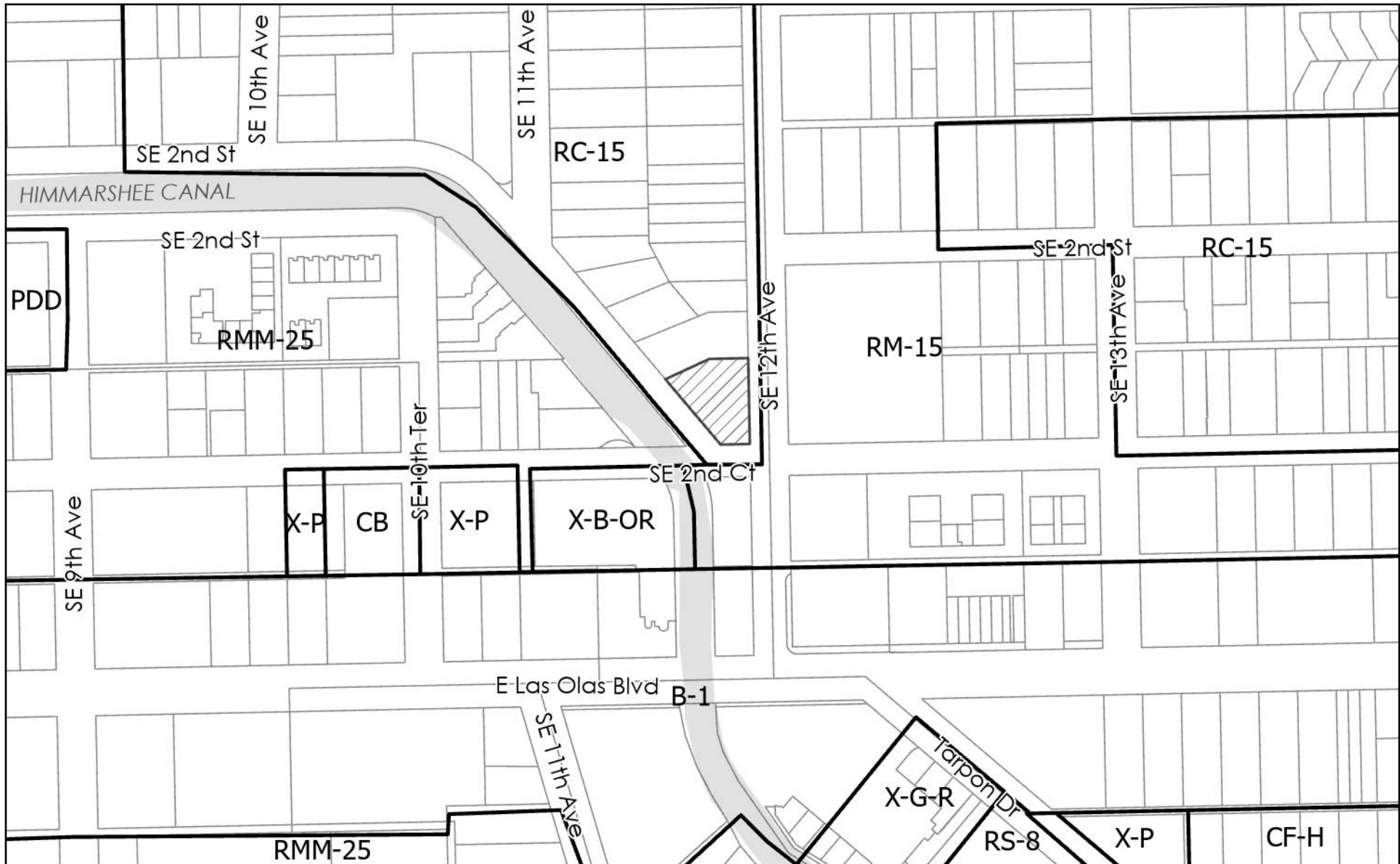
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

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-23070004

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-23070004

Requesting: Sec. 3.2.B.1- Non-Conforming Structure.

- Requesting a variance to enlarge, alter and increase an EXISTING non-conforming structure, whereas the code does not allow it to be enlarged or altered in a way that increases its non-conformity.

Requesting: Sec. 3.2.B.2- Non-Conforming Structure.

- Requesting a variance to allow an addition to an EXISTING non-conforming structure that does not meet current ULDR requirements.

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

BOARD OF ADJUSTMENT MEETING

DATE: September 21, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23070004

Requesting: Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts

- Requesting a Variance to reduce the rear yard setback to 2.8 feet of an EXISTING structure whereas the code requires a minimum setback of 15 feet. A total setback reduction request of 12.2 feet.
- Requesting a Variance to reduce the rear yard setback to 5-foot 1 inch of a PROPOSED NEW STRUCTURE whereas the code requires a minimum setback of 15 feet a total setback reduction request of 9 feet 11 inches.
- Requesting a variance to reduce the WEST corner yard requirement of a PROPOSED NEW STRUCTURE to 11 feet 8 inches, whereas the code requires a minimum of 25 % of lot width at the front yard setback (58 feet 1 inch x 25% = 14 feet 7 inches). A total reduction request of 2 feet 10 inches.
- Requesting a variance to reduce the EAST corner yard requirement of a PROPOSED NEW STRUCTURE to 10 feet 8 inches, whereas the code requires a minimum of 25 % of lot width at the front yard setback (58 feet 1 inch x 25% = 14 feet 7 inch. A total reduction request of 3 feet 10 inches.

