



Construction Services Department
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"The Capital City of the Palm Beaches"

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

AGENDA

May 19, 2005

This regular meeting of the Construction Board of Adjustment and Appeals will be held on May 19, 2005, at 2 p.m. in the City Commission Chambers, West Palm Beach City Hall, 200 2nd Street, West Palm Beach, Florida.

SHOULD ANY INTERESTED PARTY SEEK TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH A MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE HE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND THE EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

- ▶ **CALL TO ORDER/ROLL CALL**
- ▶ **APPROVAL OF MINUTES** from the meeting of April 21, 2005

CASE NUMBER 1267 500-506 Kanuga Drive
Lots 6 & 7
Block 9
Flamingo Park
Mark Maher

At the meeting of April 21, 2005, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THE EXISTING CONDITION IS SUSPENDED UNTIL THE NEXT MEETING. IF THE SITE IS NOT SAFE BY THE NEXT MEETING, TO THE SATISFACTION OF THE BUILDING DEPARTMENT, THE DEMOLITION ORDER WILL BE REINSTATED.**

"An Equal Opportunity Employer"

CASE NUMBER 1190 620 7th Street (aka 638)
Lot 6
Block 3
Clows Add.
Alice Moore

At the meeting of February 24, 2005, the Board issued the following Order:
ADDITIONAL TIME IS GRANTED FOR A FINAL INSPECTION AT THE PROPERTY ALSO KNOWN AS 638 7th STREET.

CASE NUMBER 1166 3311 Pinewood Avenue
Lot 15
Block 54
Northwood
Carl Bryant

At the meeting of April 21, 2005, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS TO APPEAR AT THE NEXT REGULARLY SCHEDULED MEETING WITH A CERTIFICATE OF OCCUPANCY.**

CASE NUMBER 1274 516 Banyan Blvd.
The Place Via Clematis
Juan F. Sarda

The applicant is requesting a variance to Section 705.1.1.2 of the Florida Building Code, 2001 Edition, which requires every exterior wall within 15 feet of a property line to be equipped with approved opening protectives pursuant to Section 705.1.2.1 and Table 705.1.2. The garage entrance and several doors on the south elevation are 13 feet from the center line of the alley (assumed property line). The applicant proposes to provide water curtains in lieu of code required opening protectives.

CASE NUMBER 1275 516 Banyan Blvd.
The Place Via Clematis
Juan F. Sarda

The applicant is requesting a waiver from Table 600 of the Florida Building Code, 2001 Edition, which limits wall openings to 20% based on a distance of over 10 feet to 20 feet

from a property line or assumed property line. The applicant exceeds the 20% wall openings.

CASE NUMBER 1276 610 Clematis
Lot 1
Block 29
Town of WPB
Bermello Ajamil & Partners (BAP)

The applicant is requesting a variance to the provisions of NFPA 82, Section 3-2.4.3.1, 1999 Edition, in favor of the provisions of NFPA 82, Section 5-2.5.3.3, 2004 Edition, as it relates to trash chutes. The state adopted edition for this project is NFPA 82, 1999 Edition.

Neil K. Melick
Building Official