



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 1st, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, August 13th, 2025**

This meeting will be held in-person at: **Development Services Department, 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-25070004
OWNER:	LIPKOWITZ, BRADLEY M & SONJA H
AGENT:	DWAYNE SHAW
ADDRESS:	501 NORTH EAST 10 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	THE SOUTH 10 FEET OF LOT 24 AND ALL OF LOT 25, BLOCK 1, HOLMERM & MCKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 112 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance to allow a new attached pergola to be installed in the corner yard setback at a distance of 3.23 feet, whereas the code requires a distance of 15 feet, a total variance request of 11.77 feet.

Sec 47-19.2. B. - Architectural features in a residential district.

- Requesting a variance to allow a proposed corner yard overhang of 1.23 feet from the face of the building, whereas the code permits a maximum overhang of 1.07 feet from the face of the building. A total variance request of 0.16 feet.

NOTE: 47-19.2. B Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, windowsills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. (3.23/3 = 1.07 feet max overhang)

To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

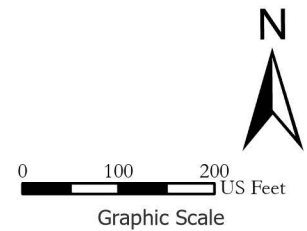
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-25070004

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-25070004

Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height

	<p>thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>			<p>25 ft. when abutting a waterway Special side yard setbacks as provided in RS-8</p>		
Minimum rear yard	<p>15 ft. 25 ft. when abutting a waterway Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>			<p>25 ft. 25 ft. when abutting a waterway Special rear yard setbacks as provided in RS-8</p>		
Minimum distance between buildings	None			None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	
	≤7,500 sf	50%	0.75	40%	0.55	
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55	

	>12,000 sf	40%	0.60	30%	0.50
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Sec 47-19.2. B. - Architectural features in a residential district.

Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third ($\frac{1}{3}$) of the required yard, whichever is less. Unenclosed balconies with open railings may extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front facade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear facade length not greater than twenty (20) percent of the total linear length of the facade to which they are attached. Items such as windowsills or belt courses which extend six (6) inches or less into the yard area shall not be considered for the length limitation. Eaves shall not be subject to the length limitation. The dimensional limitations of this subsection shall not apply and the provisions of subsection C. shall apply to awnings accessory to a residential use in a nonresidential zoning district.

Record

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

Showing 1-27 of 27

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-25070004	Add awning within the setback.	Pergola Awning	Z- Board of Adjustment (BOA)	0		501	NE	10	AVE		Open
<input type="checkbox"/>	BLD-GEN-25020061	Aluminum Insulated Patio Roof/Pergola Attached to...	Alteration Permit	Structural Permit	304.5		501	NE	10	AVE		Awaiting C
<input type="checkbox"/>	PLB-GEN-24040183	revised drawing	lipkowita	Plumbing Permit	0		501	NE	10	AVE		Void
<input type="checkbox"/>	PLB-MISC-24020247_R001	reroute of piping	PLB-MISC-24020247	Plan Revision	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PLB-MISC-24020247	Replace horizontal sewer piping under house w/25f...	Plumbing Miscellaneous Permit	Plumbing Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PLN-BOA-23110004		Lipkowitz Variance Request F...	Z- Board of Adjustment (BOA)	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	BLD-FEN-WT-23100005	Install PVC Fence	Fence	Walk-Thru - Fence	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	BLD-FEN-WT-23090021	Install PVC Fence	Online Walk-Thru- Fence	Walk-Thru - Fence	0		501	NE	10	AVE		Void
<input type="checkbox"/>	BLD-RALT-21110007	REMODEL GUEST BATHROOM	REMODEL GUEST BATHROOM	Residential Alteration Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	ELE-RES-21110013	ELECTRICAL FOR BLD-RALT-21110007	REMODEL GUEST BATHROOM	Electrical Residential Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	MEC-RES-21110002	MECHANICAL FOR BLD-RALT-21110007	REMODEL GUEST BATHROOM	Mechanical Residential Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PLB-FIX-21110004	PLUMBING FOR BLD-RALT-21110007	REMODEL GUEST BATHROOM	Plumbing Fixture Replacement Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-19071432	REOOF TILE AND FLAT 4100SF NOC	REOOF TILE AND FLAT 4100SF ...	Re-Roof Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-19071472	TBD PERMIT FOR ROOF MITIGATION RETROFIT.	TBD PERMIT FOR ROOF MITIGATI...	Residential Alteration Permit	161		501	NE	10	AVE		In Process
<input type="checkbox"/>	CE17061436	L/S ONE STEP LIEN SEARCH - 0 - OPEN CASES FOUND	EDELSTEIN,ANDREW H & LISA M	Code Case	0		501	NE	10	AVE		Closed
<input type="checkbox"/>	VIO-CE17061436_1		EDELSTEIN,ANDREW H & LISA M	Violation-CODE Hearing	0		501	NE	10	AVE		Closed
<input type="checkbox"/>	PM-06110852	INSTALL NAT GAS PIPING TO RANGE	INSTALL NAT GAS PIPING TO RANGE	Plumbing Gas Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-06100935	REMODEL KITCHEN CABINETS	REMODEL KITCHEN CABINETS	Residential Alteration Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-06100937	EXHAUST FAN FOR KITCHEN	EXHAUST FAN FOR KITCHEN	Mechanical Residential Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-06100942	REPLACE FIXTURES FOR KITCHEN CABINET REMODEL	REPLACE FIXTURES FOR KITCHEN...	Plumbing Fixture Replacement Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-06100947	ELECTRICAL FOR KITCHEN CABINET REMODEL	ELECTRICAL FOR KITCHEN CABIN...	Electrical Residential Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-06060662	install impact windows 22, doors 3	install impact windows 22, d...	Window and Door Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-06052161	Run Gas to 2 W/H, 1 Range	Run Gas to 2 W/H, 1 Range	Plumbing Gas Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-04052509	REPL ONE 4TON SPLIT AC SYSTEM	REPL ONE 4TON SPLIT AC SYSTEM	Mechanical HVAC Changeout Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-03101966	RENOVATE EXIST SWIMMING POOL ~B-RECHECK 11/26/03 E-G	RENOVATE EXIST SWIMMING POOL	Residential Pool-Spa-Fountain Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-03101968	PLUMBING FOR EXIST POOL	PLUMBING FOR EXIST POOL	Plumbing Residential Permit	0		501	NE	10	AVE		Complete
<input type="checkbox"/>	PM-03101970	INSTALL ELECTRIC CONNECTIONS FOR POOL EQUIP EXIST	INSTALL ELECTRIC CONNECTIONS...	Electrical Residential Permit	0		501	NE	10	AVE		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 13, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25070004

Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

- Requesting a variance to allow a new attached pergola to be installed in the corner yard setback at a distance of 3.23 feet, whereas the code requires a distance of 15 feet, a total variance request of 11.77 feet.