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

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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-23070004

APPLICANT: Jaysen Matias

PROPERTY: 215 SE 12th Ave, Fort Lauderdale, FL 33301

PUBLIC HEARING DATE: September 21, 2023

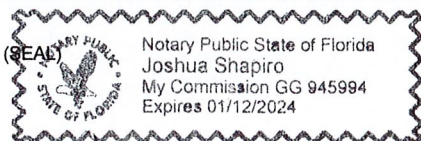
BEFORE ME, the undersigned authority, personally appeared Jaysen Matias, who upon being duly sworn and cautioned, under oath deposes and says:

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. _____ (initial here)

Jaysen Matias
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23 day of August, 2023



Joshua Shapiro
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ROW - SE 2nd ST



ROW - SE 12th AVE



ROW - SE 2nd CT





East Side →







West
Side

westside



PLN-BOA-23070004 CODE SECTIONS

Sec. 47-3.2. B.1 – Non-Conforming Structure

1. A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

Sec. 47-3.2. B.2 – Non-Conforming Structure

2. An addition may be made to a nonconforming structure provided that the addition meets all current ULDR requirements except an addition described in Sec. 47-3.2.B.3.

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.

<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>	<i>Single Family Dwelling Attached: Townhouses</i>
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front yard (ft.)	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when	See Section 47-18.9 20 ft. when	See Section 47-18.33 20 ft. when

PLN-BOA-23070004 CODE SECTIONS

	Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height 20 ft. when abutting a waterway		abutting a waterway	abutting a waterway	abutting a waterway
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20
Minimum distance between buildings (ft.)	None	None	None	None	None

Record

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

Showing 1-41 of 41

<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-23070004		Zoya Residence	Z- Board of Adjustment (BOA)	0		215	SE	12	AVE	07/07/2023	Open
<input type="checkbox"/>	MEC-RES-23050010	Install condensers and exhaust per plan	Zoya Residence	Mechanical Residential Permit	195		215	SE	12	AVE	05/04/2023	Awaiting Client Reply
<input type="checkbox"/>	BLD-ROOF-23050033	Metal re-roof with flat deck	Zoya Residence	Re-Roof Permit	358.88		215	SE	12	AVE	05/04/2023	Awaiting Client Reply
<input type="checkbox"/>	TAM-MOT-23050011	215 SE 12 AVE	ENG-UF-23040010	Maintenance of Traffic Application	0	Francyne Webber	215	SE	12	AVE	05/03/2023	Complete
<input type="checkbox"/>	PLB-RES-23050015	Install New drain, water line and Water Heater	Zoya Residence	Plumbing Residential Permit	176.25		215	SE	12	AVE	05/02/2023	Awaiting Client Reply
<input type="checkbox"/>	ELE-RES-23050015	Adding addition - Interior alteration	Zoya Residence	Electrical Residential Permit	262.5		215	SE	12	AVE	05/02/2023	Pending Master
<input type="checkbox"/>	BLD-RADD-23010018	#ATF INTERIOR ALTERATION AND ADDITION:ADDED 2-BED...	215 SE 12 AVE - Zoya Residence	Residential Addition Permit	1355		215	SE	12	AVE	01/27/2023	Awaiting Client Reply
<input type="checkbox"/>	BE23010060	RED TAG 24-11(D) OVERFLOWING CONSTRUCTION DUMPSTER		Building Code Case	0	Justin Drechsel	215	SE	12	AVE	01/12/2023	Closed
<input type="checkbox"/>	BE23010058	INTERIOR DEMOLITION		Building Code Case	0	Alexander Albores	215	SE	12	AVE	01/12/2023	Open
<input type="checkbox"/>	CE23010332	The house appears to be being demolished. Complai...		Code Case	0	Alexander Albores	215	SE	12	AVE	01/11/2023	Closed
<input type="checkbox"/>	CE22100942	OVERGROWTH ON SWALE		Code Case	0	Gustavo Caracas	215	SE	12	AVE	10/26/2022	Closed
<input type="checkbox"/>	CE22040681	QALERT #913485 Las Olas Regency apartment build...		Code Case	0	Gustavo Caracas	215	SE	12	AVE	04/20/2022	Closed
<input type="checkbox"/>	SE21120015			Bulk Trash Case	0	Wanda Acquavella	215	SE	12	AVE	12/03/2021	Closed
<input type="checkbox"/>	SE21050104			Bulk Trash Case	0	Wanda Acquavella	215	SE	12	AVE	05/07/2021	Closed
<input type="checkbox"/>	CE20121026	TRASH CANS/BOXES LEFT OUT		Code Case	0	Gustavo Caracas	215	SE	12	AVE	12/29/2020	Closed
<input type="checkbox"/>	CE20120466	TRASH BINS BEING LEFT OUT BY THE SIDEWALK		Code Case	0	Gustavo Caracas	215	SE	12	AVE	12/14/2020	Closed
<input type="checkbox"/>	CE20061373	THE BOAT IS TIED TO THE BRIDGE RAILS. BLOCKING TH...		Code Case	0	Leonard Champagne	215	SE	12	AVE	06/30/2020	Complied
<input type="checkbox"/>	CV20030138	18-1.- Public Nuisance; general ~ It is dec...		Violation-CODE Hearing	0		215	SE	12	AVE	03/10/2020	Complied
<input type="checkbox"/>	CV20030137	9-304(b)- Driveway maintenance/Parking on lawn...		Violation-CODE Hearing	0		215	SE	12	AVE	03/10/2020	Complied
<input type="checkbox"/>	CV20020283	18-1.- Public Nuisance; general ~ It is dec...		Violation-CODE Hearing	0		215	SE	12	AVE	02/25/2020	Complied
<input type="checkbox"/>	CV20020282	9-304(b)- Driveway maintenance/Parking on lawn...		Violation-CODE Hearing	0		215	SE	12	AVE	02/25/2020	Complied
<input type="checkbox"/>	CE20020541			Code Case	0	LOIST	215	SE	12	AVE	02/14/2020	Closed
<input type="checkbox"/>	VIO-CE18101111_1		FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE	10/12/2018	Closed
<input type="checkbox"/>	CE18101111	YARD WORK ON THE PROPETY, WORKERS ARE DUMPING, YA...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE	10/12/2018	Closed
<input type="checkbox"/>	PM-18100304	SFR REROOF 1300 SQFT FLAT	SFR REROOF 1300 SQFT FLAT	Re-Roof Permit	0		215	SE	12	AVE	10/03/2018	Complete
<input type="checkbox"/>	VIO-CE18072179_1		FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE	07/27/2018	Closed
<input type="checkbox"/>	CE18072179	PILE OF YARD DEBRIS, TRASH & DEBRIS	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE	07/27/2018	Closed
<input type="checkbox"/>	PM-17012250	REROOF 1100 SF FLAT	REROOF 1100 SF FLAT	Re-Roof Permit	91.9		215	SE	12	AVE	01/30/2017	Void
<input type="checkbox"/>	VIO-CE16091461_1	Discovered this property to have over growth on	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE	09/22/2016	Closed
<input type="checkbox"/>	CE16091461	Discovered this property to have over growth on, ...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE	09/22/2016	Closed
<input type="checkbox"/>	VIO-CE16091382_1	OVERGROWN VEGETATION IS OBSTRUCTING THE VISIBILITY	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE	09/21/2016	Closed
<input type="checkbox"/>	CE16091382	OVERGROWN VEGETATION IS OBSTRUCTING THE VISIBLIT...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE	09/21/2016	Closed
<input type="checkbox"/>	VIO-CE16081263_1	VACATION RENTAL VRBO 512225, NO REGISTRATION	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE	08/16/2016	Closed
<input type="checkbox"/>	CE16081263	VACATION RENTAL VRBO 512225, NO REGISTRATION, VAC...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE	08/16/2016	Closed
<input type="checkbox"/>	VIO-CE15061187_1	FOOD BOXES AND BEER BOTTLE ON SWALE	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE	06/17/2015	Closed
<input type="checkbox"/>	CE15061187	FOOD BOXES AND BEER BOTTLE ON SWALE, FOOD BOXES A...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE	06/17/2015	Closed
<input type="checkbox"/>	PM-04112410	INST SPRINKLR SYST & ONE 1" IRRG METER	INST SPRINKLR SYST & ONE 1" ...	Plumbing Irrigation Permit	0		215	SE	12	AVE	11/29/2004	Complete
<input type="checkbox"/>	PM-01090634	REROOF-1400SF-SHINGLE FOR OFFICE BLDG ~LANGONE S...	REROOF-1400SF-SHINGLE FOR OF...	Re-Roof Permit	0		215	SE	12	AVE	09/12/2001	Complete
<input type="checkbox"/>	AB-0038328		LANGONE STUDIOS	Resident/Business Alarm Registration	0		215	SE	12	AVE	01/16/1998	Active
<input type="checkbox"/>	BL-1001606		LANGONE STUDIOS	General Business Tax Receipt	0		215	SE	12	AVE	10/03/1997	Closed
<input type="checkbox"/>	BL-964079		PETER LANGONE INC	General Business Tax Receipt	0		215	SE	12	AVE	10/03/1997	Closed



BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

- Cover : Deadlines, Fees and General Information
- Page 1 : Applicant Information Sheet
- Page 2 : Criteria for Variance Request
- Page 3 : Checklist for submittal and completeness
- Page 4 : Notice Requirements and 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 emailing staff or 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.

Select the application type.	Fees
<input type="radio"/> Variance/Special Exception/Interpretation (Before):	\$2200.00
<input type="radio"/> Variance/Special Exception/Interpretation (After):	\$2800.00
<input checked="" type="radio"/> Variance/Special Exception/Interpretation (Before): Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only)	\$650.00
<input type="radio"/> Variance/Special Exception/Interpretation (After): Residential Accessory Structures & Existing Non-Conforming Structures (Homestead Only)	\$850.00
<input type="radio"/> Request for Continuance	\$900.00
<input type="radio"/> Request for Rehearing	\$300.00
<input type="radio"/> Rehearing Request before the board	\$1150.00

The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	July 6, 2023

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

Property Owner's Name	Zoya E. Mohammad Hajjampour
Property Owner's Signature	
Address, City, State, Zip	641 SW 3rd Ave, Fort Lauderdale FL 33315
E-mail Address	zoyahali@gmail.com
Phone Number	954.608.0925
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	Jaysen Matias
Applicant / Agent's Signature	
Address, City, State, Zip	4044 NE 7th Ave, Suite 200, Oakland Park, FL 33334
E-mail Address	andres.jmfamily@outlook.com
Phone Number	954.860.2894
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Development / Project Name	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 215 SE 12th AVE, Fort Lauderdale, FL 33301
Legal Description	SEE Survey
Tax ID Folio Numbers (For all parcels in development)	5042 11 07 0790
Variance/Special Exception Request (Provide a brief description of your request)	Requesting variance to reduce setbacks on the east and west corner yard, as well as the rear of the property, as to alter the existing structure and enclose the patio to become living space.
Applicable ULDR Sections (include all code sections)	4 7-3.2.B.1, 47-3.2.B.2, 47-5.33

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front		
Side	W-15ft	11ft 8in
Side	E-15ft	10ft 8in
Rear	NE-15ft	2ft 8in

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

SPONSOR 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

Please see attached additional page with the narrative for the response.

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:

Please see attached additional page with the narrative for the response.

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

Please see attached additional page with the narrative for the response.

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

Please see attached additional page with the narrative for the response.

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.

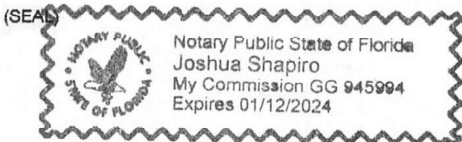
Please see attached additional page with the narrative for the response.

STATEMENT : I, Jaysen Matias 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 6th day of July, 2023



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



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

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and to comply with the city approved setbacks, we will be required to alter the original structure of the existing home. At this point if we are required to cut back the existing structure this will put us way over the 50% rule and create a financial burden for the homeowners.

