

Record

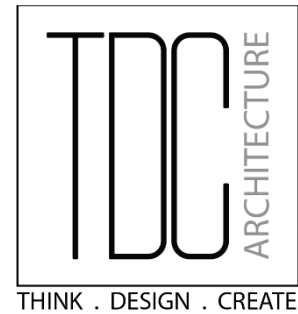
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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24110002		414 NE 23 Ave	Z- Board of Adjustment (BOA)	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PLN-BOA-24110004	Variance from E and NE setbacks to build a garage	414 NE 23 Ave	Z- Board of Adjustment (BOA)	0		414	NE	23	AVE		Withdrawn
<input type="checkbox"/>	PM-19021613	TILE REROOF ~ ~02/19/19/ RECHECK B	TILE REROOF	Re-Roof Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	CE18121538	L/S RELIABLE LIEN SEARCH -0- CASE FOUND	WINOGRAD,BRADLEY M	Code Case	0		414	NE	23	AVE		Closed
<input type="checkbox"/>	VIO-CE18121538_1		WINOGRAD,BRADLEY M	Violation-CODE Hearing	0		414	NE	23	AVE		Closed
<input type="checkbox"/>	PM-15070257	BACKFLOW INSTALL 1INCH PVB	BACKFLOW INSTALL 1INCH PVB	Plumbing Backflow Installation Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-07011159	INSTALL BURGLAR ALARM 3-DEVICES1-PANEL	INSTALL BURGLAR ALARM 3-DEVI...	Electrical Burglar Alarm	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-06092491	A/C REPLACEMENT TWO SYSTEMS/ONE 3.5 TON,ONE 2 TON	A/C REPLACEMENT TWO SYSTEMS/...	Mechanical HVAC Changeout Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-06090312	install shutters on 4 openings	install shutters on 4 openings	Shutter Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	AB-0059938		WINOGRAD,BRADLEY M	Resident/Business Alarm Registration	0		414	NE	23	AVE		Active
<input type="checkbox"/>	PM-03121035	NATURAL GAS LINE TO SUPPLY POOL HEATER & GRILL	NATURAL GAS LINE TO SUPPLY P...	Plumbing Gas Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-00021225	INSTALL KITCHEN SINK AND FAUCET	INSTALL KITCHEN SINK AND FAUCET	Plumbing Fixture Replacement Permit	0		414	NE	23	AVE		Complete

July 18, 2025

Board of Adjustment
c/o Chakila Crawford
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19 th . Ave
Fort Lauderdale, FL 33311



**Re: Hasan, Fatima Residence -Variance Extension Request
Final Order of the Board of Adjustment, CASE # PLN-BOA-24110002**

Esteemed Board Members,

On March 12, 2025, the Board of Adjustment approved variances for the proposed 2-story addition of garage on the property located at 414 NE 23 rd . Ave, Fort Lauderdale, FL, 33301 (See attached final order). Pursuant to ULDR Section 47-24.12. A.10, we respectfully request a 180-day extension of the variances granted, which are set to expire on September 8, 2025.

As the owner was traveling both domestically and abroad since the grant of the variance, progress towards completion of construction drawings and ultimately submitting for permit was delayed.

Currently, architectural drawings are 80% complete. We are coordinating with our consultants and working with their current workloads which is a contributing factor pushing us to consider an extension at this time. We want to make sure that this project gets the required time to do the job properly and our concerned that trying to rush our consultants would be a detriment to the project.

Accordingly, your consideration of this request for an additional 180-days (until March 7, 2026) is greatly appreciated and will afford the owner the opportunity to complete the project drawings, apply for and secure the permit.

Please contact us with any additional questions at (954) 854-1973.