Sec 47-19.2. B. - Architectural features in a residential district.

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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
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA**

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





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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. To request a meeting with staff, [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 [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

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. [BOA Flow Chart](#).

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, special advertising, re-advertising and any other costs associated with the application submittal 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. All 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.

EXAMPLE VARIANCE SUBMITTAL
 Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
 Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input checked="" type="checkbox"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="checkbox"/>	Request for Continuance	\$954
<input type="checkbox"/>	Request for Rehearing	\$318
<input type="checkbox"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

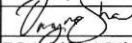
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or 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	PLN-BOA-25070004
Date of complete submittal	July 9, 2025

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

Property Owner's Name	Brad & Sonja Lipkowitz
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	501 NE 10th Ave, Fort Lauderdale, FL 33301
E-mail Address	sonja.lipkowitz@hotmail.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed_or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	Dwayne Shaw
Applicant / Agent's Signature	
Address, City, State, Zip	501 NE 10th Ave, Fort Lauderdale, FL 33301
E-mail Address	Dwayne@reshapingdesigns.com
Phone Number	954-895-8025
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 501 NE 10th Ave, Fort Lauderdale, FL 33301
Legal Description	HOLMBERG & MC KEES SUB 1-112 D LOT 24 S 10,25 BLK 1 See survey
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504202010210
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Allow the right to install pergola with awning within 15' setback and to allow overhang greater than 1/3 of the required yard space permitted.
Applicable ULDR Sections <i>(Include all code sections)</i>	ULDR SEC 47-19.2. B. ULDR sec 47-5.31

Current Land Use Designation	Residential
Current Zoning Designation	Residential
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	15'	11.77'
Side	1.07'	1.23'
Rear		

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

Answer **ALL** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

ULDR SEC 47-5.31 ULDR SEC 47-19.2.B.

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

Property is unique in which there is no yard in the back but rather on the side of the house. Due to the unique shape and design of the lot, normal use is hindered by some of the current codes.

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:

Subject property is located on a corner lot. Pool and yard is essentially on the side of the house of our lot significantly limit the usable outdoor area outside the setback.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The ULDR setback restrictions denies the property owner certain rights and freedoms at no ber

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

The proposed pergola will be a non-enclosed, open-air structure that maintains visual openness and will not obstruct any neighbor's view, privacy, or sunlight. The setback requirement dispr

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

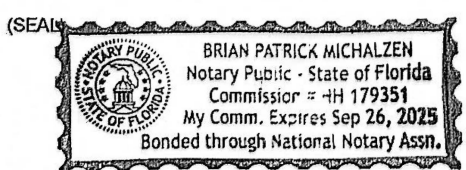
The proposed pergola will be constructed in a way that maintains privacy, will not block sunlight or air flow for adjacent properties, and has the support (or no objection) of our immediate nei and will enhance the visual appeal of our yard and neighborhood.

AFFIDAVIT: I, Sonja Lepkowski 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 10th day of July, 2005



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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

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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:

Subject property is located on a corner lot. Pool and yard is essentially on the side of the house of our lot significantly limit the usable outdoor area outside the setback.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The ULDR setback restrictions denies the property owner certain rights and freedoms at no ber

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

The proposed pergola will be a non-enclosed, open-air structure that maintains visual openness and will not obstruct any neighbor's view, privacy, or sunlight. The setback requirement disprc

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

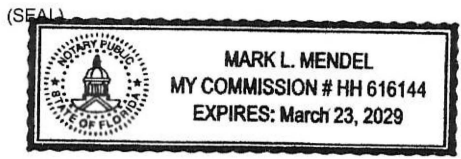
The proposed pergola will be constructed in a way that maintains privacy, will not block sunlight or air flow for adjacent properties, and has the support (or no objection) of our immediate nei and will enhance the visual appeal of our yard and neighborhood.

AFFIDAVIT: I, Dwayne Shaw the Owner/Agent of said property ATTEST that I am aware of the following:

- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

(Signature) [Handwritten signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8th day of JULY, 2025



NOTARY PUBLIC MY COMMISSION EXPIRES: [Handwritten signature]

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

ULDR SEC 47-5.31 ULDR SEC 47-19.2.B.

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

Property is unique in which there is no yard in the back but rather on the side of the house. Due to the unique shape and design of the lot, normal use is hindered by some of the current codes.

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:

Subject property is located on a corner lot. Pool and yard is essentially on the side of the house of our lot significantly limit the usable outdoor area outside the setback. +

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The ULDR setback restrictions denies the property owner certain rights and freedoms at no ber

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

The proposed pergola will be a non-enclosed, open-air structure that maintains visual openness and will not obstruct any neighbor's view, privacy, or sunlight. The setback requirement disprc

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

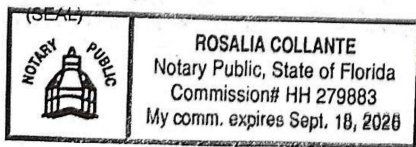
The proposed pergola will be constructed in a way that maintains privacy, will not block sunlight or air flow for adjacent properties, and has the support (or no objection) of our immediate nei and will enhance the visual appeal of our yard and neighborhood.

AFFIDAVIT: I, Bradley Liptowitz the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

[Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of July, 2025



[Signature] Sept 18, 2026
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE. The applicant will need to meet with staff PRIOR to submitting the BOA application submittal via Lauderbuild.**

*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

■ **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 5/9/25

Board of Adjustment Application Form- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.

Proof of Ownership- Warranty deed or tax record including corporation documents and Sunbiz verification name.

Agent Authorization Form- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.

Narrative- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).

Color Photographs- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.

Survey- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.

Site Plan- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.

Elevations- If applicable (Elevations may be required by staff upon application submittal).

Landscape Plans- If applicable (Landscape Plans may be required by staff upon application submittal).

Additional Plans- If applicable (Additional Plans may be required by staff upon application submittal).