- 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: being part of a corner lot with three roads around this property makes our setback requirement a bit more difficult to comply.

- 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 by restricting or complying by the current setback regulations the existing structure can only be altered on the front of the property.

- 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 currently the existing structure has an enclosed patio which has structural members that currently doesn't comply with current set back regulations. To



make use of this space and accommodate the size of our client's family would make better use of its space as opposed to an enclosed patio.

- 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 will not be detrimental to the public's welfare and its neighbors.

Jaysen Matias

JM Family Construction LLC

4044 NE 7th Ave, Suite 200

Oakland Park, FL 33334



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

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Jaysen Matias

JM Family Construction LLC

4044 NE 7th Ave, Suite 200

Oakland Park, FL 33334



Site Address	215 SE 12 AVENUE, FORT LAUDERDALE FL 33301-3637	ID #	5042 11 07 0790
Property Owner	HAJIANPOUR, MOHAMMAD A & ZOYA	Millage	0312
Mailing Address	641 SW 3 AVE FORT LAUDERDALE FL 33315-1005	Use	01-01
Abbr Legal Description	BEVERLY HEIGHTS 1-30 B LOT 15 BLK 18		

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\(8\)](#).

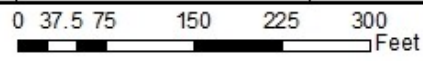
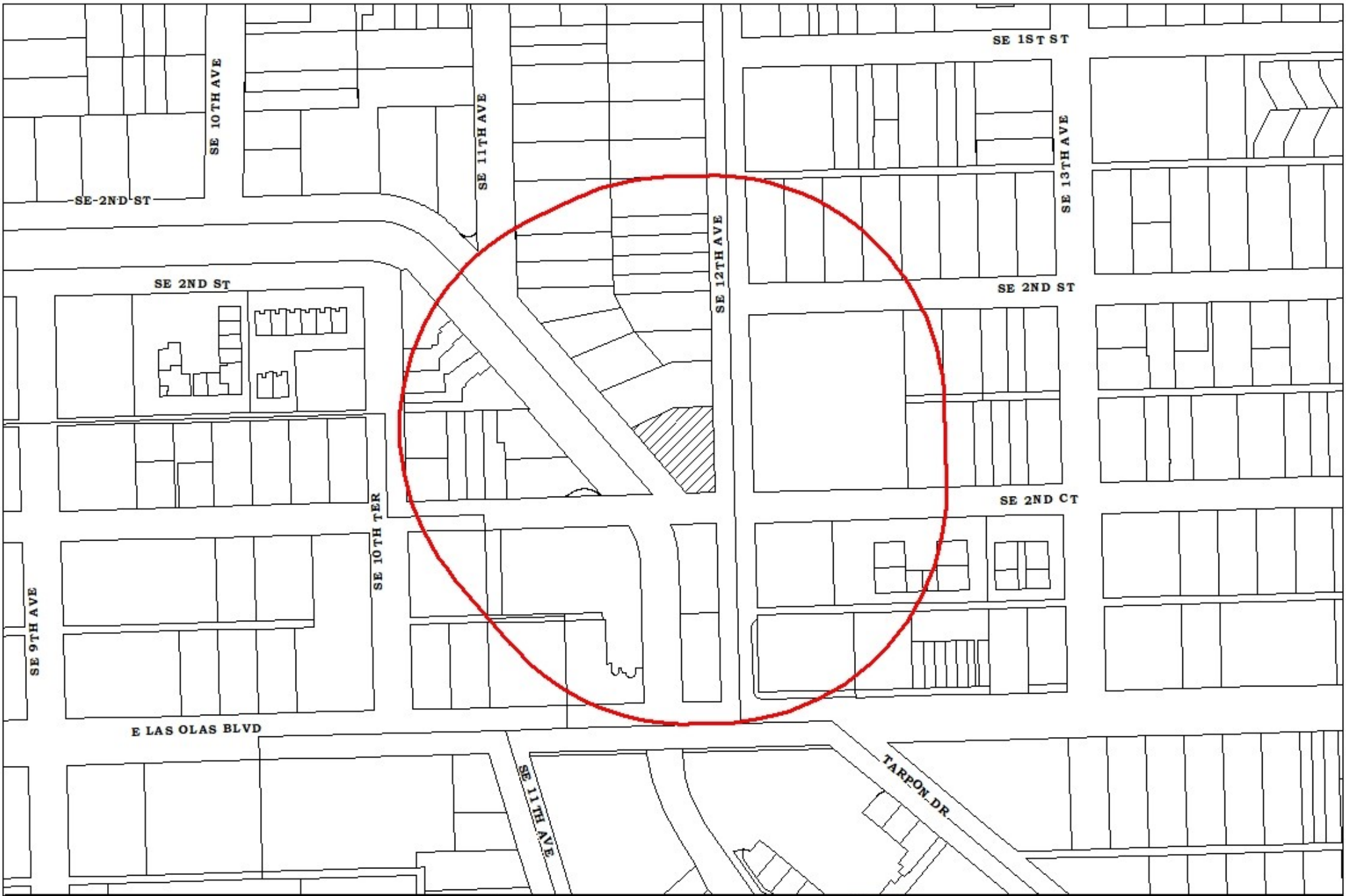
* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$325,640	\$890,750	\$1,216,390	\$681,390	
2021	\$325,640	\$509,000	\$834,640	\$661,550	\$12,073.73
2020	\$325,640	\$446,410	\$772,050	\$652,420	\$11,846.49

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,216,390	\$1,216,390	\$1,216,390	\$1,216,390
Portability	0	0	0	0
Assessed/SOH 14	\$681,390	\$681,390	\$681,390	\$681,390
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	\$631,390	\$656,390	\$631,390	\$631,390

