



BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
City Hall Commission Chambers
100 N. Andrews Avenue, Fort Lauderdale, FL 33301

Wednesday, February 9, 2022
6:00 PM

AGENDA RESULTS

- 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.**

1.	CASE:	PLN-BOA-21110001
	OWNER:	COLOMBO, MATIAS A & GINNA PAOLA
	AGENT:	N/A
	ADDRESS:	2431 SUGARLOAF LANE, FORT LAUDERDALE, 33312
	LEGAL DESCRIPTION:	SURVEY OF LOT 44, BLOCK 10, OF LAUDERDALE ISLE NO. 2., ACCORDING TO THE PLAT BOOK 37, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
	ZONING DISTRICT:	RS-6.85A - IRREGULAR RESIDENTIAL
	COMMISSION DISTRICT:	4
	REQUESTING:	<u>Sec. 47-39.A.6.F(1) - Dimensional requirements.</u>
		<ul style="list-style-type: none"> 1. Requesting a variance from the minimum south side yard requirements of 7 feet 6 inches to be reduced to 2 feet 7 inches a total side yard reduction of 4 feet 11 inches 2. Requesting a variance for an existing structure from the minimum North side yard requirements of 7 feet 6 inches to be reduced to

4 feet 4 inches a total side yard reduction of 3 feet 2 inches.

Motion to approve both requests passed 5-0.

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2. **CASE:** **PLN-BOA-21120001**
- OWNER:** RIDGE HOUSES 2 LLC
- AGENT:** EDEWAARD, CABOT
- ADDRESS:** 629 N.E. 18TH AVENUE, FORT LAUDERDALE, FL 33304
- LEGAL DESCRIPTION:** LOT 8, BLOCK 20, VICTORIA PARK, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
- ZONING DISTRICT:** RS-8- RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".**
- Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)**
1. Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet, a total reduction of 2 feet.

Motion to defer passed 5-0.

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3. **CASE:** **PLN-BOA-21120002**
- OWNER:** RIDGE HOUSES 2 LLC
- AGENT:** EDEWAARD, CABOT
- ADDRESS:** 1765 N.E. 6TH COURT, FORT LAUDERDALE, FL 33304
- LEGAL DESCRIPTION:** LOT 9, BLOCK 20, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 6,215 SQUARE FEET OR 0.1426 ACRES, MORE OR LESS.

ZONING DISTRICT: RS-8 -RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT: 2

REQUESTING: **Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".**

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

1. Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet a total reduction of 2 feet.

Motion to defer passed 5-0.

4. CASE: **PLN-BOA-21120005**

OWNER: JARBOE, PAUL; LISOWSKI, LOUIS

AGENT: N/A

ADDRESS: 44 NE 16 COURT, FORT LAUDERDALE, FLORIDA 33305

LEGAL DESCRIPTION: LOT 14, BLOCK 1 OF PLACIDO PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RDs-15 - RESIDENTIAL SINGLE FAMILY/MEDIUM DENSITY

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)**

1. Requesting a variance from the required rear yard of 15 feet. The as built spot survey shows the rear setback from 14.60 feet, a total reduction of 0.40 feet.

Motion to approve passed 5-0.

5. CASE: **PLN-BOA-21120006**

OWNER: KITCHEN, DIANA H/E; KITCHEN, RUSSELL

AGENT: STEPHANIE J. TOOTHAKER, ESQ.

ADDRESS: 2657 NE 37 DRIVE, FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: LOT 14, BLOCK G OF CORAL RIDGE COUNTRY CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RS-4.4 - RESIDENTIAL SINGLE FAMILY/LOW DENSITY DISTRICT.

COMMISSION DISTRICT: 1

REQUESTING: Sec. 47-19.2.P. Free Standing Shade Structures

1. Requesting a variance to allow an existing freestanding shade structure with outdoor kitchen to be partially enclosed on three sides with 36-inch high built-in cabinetry where the Code requires all sides to be open.
2. Requesting a variance to allow an existing freestanding shade structure with outdoor kitchen to have a maximum height of 13 feet where the Code allows a maximum height of 12 feet measured from the ground to the top of the structure.

Motion to approve both requests passed 5-0.

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.