Mail Notification Documents- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:

- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at LauderBuild Plan Room. View file naming and Convention standards at File Naming Convention Standards

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".



Site Address	501 NE 10 AVENUE, FORT LAUDERDALE FL 33301-1221	ID #	5042 02 01 0210
Property Owner	LIPKOWITZ, BRADLEY M & SONJA H	Millage	0312
Mailing Address	501 NE 10 AVE FORT LAUDERDALE FL 33301	Use	01-01
Abbr Legal Description	HOLMBERG & MC KEES SUB 1-112 D LOT 24 S 10,25 BLK 1		

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)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$202,500	\$1,025,280	\$1,227,780	\$714,120	
2024	\$202,500	\$949,530	\$1,152,030	\$694,000	\$12,758.22
2023	\$202,500	\$818,650	\$1,021,150	\$673,790	\$12,525.49

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,227,780	\$1,227,780	\$1,227,780	\$1,227,780
Portability	0	0	0	0
Assessed/SOH 18	\$714,120	\$714,120	\$714,120	\$714,120
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$663,398	\$689,120	\$663,398	\$663,398

Sales History			
Date	Type	Price	Book/Page or CIN
7/13/2017	WD-Q	\$715,000	114538976
4/9/1996	WD	\$281,600	24730 / 991
9/1/1994	WD	\$268,000	22662 / 530
11/1/1993	PRD	\$138,000	

Land Calculations		
Price	Factor	Type
\$25.00	8,100	SF
Adj. Bldg. S.F. (Card, Sketch)		1975
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1972/1958		

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



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 01/01/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Bradley Lipton Jr ("Owner") as the current title owner of the real property located at 501 NE 10th Ave Fort Lauderdale, FL 33301 do hereby authorize

Dwayne Shaw ("Authorized Agent") to act as my agent regarding the submission

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns.



DEVELOPMENT SERVICES DEPARTMENT - ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 01/09/2025
 I.D. Number: BOAAA6

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

William Matykevich
 Witness Signature

William Matykevich
 Print Name

7/28/2025
 Date

[Signature]
 Signature - Owner/Authorized Individual

Bradley Lipton
 Print Name - Owner/ Authorized Individual

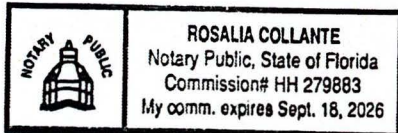
Owner
 Print Title - Authorized Individual

STATE OF FL

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of July, 2025, by Bradley Lipton, an individual who is personally known to me or has produced _____ as identification

[NOTARY SEAL]



[Signature]
 (Signature of Notary Public - State of Florida)
Sept 18, 2026
 My Commission Expires:
Rosalie Collante
 Print, Type, or Stamp Commissioned Name of Notary Public)



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Sonja Lipkowitz ("Owner") as the current title owner of the real property located at 501 NE 10th Ave Fort Lauderdale, FL 33301 ("Property"), do hereby authorize Dwayne Shaw ("Authorized Agent") to act as my agent regarding the submittal

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

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I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT - ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. *Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.

WITNESS:

Witness Signature: Steven Kelly
Print Name: Steven Kelly
Date: 07-28-25

Signature - Owner/Authorized Individual: Sonja Lipkowitz
Print Name - Owner/ Authorized Individual: Sonja Lipkowitz
Print Title - Authorized Individual: owner

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [checked] physical presence or [] online notarization, this 28 day of July, 2025, by Sonja Lipkowitz, an individual who is personally known to me [] or has produced Driver's license as identification

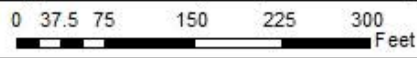
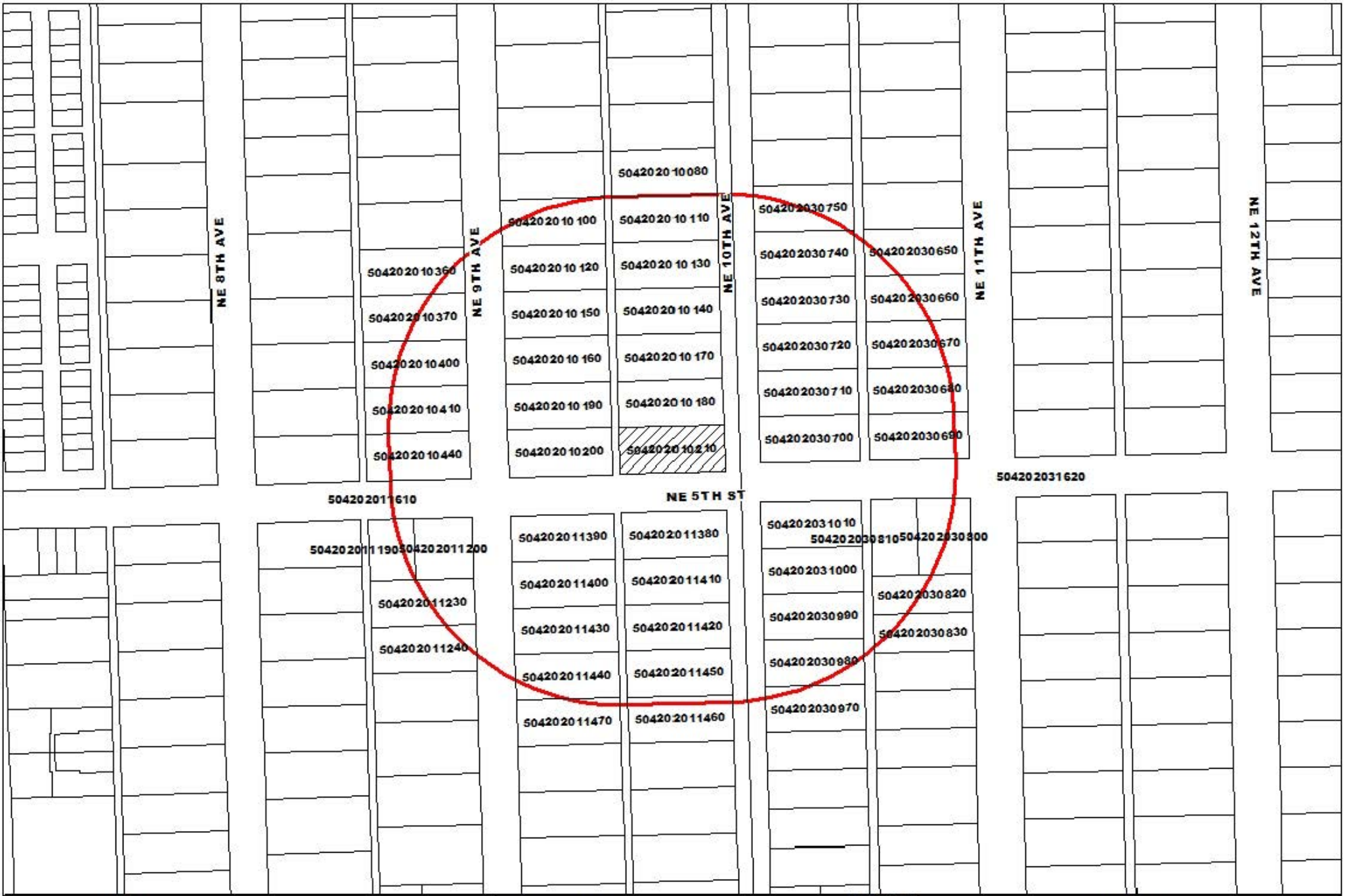
[NOTARY SEAL]