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2022	WD-Q	\$1,350,000	118012642	\$40.00	8,141	SF
12/17/2013	WD-Q	\$650,000	111998117			
9/23/2013	QCD-T	\$100	111838726			
7/10/2013	QCD-T	\$100	111675886			
10/8/1997	SWD	\$250,000	27134 / 668			
				Adj. Bldg. S.F. (Card, Sketch)		1897
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1960/1924		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



215 SE 12 AVE
DATE OF PRINT: 07/06/2023

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504211010850	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010870	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010920	MARGREY HOLDINGS LLC		226 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211010930	ELO INVESTMENTS 2 LLC	% SFLRE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010931	ELO INVESTMENTS 2 LLC	% SFLRE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010932	CITY OF FORT LAUDERDALE		699 N FEDERAL HWY #200	FORT LAUDERDALE	FL	33304
504211011010	LAMBDA SOUTH INC	%ELO INVESTMENTS 2 LLC	PO BOX 030339	FORT LAUDERDALE	FL	33303
504211011060	BOSTON TRADER 1216 LLC		4303 NE 1 TER #2	FORT LAUDERDALE	FL	33334
504211011080	1215 SE 2 CT LLC		2030 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
504211011160	BALENT,ALVAN JR		333 LAS OLAS WAY #210	FORT LAUDERDALE	FL	33301
504211011170	1205 & 1209 SE 2ND STREET LLC		PO BOX 7415	FORT LAUDERDALE	FL	33338
504211011180	1205 & 1209 SE 2ND STREET LLC		PO BOX 7415	FORT LAUDERDALE	FL	33338
504211011190	SCHWARTZ,JOSHUA A &	SCHWARTZ,NORMAN E	3200 S ANDREWS AVE #104	FORT LAUDERDALE	FL	33316
504211011191	DURKIN,MICHAEL A	MICHAEL A DURKIN TR	1219 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070720	SOLOMON,BARRY & ASHLEY		109 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070730	CONAWAY,JILLENA		111 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070740	RIOS,JAIME R	JORDAN-RIOS,MAUREEN	115 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070741	MCDERMOTT,DANIEL L & BLAIR		117 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070760	WAYNE H & E MARLENE SPATH REV TR	SPATH,WAYNE H & E MARLENE TRSTEE	5642 MADISON ST	HOLLYWOOD	FL	33023
504211070770	FELLMETH,JOSEPH & JOELLYN		1109 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070780	FELLMETH,JOELLYN	FELLMETH,JOSEPH	1109 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070790	HAJIANPOUR,MOHAMMAD A & ZOYA		215 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070800	FELLMETH,JOELLYN L & JOSEPH J		1109 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070810	B MCDOWELL RENTALS & LEASING LTD		2018 KINGSWAY	*SADBURY ON	CA	P38 4
504211070820	FERTIG,DALE M	COX,BRANDON	1009 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070830	JAB LUXURY PROPERTIES LLC		124 CAMELOT LN	NEWTON SQUARE	PA	19073
504211070831	SHULMAN,STEPHEN & KIM ANN		116 SE 11 AVE	FORT LAUDERDALE	FL	33301
504211070840	DMYTRIIEV,OLEKSANDR S		110 SE 11 AVE	FORT LAUDERDALE	FL	33301
504211070930	RUMZI,BILLY		4518 LAKE JASON CT	MOUNT DORA	FL	32757
504211070931	RUMZI,BILLY		202 SE 10 TERR	FORT LAUDERDALE	FL	33301
504211070932	SIMPSON,EVERTON	SINCLAIR,INGRID	204 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070933	FICARA,JOHN & JANET		206 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070934	RAININ,JEFFREY & SARA		208 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070941	PETLYAR,BRIAN		220 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070942	BENFORD,TED & SUSAN H		75 FLETCHER RD	BELMONT	MA	02478
504211070943	VINIKOOR,DAVID G & ILENE M		1025 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070944	DWORS,ROBERT F & MARY M		1029 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070945	YEATER,JAMES D H/E	LOGGINS,PAULA	1033 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070946	WILSON,SHERRY STAHL	SHERRY STAHL WILSON REV TR	216 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070947	GLENN RICE & CYNTHIA HOY REV TR	RICE,GLENN & HOY,CYNTHIA TRSTEE	1037 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070948	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211070960	LAS OLAS YACHT CLUB LLC		1117 EAST LAS OLAS BLVD	FORT LAUDERDALE	FL	33301
504211070970	ELO INVESTMENTS 1 LLC	% SFLRE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211070980	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211070981	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211071020	LAS OLAS YACHT CLUB LLC		1117 EAST LAS OLAS BLVD	FORT LAUDERDALE	FL	33301
504211460010	STRAIT TO SEASHORE LLC		1260 NW 116 AVE	PLANTATION	FL	33323
504211500010	LAS OLAS REGENCY TR	DOERING,JUDITH C TRSTEE ETAL	4303 NE 1 TER #2	OAKLAND PARK	FL	33334
504211560010	SAMHAN VACATIONS LLC		7901 4 ST NORTH SUITE 300	ST PETERSBURG	FL	33702
504211560020	MARTIN HANNA LLC		7901 4 ST N #300	ST PETERSBURG	FL	33702
504211AD0010	DEL PRETE,RICHARD		1212 SE 2 CT #101	FORT LAUDERDALE	FL	33301
504211AD0020	ZAIC,JULIA REED		1212 SE 2 CT APT 102	FORT LAUDERDALE	FL	33301
504211AD0030	KERRIGAN,STEWART ELLIS		1212 SE 2 CT #103	FORT LAUDERDALE	FL	33301
504211AD0040	1212 SE 2 COURT 104 LLC		1605 NE 17 AVE	FORT LAUDERDALE	FL	33305
504211AD0050	VERES,FERENC		1212 SE 2 CT #105	FORT LAUDERDALE	FL	33301
504211AD0060	BOUSTANI,ANWAR H/E	BOUSTANI,AMINE	1212 SE 2 CT #201	FORT LAUDERDALE	FL	33301
504211AD0070	LEEDS,MARK		1212 SE 2 CT APT 202	FORT LAUDERDALE	FL	33301
504211AD0080	M&L PARADIS REV TR	PARADIS,DANIEL & NANETTE TRSTEE	227 MAIN ST #138	LINCOLN	NH	03251

