

# Arcwerks Incorporated

## Architecture & Planning

February 15, 2023

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

Re: Johnston Residence – Variance Extension Request  
Final Order of the Board of Adjustment, CASE # PLN-BOA-22070002

Dear Board Members,

On September 14<sup>th</sup>, 2022, the Board of Adjustment approved variances for the proposed garage on property located at 1010 SW 14<sup>th</sup> Terrace, Fort Lauderdale, FL 33312 (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 March 13, 2023.

As the owner was traveling both in-country and abroad at the end of the last year, 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 the 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 are 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 September 09, 2023) 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) 432-8181.

Respectively Submitted,



Eric T. Slazyk AIA, NCARB, LEED AP BD+C  
Principal





**FINAL ORDER OF THE BOARD OF ADJUSTMENT REGARDING CASE # PLN-BOA-22070002**

This matter was presented to this Board on August 10, 2022, concerning the application of the owner JOHNSTON, DAVID and through its agent SLAZYK, ERIC regarding the use of real property legally described as: **A PORTION OF PARCEL "C" GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT BOOK 51, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED ON THE SURVEY**

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

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

- Requesting a variance to reduce the required 25-foot front yard setback to 16 feet 2 inches, for a total reduction of 8 feet 10 inches. The total project area to be located within the required 25-foot front yard setback will consist of 155.2 square feet.

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

**Motion** made by Mr. McGinley, seconded by Mr. Wolfe to:

**Approve** the two variance requests for case **PLN-BOA-22070002** because they meet the criteria for a variance. **In a roll call vote, motion passed 5-0.**

Dated this 14th day of September 2022

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**Howard Nelson**  
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).