(Signature of Notary Public- State of Florida)
07-15-28
My Commission Expires:
Steven Kelly
Print, Type, or Stamp Commissioned Name of Notary Public)



Steven Kelly
Comm.: HH 493315
Expires: Feb. 15, 2028
Notary Public - State of Florida





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



510 NE 10 AVE
DATE OF PRINT: 12/15/2023

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS__1	LEGAL_LINE
504202010080	MANOAH,MOSHE	RAYNOR, CATHERINE	5225 TOPEKA DR	TARZANA	CA 91356	TARZANA CA91356	HOLMBERG & MC KEES SUB 1-112 D
504202010100	SELMAN,RUSSELL B		522 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010110	SENSMEIER,JAY SCOTT		527 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010120	WEHNER,MICHAEL	FULLMER-WEHNER,KARA R	520 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010130	STERN,JOSEPH R	JOSEPH R STERN REV TR	521 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010140	THURSTON,EARLINE		517 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010150	516 E 9TH AVENUE LLC		2734 E OAKLAND PARK BLVD #201	FORT LAUDERDALE	FL 33306	FORT LAUDERDALE FL33306	HOLMBERG & MC KEES SUB 1-112 D
504202010160	NEXT SET LLC		2428 NE 26TH ST	LIGHTHOUSE POINT	FL 33064	FORT LAUDERDALE FL33064	HOLMBERG & MC KEES SUB 1-112 D
504202010170	GARY & SYMERIA HUDSON		511 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010180	SCHNEIDER TR	SCHNEIDER,JEFFREY L TRSTEE	2800 ISLAND BLVD UNIT 2603	AVENTURA	FL 33160	AVENTURA FL33160	HOLMBERG & MC KEES SUB 1-112 D
504202010190	WELLONS,RANDALL SCOTT	YAMPOLSKY,HARVEY ALLEN ETA	506 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010200	BUDWIG,MARK	SCALZO,NICHOLAS M	500 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010210	LIPKOWITZ,BRADLEY M & SONJA H		501 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010360	MAURICE,PAUL ANDREW & MICHELLE A		517 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010370	LENT,NORMAN F III & SUSAN H		513 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010400	LINCOLN,RICHARD LONGFELLOW		509 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010410	DALY,JENNIFER C & PETER E		507 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202010440	BABB,JACK R		406 E 27 ST	SIOUX FALLS	SD 57105	SIOUX FALLS SD57105	HOLMBERG & MC KEES SUB 1-112 D
504202011190	LAHEY,DEANNA J &	SAVAGLIO,ANTHONY	816 NE 5 ST	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011200	MELANIE DUVAL	FRANK FERNANDEZ	820 NE 5 ST	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011230	SARRAGA,ANDRES G	NEGRON,AMARIE M	441 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011240	WYMAN,MAUREEN A	MAUREEN A WYMAN TR	435 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011380	RICHARD CABRERA	SAVANNAH CABRERA	445 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011390	VIGNATI,MARIA		444 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011400	CRANDELL,ANA L H/E	CRANDELL,BENJAMIN M	436 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011410	URHO,NIKO	LOUKOVAARA,ILKKA	437 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011420	MOSES,FRANK		433 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011430	KIENZLE,ROBERT F		1630 NE 7 CT	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	HOLMBERG & MC KEES SUB 1-112 D
504202011440	SALMELA,LAWRENCE M		428 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011450	MORRISON,SCOTT & LAURA V		429 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011460	GOMEZ,KARIN		11655 STRAND WAY	HOLLYWOOD	FL 33026	HOLLYWOOD FL33026	HOLMBERG & MC KEES SUB 1-112 D
504202011470	SORENSEN,DONNA I		424 NE 9 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D
504202011610	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HOLMBERG & MCKEES SUB 1-112 D
504202030650	BATES,CHRISTOPHER & GITTE		521 NE 11 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030660	GUEDES,EDWARD GEORGE	EDWARD GEORGE GUEDES LIV T	517 NE 11 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030670	EHLE,KATHERINE E H/E	EHLE,DENNIS EDWARD	511 NE 11 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030680	TILE EMPIRE HOLDINGS LLC		3309 ISLESWOOD AVE	WESTON	FL 33332	FORT LAUDERDALE FL33332	HALLS ADD 1-134 D
504202030690	1017 NE 5TH ST LLC		3900 SW 30TH AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	HALLS ADD 1-134 D
504202030700	FIVE HUNDRED NORTHEAST LLC		2154 COUNTRY MANOR DR	MOUNT PLEASANT	SC 29466	MOUNT PLEASANT SC29466	HALLS ADD 1-134 D
504202030710	TIERNEY,DIANE C		508 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030720	GREENBAUM,STEVEN & DEBORAH		512 NE 10TH AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030730	BALKCOM,CHARLES J &	ZELLER,ROBERT R	516 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030740	BISHOPRIC,GEORGE		520 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030750	PFEIFFER,DANIEL	MCGOWAN,FRANCESCA V	526 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030800	445 NE 11TH AVE LLC		2734 OAKLAND PARK BLVD #201	FORT LAUDERDALE	FL 33306	FORT LAUDERDALE FL33306	HALLS ADD 1-134 D
504202030810	OCYANO 987 LLC		1014 NE 5 ST	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030820	STURM,MERRY LEE	O'CONNOR,DANIEL F ETAL	437 NE 11 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030830	VP DEVELOPERS LLC		3309 ISLEWOOD AVE	WESTON	FL 33332	WESTON FL33332	HALLS ADD 1-134 D
504202030970	LUCAS,MATTHEW S	SIMS,KEVIN C	424 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030980	MCCLAIN,EDITH		430 NE 10 TH AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202030990	LUX 5409 LLC		1200 BRICKELL AVE #120	MIAMI	FL 33131	MIAMI FL33131	HALLS ADD 1-134 D
504202031000	ROGGE,MATTHEW	GOODIS,VANESSA	440 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202031010	BLISS,WINSTON O		444 NE 10 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D
504202031620	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	HALLS ADD 1-134 D