504211AD0090 DARGIS,DONNA J		1212 SE 2 CT UNIT 204	FORT LAUDERDALE	FL	33301
504211AD0100 MITZEL,EDWARD		1212 SE 2 CT APT 205	FORT LAUDERDALE	FL	33301
504211AD0110 WILLIAMS,MELISSA A & RANDY		1212 SE 2 CT #301	FORT LAUDERDALE	FL	33301
504211AD0120 MASCARELL,NESTOR G &	MASCARELL,BARBARA P	1009 NE 2 ST	FORT LAUDERDALE	FL	33301
504211AD0130 WARK,ROBERT S & LOIS V	WARK,GARETH SINCLAIR	2900 BAYVIEW DR	FORT LAUDERDALE	FL	33306
504211AD0140 SOMMER,CARRIE L H/E	FITZGERALD,JOHN J	1212 SE 2 CT #304	FORT LAUDERDALE	FL	33301
504211AD0150 DEMARINIS,KARI		89 POMEROY RD	MONTGOMERY	MA	01085
504211AD0160 RODRIGUES,LINDA H/E	LINDA RODRIGUES TR ETAL	1212 SE 2 CT #401	FORT LAUDERDALE	FL	33301
504211AD0170 AXEL,CHRISTINE		1314 LAS OLAS BLVD #1652	FORT LAUDERDALE	FL	33301
504211AD0180 BROAD,JAMES M		1212 SE 2 CT APT 403	FORT LAUDERDALE	FL	33301
504211AD0190 RUSSO,DAVID S & GAY C		1212 SE 2 CT APT 404	FORT LAUDERDALE	FL	33301
504211AD0200 DROZD,JAKUB		633 NE 9 AVE #8	FORT LAUDERDALE	FL	33304
504211BE0010 NEUFELDT,KLAUS PETER		1111 E LAS OLAS BLVD #301	FORT LAUDERDALE	FL	33301
504211BE0020 LEVIN,MARC S		1111 E LAS OLAS BLVD #302	FORT LAUDERDALE	FL	33301
504211BE0030 VOGEL,JANE		1111 E LAS OLAS BLVD #303	FORT LAUDERDALE	FL	33301
504211BE0040 MCCREA,JANUS KAYMAN		1111 E LAS OLAS BLVD #305	FORT LAUDERDALE	FL	33301
504211BE0050 PAUL HOLSTEIN LIV TR	HOLSTEIN,PAUL TRSTEE	43 E CHESTNUT ST	ASHEVILLE	NC	28801
504211BE0060 HENDERSON,MICHAEL A		1111 E LAS OLAS BLVD #307	FORT LAUDERDALE	FL	33301
504211BE0070 GRABER,BETSY		1111 E LAS OLAS BLVD #308	FORT LAUDERDALE	FL	33301
504211BE0080 NICHOLSON,FRANK	NICHOLSON,BERTIE	1111 E LAS OLAS BLVD UNIT 309	FORT LAUDERDALE	FL	33301
504211BE0090 DANIEL S MCNULTY REV TR	MCNULTY,DANIEL S TRSTEE	2051 HILLSIDE DR	DELAFIELD	WI	53018
504211BE0100 NEAGU,VIORICA		1111 E LAS OLAS BLVD #403	FORT LAUDERDALE	FL	33301
504211BE0110 CARROLL,SCOTT PATRICK & ANN W		38 HIGH ROCK AVE #4J	SARATOGA SPRINGS	NY	12866
504211BE0120 VORDERMEIER,SHARSALYN DAVIS		1111 E LAS OLAS BLVD #405	FORT LAUDERDALE	FL	33301
504211BE0130 STEWART,JOEL & THERESE L		1111 E LAS OLAS BLVD #406	FORT LAUDERDALE	FL	33301
504211BE0140 BLOOM,PATRICIA R	PATRICIA R BLOOM REV TR	1111 E LAS OLAS BLVD UNIT 407	FORT LAUDERDALE	FL	33301
504211BE0150 BATTISTA,ANTHONY M	ANTHONY M BATTISTA TR ETAL	1111 E LAS OLAS BLVD #408	FORT LAUDERDALE	FL	33301
504211BE0160 KORAN,VERONICA & BARRY EDWARD		1111 E LAS OLAS BLVD #409	FORT LAUDERDALE	FL	33301
504211BE0170 ABS BUILDING MANAGEMENT LLC		18424 NW FRONTAGE RD	JOLIET	IL	60404
504211BE0180 PARETTI,ROBERT	PARETTI,MARITZA	1111 E LAS OLAS BLVD APT 411	FORT LAUDERDALE	FL	33301
504211BE0190 DINARDO,SALVATORE		616 EASTON RD	WILLOW GROVE	PA	19090
504211BE0200 ALISANSKI,SUSAN	GRAY,DAVID	1111 E LAS OLAS BLVD #413	FORT LAUDERDALE	FL	33301
504211BE0210 FLAHERTY,PATRICK	WOOLDRIDGE,JOHN JAY	1111 E LAS OLAS BLVD #414	FORT LAUDERDALE	FL	33301
504211BE0220 GERTEL,WENDY		1111 E LAS OLAS BLVD #415	FORT LAUDERDALE	FL	33301
504211BE0230 VB RES LLC		300 S AUSTRALIAN AVE #1610	WEST PALM BEACH	FL	33401



Dear Board Members,

Aug 14, 2023

NARRATIVE

We are requesting a variance for Zoya Hajianpour at 215 SE 12th Ave Fort Lauderdale, FL 33315. With the proposed design and the current setbacks, the build of the home would shrink greatly. Without a variance the homeowner would have to eliminate quite a bit of square footage from the design and consider demolishing the entire home and re-build, this of course would provide a financial hardship.

