



BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
Development Services Department (Lobby)
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

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Thursday, September 21, 2023
6:00 PM

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS: AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

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| 1. | 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:

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 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 ⅛ inches whereas the code only permits accessory structures height no greater than principal structure height of 11 feet 1 ½ inches. A total variance request for an increase in height of 1 foot 4 ⅝ inches.

Please Note: Based on sheet A-0.1, the height of the utility and tool shed is 12 feet 6 ⅛", and the height of the principle structure is 11 feet 1 ½ ", a total difference in height of 1 foot 4 ⅝"

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| 2. | 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:

Sec. 47-3.2. 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.

Sec. 47-3.2. 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.

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.

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| 3. CASE: | PLN-BOA-23080002 |
| OWNER: | FRETHAM, CURT JOHN |
| AGENT: | ANDREW J. SCHEIN ESQ. / LOCHRIE & CHAKAS, P.A. |
| ADDRESS: | SW 14 WAY; 301 SW 14 WAY, FORT LAUDERDALE, FL 33312 |
| LEGAL DESCRIPTION: | LOT 3, 4, 5, 6 AND THE NORTH-HALF (N ½) OF LOT 7, BLOCK 2, RIVER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 31,298 SQUARE FEET OF 0.7185 ACRES, MORE OR LESS. (SEE SURVEY) |
| ZONING DISTRICT: | RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY |
| COMMISSION DISTRICT: | 2 |

REQUESTING: **Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.**

- Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet on the waterway. A total reduction of 18.75 feet for each lot, as per the plans and narrative.

Sec. 47-24.5. D.3.c. ii.- Lots.

- Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet. A total reduction of 18.75 feet for each lot, as per attached plans and narrative.

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| 4. CASE: | PLN-BOA-23080003 |
| OWNER: | SHP VI/HOLDEN FORT LAUDERDALE LLC |
| AGENT: | ANDREW J. SCHEIN ESQ. / LOCHRIE & CHAKAS, P.A. |
| ADDRESS: | 1290 N FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33304 |
| LEGAL DESCRIPTION: | A PORTION OF PARCEL "A" THE MAROONE CHERLOET PLAT, AS RECORDED IN PLAT BOOK 164 PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EASMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHT-OF-WAY OF RECORD. (SEE SURVEY) |
| ZONING DISTRICT: | B-1 – BOULEVARD BUSINESS |
| COMMISSION DISTRICT: | 2 |
| REQUESTING: | <u>Sec. 47-19.3. (b) - Boat slips, docks, boat davits, hoists, and similar mooring structures.</u> <ul style="list-style-type: none">• Requesting a variance to allow a 42" inch glass railing on top of the sea wall, whereas the code does not allow a railing on a seawall. |

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.