May 9, 2025
Side yard full view
South side of residence





May 9, 2025
Front view of home
street view
10th Avenue



May 9, 2025
Southeast corner
side yard
Corner in Question with set back



May 9, 2025
Street view
5th Street & 10th Ave



May 9, 2025
Side to Alley
West side of home

May 9, 2025
Backyard
North side





May 9, 2025
Backyard



May 9, 2025
Backyard



May 9, 2025
Southeast corner



May 9, 2025
Southeast





May 9, 2025
Side yard

Brad & Sonja Lipkowitz

501 NE 10TH AVE
FORT LAUDERDALE, FL 33301
954-243-8058
sonja.lipkowitz@hotmail.com

MAY 8, 2025

To:

City of Fort Lauderdale-Zoning Division Board of Adjustment.

700 NW 19th Ave
Fort Lauderdale, FL 33311

Subject: Request for Zoning Variance – Setback Exception for Pergola/Awning Installation (ULDR SEC 47-5.31. & ULDR SEC 47-19.2.B.)

Dear Members of the Planning & Zoning Board,

We are writing to formally request a variance from the current zoning setback requirements that prevent me from installing a pergola with awning within the 15-foot rear setback on our property located at 501 NE 10th Avenue ((ULDR SEC 47-5.31. & ULDR SEC 47-19.2.B.). The requested variance is a difference of 11.77.’ In addition, we are also requesting a variance of the overhang allowed from 1.07’ to 1.23’ a difference of 0.16’.

Our family is seeking approval to construct a pergola structure in our backyard to provide shaded outdoor living space. This improvement is essential for creating a safe and comfortable environment where we can gather, dine, and spend quality time together outdoors—especially during hot and sunny days. Due to the configuration of our lot and the position of our home, the 15-foot rear setback severely limits usable space, making it impossible to install the pergola with awning in any reasonable location without encroaching into the setback zone.

We respectfully request that you grant this variance for the following reasons:

1. **Unique Property Constraints:** The shape and placement of our home on the lot significantly reduces the functional yard space. The remaining area outside the setback is too narrow to accommodate a standard-sized pergola, which would make the structure impractical or aesthetically unappealing. In addition, the house is unique in which the

yard and pool are located on the side of the house instead of the back.

2. **No Negative Impact on Neighbors:** The proposed pergola will be constructed in a way that maintains privacy, will not block sunlight or air flow for adjacent properties, and has the support (or no objection) of our immediate neighbors. It will be built with tasteful, high-quality materials and will enhance the visual appeal of our yard and neighborhood.
3. **Personal and Family Hardship:** The inability to build this pergola has caused a hardship by limiting our ability to use our yard effectively. With small children and elderly family members who are sensitive to sun exposure, this shaded area is critical for health, comfort, and the enjoyment of our property.
4. **Improvement of Property Value and Community Aesthetics:** The pergola will be a modest but meaningful improvement that increases the livability and value of our home. Well-designed outdoor spaces benefit not only individual homeowners but also contribute to neighborhood appeal.
5. **No Reasonable Alternatives:** Due to existing landscaping, the location of utility lines, and space constraints, there is no alternate placement on our property where the pergola could be installed without entering the setback area.

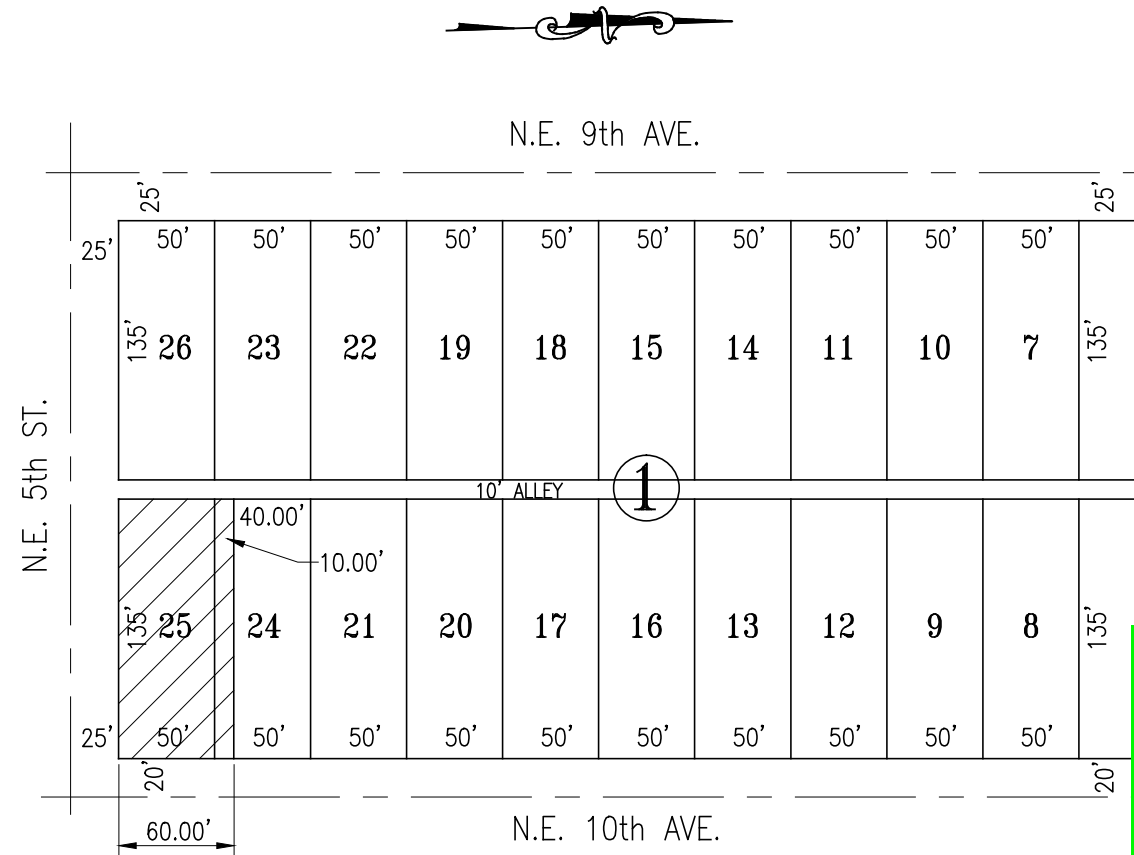
We are committed to complying with all construction codes and guidelines and are open to reasonable conditions you may impose to ensure the project is consistent with the intent of zoning regulations.