Below are the various code sections that is being requested for the variance...

Sec. 47-3.2. B.1. – NON-CONFROMING STRUCTURE

Currently the existing structure has a patio enclosure located where we are proposing to erect the addition. We are requesting altering the patio to enclosed and make it part of the home a 15-foot setback would mean that the current area that has been built with structural support would need to be removed and the support and roof would be compromised.

Sec. 47-3.2. B.2 – NON-CONFROMING STRUCTURE

Requesting a variance to build an addition on current non-conforming structure. All work to be performed according to FBC 2020.

Sec. 47-5.33- Table of dimensional requirements for the RC-15 and RCs - 15 districts

We are requesting a variance in the rear yard of 2.8 (2ft 10in) feet because the existing structure is currently at that setback. Asking for a 12.2 feet reduction to coincide with the existing structure. Without a variance that would mean demolishing a great deal of the structure creating a financial burden.

Requesting a variance in the rear yard of 9'11" for the new addition. If we are to comply with a 15ft rear yard setback that would require demolishing the current roofing system and support



of the patio that would compromise the existing homes roofing system. Also, the mechanical equipment would need to be housed in the rear and need the variance for the equipment in the rear.

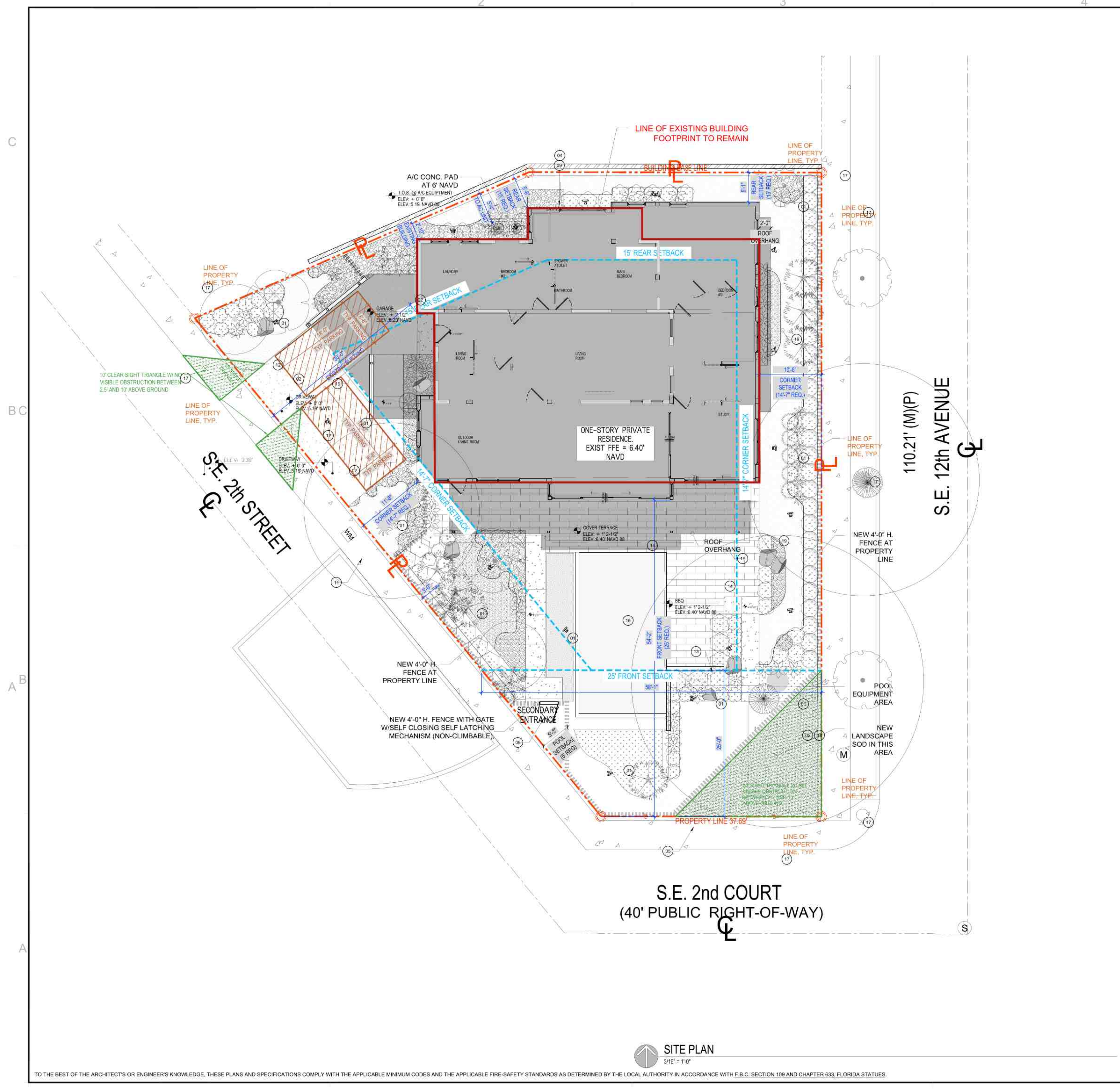
Requesting a variance for the east as there is an existing structure located there and we would be compromising the roof and support integrity by cutting it out to meet the city requirements. The total amount of reduction being asked for is 3'10".

On the west a variance is requested to accommodate the carport for the parking needed on the property as well as the new addition of the structure. We are asking for a reduction of 2'10".

JM Family Construction LLC

4044 NE 7th Ave, Suite 200

Oakland Park, FL 33334



SITE PLAN LEGEND

- CONCRETE SLAB ON GRAD, REFER TO STRUCTURAL FOR DTLS.
- SOD/PLANTER AREA, REFER REFER TO LANDSCAPE DWGS FOR DETAILS.
- MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING TO BE SELECTED BY OWNER.
- GRAVEL AREA, REFER REFER TO LANDSCAPE DWGS FOR DETAILS.