Respectfully submitted,

Annette J. Hatchard
Architect- AR99677



FINAL ORDER OF THE BOARD OF ADJUSTMENT REGARDING CASE # PLN-BOA-24110002

This matter was presented to this Board on February 12th, 2025, concerning the application of the owner HASAN, FATIMA regarding the use of real property legally described **LOT 9, BLOCK 2, BARCELONA ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

Whereas, the Applicant, pursuant to Section 47-24.12 of the Unified Land Development Regulations ("ULDR") sought variance requests to the following provisions:

Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A)

- Requesting a variance from the required 25-foot front yard setback for a proposed 2-story addition of a garage with bedroom above to be reduced to 14 feet 8 inches, a total variance request of 10 feet 4 inches.
- Requesting a variance from the required 15-foot rear yard setback for a proposed 2 story addition of a garage with bedroom above to be reduced to 4 feet 6 inches, a total setback variance of 10 feet 6 inches.
- Requesting a variance from the required 15-foot rear yard setback to allow an existing structure to remain at a setback distance of 14.80 feet, a total variance request of 0.20 feet.
- Requesting a variance from the required 25-foot front yard setback to allow a proposed stair enclosure to be reduced to 20 feet 4 inches, a total variance request of 4 feet 8 inches.

Sec 47-19.1.K General Requirements

- Requesting a variance from the minimum 18-foot garage setback to be reduced to 15 feet 9 inches, a total variance request of 2 feet 3 inches.

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

- Requesting a variance to allow an overhang of 2 feet 10 inches (34 inches) from the face of the building whereas the code permits a maximum of 1 foot 6 inches (18 inches), a total variance request of 1 foot 4 inches (16 inches).



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And the Board, having heard and reviewed the evidence in this matter, is ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF FORT LAUDERDALE THAT THE SAID APPLICATION BE **APPROVED**.

Motion made by Mr. Wolfe, seconded by Mr. Jones:

To approve the four variance requests regarding Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district because they meet the criteria.

Motion passed 5 yeas-2 nays.

with Ms. Rathburn and Chair Elfman opposed

Motion made by Mr. Wolfe, seconded by Ms. Mergler:

To approve the variance request regarding Sec 47-19.1.K General Requirements because it meets the criteria.

Motion passed 5 yeas-2 nays.

with Ms. Rathburn and Chair Elfman opposed.

Motion made by Mr. Wolfe, seconded by Ms. Mergler:

To approve the variance request regarding Sec. 47-19.2.B Architectural features in residential district because it meets the criteria.

Motion passed 5 yeas-2 nays.

with Ms. Rathburn and Chair Elfman opposed.

Dated this 12th day of March 2025



Howard Elfman
Chair of the Board of Adjustment

Pursuant to ULDR Sec. 47-24.12. A.8, This order shall be recorded in the public record of Broward County, Florida at the cost and expense of the applicant. Unless a shorter time period is specified above, a building permit to implement the improvements authorized by this Order must be secured within 180 days of the date of entry of this Order. Temporary nonconforming use permits shall expire within the time specified in the final order, which such time may not exceed one (1) year from the date of entry of the final order. Pursuant to ULDR Sec. 47-24.12.A.11, where an application for a variance or special exception or both has been denied by the Board of Adjustment, no new application for the same or a substantially similar variance or special exception or both may be made within a period of two (2) years from the date of such denial. In order to appeal the Board's decision, a Petition for a Writ of Certiorari must be filed (with the Circuit Court) within 30 days of rendition of this Final Order of the Board of Adjustment. Fla. Rules App. Procedure, Rule 9.100 (c).

PLN-BOA-24110002

Sec. 47-24.12. A.10. - Variances, special exceptions and interpretation of Unified Land Development Regulations.

Expiration of approval. The variance shall expire and become null and void unless a building permit to implement the improvements authorized by the variance or special exception is secured within one hundred eighty (180) days from the effective date of approval, or within such lesser time as the board may proscribe, which such lesser period of time shall not be less than thirty (30) days from the effective date of approval. Upon a motion for extension of time being filed by an applicant, for good cause shown, the board may grant an additional extension of time beyond the time initially proscribed in the final order, such additional extension of time not to exceed one hundred eighty (180) days, within which the building permit must be secured.