Thank you for your time and consideration. We respectfully request your favorable review of this variance request so that my family and I may enjoy our outdoor space in a way that supports our quality of life while maintaining the character of our neighborhood.

Sincerely,

Brad Lipkowitz & Sonja Lipkowitz

Brad & Sonja Lipkowitz



LEGAL DESCRIPTION:

THE SOUTH 10 FEET OF LOT 24 AND ALL OF LOT 25, BLOCK 1, HOLMBERG & MCKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 112 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

GENERAL NOTES

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO N/A DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X.
- 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: BRADLEY MASON LIPKOWITZ AND SONJA HOFFMANN LIPKOWITZ

DATE: NOVEMBER 29, 2023

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



SURVEYING, INC.
L.B. No. 3333
6187 NW 167th STREET, H-5
MIAMI, FLORIDA, 33015
PHONE: (305) 512-4940

THIS IS A BOUNDARY SURVEY

I HEREBY CERTIFY : That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

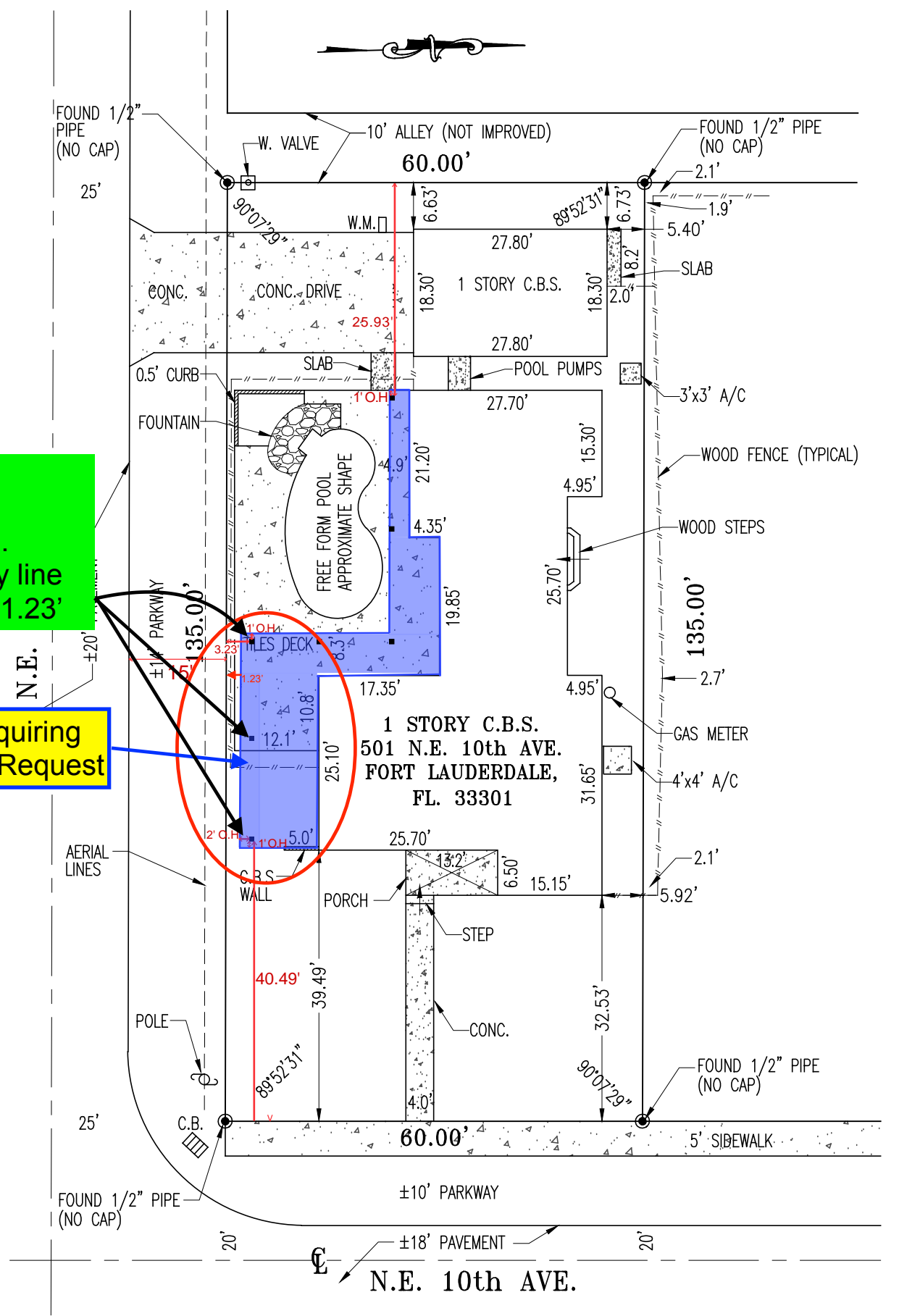
Digitally signed by Lazaro D Alonso
Date: 2023.12.07
16:06:29 -05'00'

LAZARO D. ALONSO
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 3590
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

POSTS
Posts are 4x4.
There is a 2'ft Overhang.
Posts are 3.23' from property line
Overhang to property line is 1.23'