ZONING INFORMATION

ZONING INFORMATION

ADDRESS: 215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301-3637

FOLIO NUMBER(S): 504211070790

ZONING DISTRICT: RC-15 01-01 Single Family

BASE FLOOD ELEVATION: 5'-0"

LOT AREA: 8,141 S.F.

LOT WIDTH: 110'-3"

LOT DEPTH: 110'-3"

SETBACKS

(GOLDEN ISLES)	REQUIRED	PROPOSED	VARIANCE REQUEST
FRONT SETBACK (SE 2nd COURT)	25'-0"	45'-2"	N/A
CORNER SETBACK (SE. 12th AVENUE)	25% (58'-0") = 14'-7"	10'-8" EXISTING BUILDING TO REMAIN 14'-7" FOR NEW AREA TO MATCH EXIST.	3'-11" REDUCTION VARIANCE REQUEST
CORNER SETBACK (SE. 2th STREET)	25% (58'-0") = 14'-7"	14'-1" EXISTING BUILDING TO REMAIN 14'-7" FOR NEW AREA	2'-11" REDUCTION VARIANCE REQUEST
REAR SETBACK (NEIGHBOR)	15'-0"	2'-10" EXISTING BUILDING TO REMAIN 5'-0" FOR NEW AREA	12'- 2" REDUCTION VARIANCE REQUEST

IMPERVIOUS / PERVIOUS CALCULATION

IMPERVIOUS / PERVIOUS CALCULATION	
LOT AREA	8,141 SQFT
IMPERVIOUS AREA	4,146 SQFT (51%)
PERVIOUS AREA	3,995 SQFT (49%)

- GENERAL SITE PLAN NOTES**
- CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET AS PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING LOCAL AGENCIES AND ANY OTHERS SERVING THE AREA:
 - FLORIDA POWER AND LIGHT CO.
 - TELEPHONE AND TELECOMMUNICATIONS CO
 - LOCAL CITY/ COUNTY ENGINEERING AND UTILITY DEPARTMENTS
 - F.D.O.T. AS APPLICABLE
 - UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.S.H.I.N.E.)
 - ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE AS PER FBC R506.2.3
 - SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE. POOL, EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT
 - "FLOOD RESISTANT MATERIAL" IS DEFINED BY THE NFIP AS ANY BUILDING PRODUCT MATERIAL COMPONENT OR SYSTEM CAPABLE OF WITHSTANDING DIRECT AND PROLONGED CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE." THE TERM "PROLONGED CONTACT" MEANS AT LEAST 72 HOURS, AND THE TERM "SIGNIFICANT DAMAGE" MEANS ANY DAMAGE REQUIRING MORE THAN COSMETIC REPAIR. "COSMETIC REPAIR" INCLUDES CLEANING, SANITIZING, AND RESURFACING (E.G., SANDING, REPAIR OF JOINTS, REPAINTING) OF THE MATERIAL.
 - ENCLOSED AREAS BELOW BASE FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING GARAGE AND LIMITED STORAGE ROOM. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AS PER SECTION FBCR 318:
 - THE BUILDING SHALL HAVE PRECONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES.
 - THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE CONSTRUCTION SOIL TREATMENT.
 - A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.
 - A CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES ACCORDING TO FBC SECTION 104.2.6 SHALL BE ACQUIRED.
 - UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (BUILDING SECTION 110.3)
 - FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED.

- SITE KEY NOTES**
- SOD AREA, REFER REFER TO LANDSCAPE DWGS FOR DETAILS.
 - DRIVABLE GRASS - CONCRETE SLAB AT DRIVEWAY, BY OTHERS, UNDER SEPARATED PERMIT
 - GRAVEL AREA, REFER REFER TO LANDSCAPE DWGS FOR DETAILS.
 - CONCRETE PAD, REFER TO STRUCTURAL FOR DTLS.
 - 4'-0" H. FENCE WITH GATE W/SELF CLOSING SELF LATCHING MECHANISM (NON-CLIMBABLE), UNDER SEPARATE PERMIT
 - NEW A/C POOL EQUIPMENT INSTALL ON A NEW CONC. PAD 6.40' NAVD OR ABOVE
 - NEW GAS EQUIPMENT INSTALL ON A NEW CONC. PAD 6.40' NAVD OR ABOVE, REFER TO PLUMBING FOR DETAILS
 - NEW FPL METER & PANEL REFER TO ELECT. DWGS FOR DETAILS
 - EXISTING WATER METER TO REMAIN, TYP
 - 15' TRIANGLE OF VISIBILITY, TYP
 - OUTDOOR BBQ AREA - (UNDER SEPARATED PERMIT) PROVIDE NEW CABINETRY, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER, SUBMIT SHOP DRAWINGS ABE REVIEW.
 - CONC. FLOOR, FIN. TO BE SELECTED BY OWNER, FINISH FLOOR MUST BE WINON-SLIP FINISH.
 - CONC. COLUMN, REFER TO STRUCT. DWGS.
 - POOL AND 48" HIGH BLACK MESH POOL SAFETY BARRIER TO COMPLY W/ R4501.17.1.1 THROUGH R4501.17.1.14. GC TO PROVIDE ENGINEERING AND SHOP DWGS. (UNDER SEPARATED PERMIT)
 - PROPERTY LINE, TYP.
 - DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 114-1 OF THIS CODE
 - LINE OF MAIN ROOF, ABOVE, TYP.
 - LINE OF STRUCTURAL SLAB, ABOVE, TYP.

SITE PLAN
3/16" = 1'-0"

TO THE BEST OF THE ARCHITECTS OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. SECTION 109 AND CHAPTER 633, FLORIDA STATUTES.

CITY STAMPS

REV# / DESCRIPTION	DATE

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SITE PLAN & PROJECT DATA

DATE: 01-27-2023

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A1.0