Area requiring
Variance Request

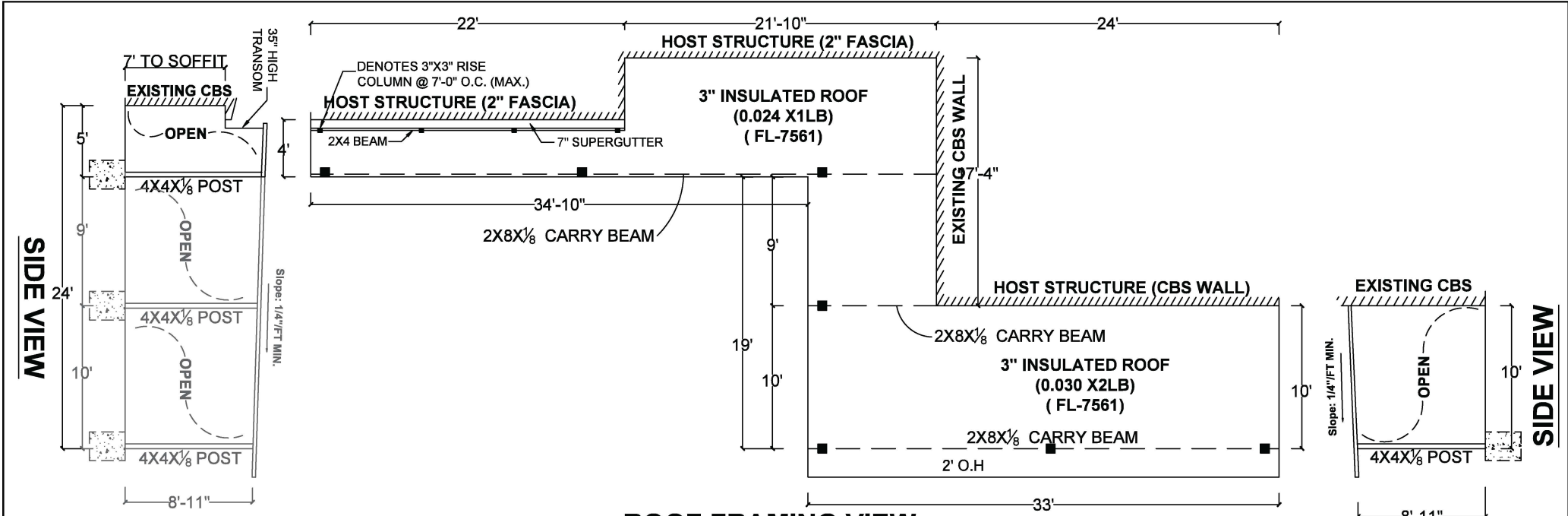


Text

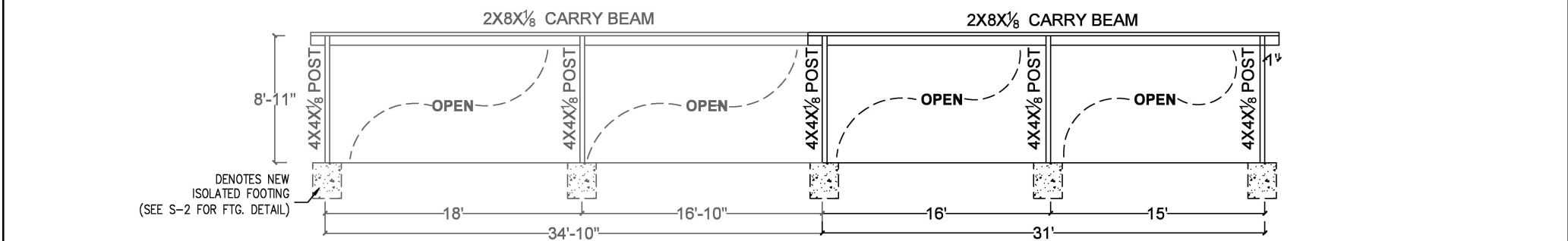
Area requiring
Variance Request

REVISIONS
1
2
3
5

A...ARC DISTANCE A/C...AIR CONDITIONING CBS...CONCRETE BLOCK STRUCTURE O.U.L...OVERHEAD UTILITY LINE CL...CLEAR C/L...CENTER LINE RAD...RADIAL ENC...ENCROACHMENT
R/W...RIGHT OF WAY FIP...FOUND IRON PIPE O.H...OVER HEAD W.M...WATER METER C.H...CHORD DISTANCE P/L...PROPERTY LINE CONC...CONCRETE F.H...FIRE HYDRANT UP...UTILITY POLE
R...RADIUS U.E...UTILITY EASEMENT Δ...CENTRAL ANGLE PL...PLANTER T...TANGENT C.B...CATCH BASIN MH...MANHOLE



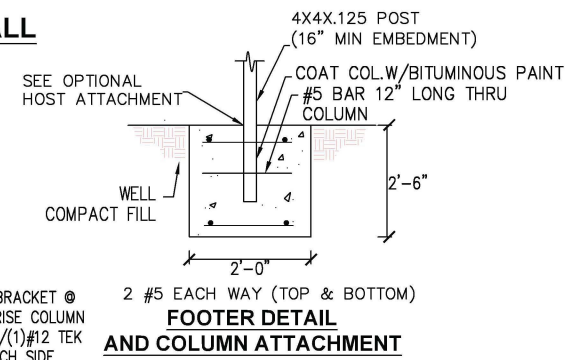
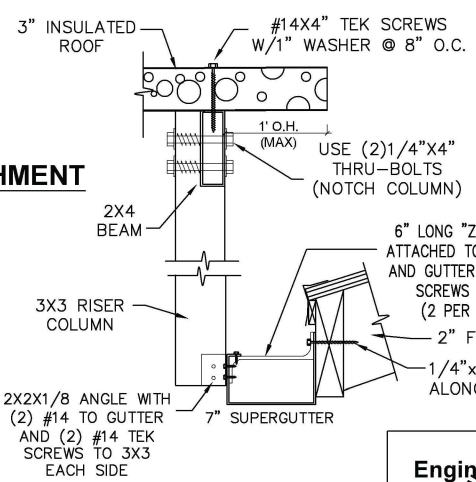
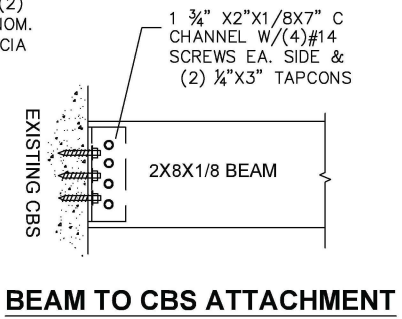
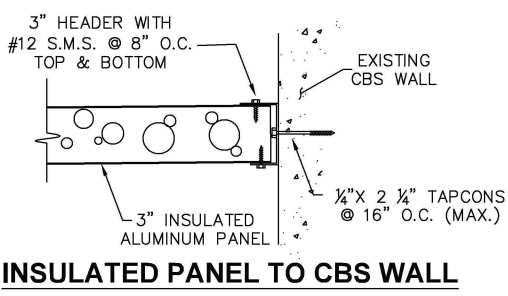
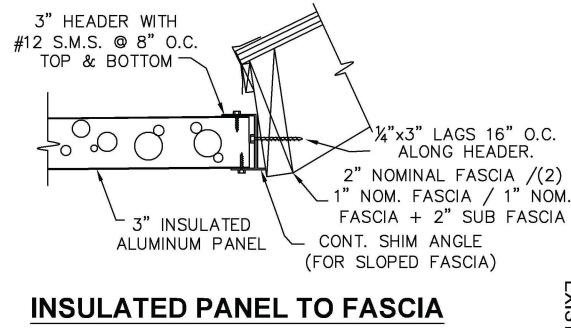
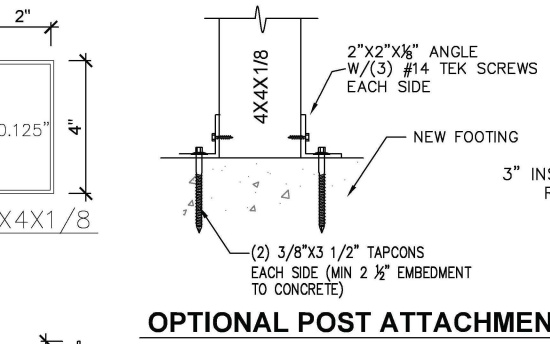
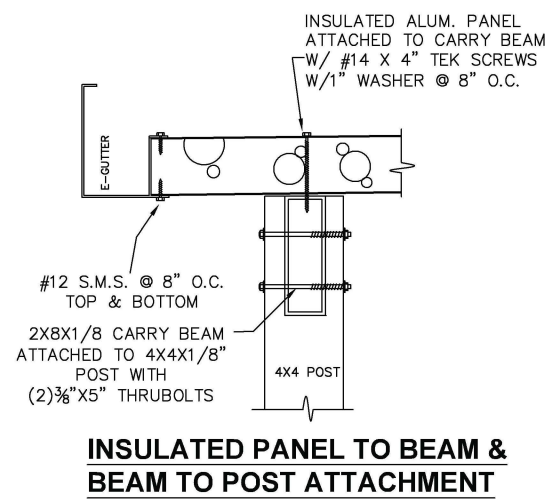
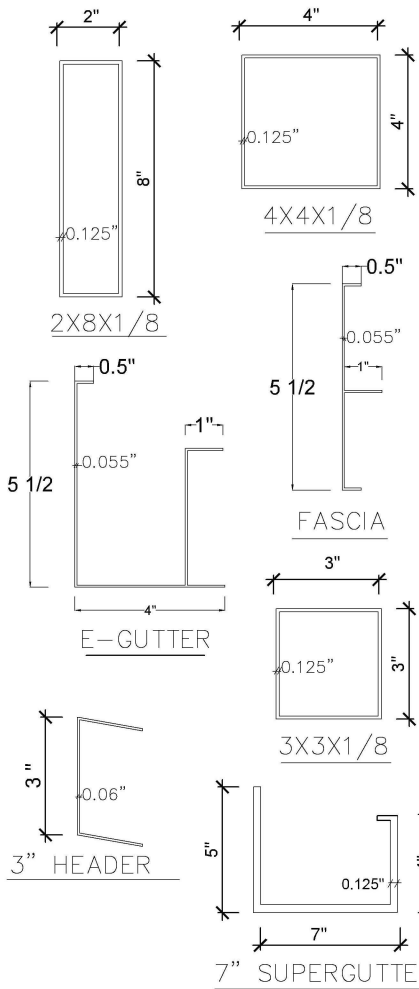
ROOF FRAMING VIEW



FRONT VIEW

- 170 MPH & Exposure "C"
- New 2'-0"X2'-0"X2'-6" isolated footing under the columns
- The existing soil meets the required lead bearing capacity of 2,500 psf
- According to the rational analysis, the provided foundation and attachment to the host structure are adequate to support gravity, uplift, and lateral loads imposed by the new structure
- This design complies with F.B.C. 2023 8th Edition & ASCE 7-22

<p>Project Site Address: Bradley & SONja Lipkowitz 501 NE 10th Ave Fort Lauderdale, FL 33301</p>	<p>Engineer Seal: Date: MYOUNGHO KIM, P.E., FL Reg. # 42565 2653 Baccarat Dr., Cooper City, FL 33026 TEL: 954-559-7344 FAX: 305-816-5970</p>	<p>Digitally signed by Myoung-ho Kim DN: c=US, o=Florida, dnQualifier=A01410D000001829A5A 9F8B0000A689, cn=Myoung-ho Kim Date: 2025.01.22 21:47:26 -05'00'</p>
<p>Project #: 3621-2025 Bradley & Sonja Lipkowitz</p>		<p>S-1</p>



- Roof is designed for 30 psf live load, L/80 for spans equal or less than 12' & L/180 for span more than 12'
- All concrete (existing & new) shall have a min. compressive strength of 2,500 psi
- All concrete anchors supporting columns shall be installed at least 3" from the edge of concrete and have min. 2 1/2" embedment w/ min ultimate ten. strength of 60ksi
- Contractor must insulate aluminum members from dissimilar metals to prevent electrolysis
- All aluminum structural component shall be of 6005-T5 or 6061-T6 alloy and be certified to comply with all applicable specification
- Fastener must have min 1/2" head or be provided with 1/2" dia. washers min
- Bolts and all other fasteners shall be aluminum, non-magnetic stainless, & hot-dip/electro-galvanized steel/ double cadmium plated steel with coating for corrosion resistance

Digitally signed by Myoung-ho Kim
 DN: c=US, o=Florida, ou=Professional Engineering, email=Myoung-ho.Kim@floridapdf.com, cn=Myoung-ho Kim
 Date: 2025.01.22 21:47:36 -0500

Engineer Seal
 MYOUNG-HO KIM
 No 62565
 Date: 02/25/25
 MYOUNGHO KIM, P.E. FL Reg # 02565
 2653 Baccarat Dr., Cooper City, FL 33093
 TEL: 954-559-7247 FAX: 305-416-5978