



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

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

AGENDA

June 16, 2005

This regular meeting of the Construction Board of Adjustment and Appeals will be held on June 16, 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 May 19, 2005

CASE NUMBER 1228 4011 Northshore
Repl. of Blocks 17-19
Westfield No. 1
Gregory Mack, Pastor

At the meeting of March 17, 2005, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS GRANTED AN ADDITIONAL THREE (3) MONTHS TO GET HIS CONTRACT UNDERWAY AND THE JOB IN PROGRESS, AND IS TO APPEAR AGAIN BEFORE THIS BOARD AT THAT TIME WITH A PROJECTED DATE OF COMPLETION.**

"An Equal Opportunity Employer"

CASE NUMBER 1241 3406 Greenwood Avenue
Lot 44-45
Block 84
Northwood
Keith Henderson

At the meeting of August 21, 2003, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE FINDINGS OF FACT AS SUBMITTED BY STAFF. APPLICANT IS TO BOARD AND SECURE THE SITE WITHIN 14 DAYS IN ACCORDANCE WITH CITY CODES AND REGULATIONS AND MAINTAIN SUCH THROUGHOUT THE DURATION OF THE PROJECT. DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER ARE TO BE SUBMITTED FOR PERMIT WITHIN 15 DAYS. IF A WOOD FRAME STRUCTURE, THE DOCUMENTS SHALL INDICATE THAT THE EXISTING STRUCTURE MEETS OR IS BEING BROUGHT UP TO THE CURRENT CODES. ALL PERMIT REVIEW COMMENTS ARE TO BE ADDRESSED AND DRAWINGS RESUBMITTED WITHIN 15 DAYS AFTER NOTIFICATION THAT REVISIONS ARE REQUIRED. CONSTRUCTION IS TO START WITHIN 15 DAYS AFTER ISSUANCE OF PERMIT. CONSTRUCTION IS TO BE SUBSTANTIALLY COMPLETED WITHIN 120 DAYS AFTER COMMENCING WITH THE WORK AND WORK IS TO STEADILY PROGRESS TO COMPLETION. IF ANY OF THESE REQUIREMENTS ARE NOT MET, THE DEMOLITION ORDER SHALL BE REINSTATED.**

CASE NUMBER 1183 3109 Broadway
Lot 3
Block 42
Northwood Addition
Keith Miller

At the meeting of November 18, 2004, the Board made the following Comments: **ALL IS PROGRESSING SATISFACTORILY AT THIS TIME AND NO MOTION IS NECESSARY.** This case is being brought back to the Board for lack of activity.

CASE NUMBER 1154 619 4th Street
Lot 16
Block 17
Clows Add.
Virgil Lee & Rosa Bolden

At the meeting of January 20, 2005, the Board issued the following Order: **THE APPLICANT BE GIVEN 90 DAYS TO COMPLETE THE PROJECT. IF IT IS NOT COMPLETED TO THE SATISFACTION OF THE BUILDING DEPARTMENT STAFF IN 90 DAYS, THE DEMOLITION ORDER SHALL BE REINSTATED.**

CASE NUMBER 1277 717 S. Olive Avenue
Block E
BC Architects AIA, Inc.
Kolter City Plaza II, Inc.

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.

CASE NUMBER 1278 717 S. Olive Avenue
Block E
BC Architects AIA, Inc.
Kolter City Plaza II, Inc.

The applicant is requesting a variance to the Florida Building Code, 2001 Edition, Section 1404.1, which prohibits the use of combustible architectural trim on buildings of Type I, Type II and Type III construction more than three stories or 40 feet high, and Section 2603.6. The applicant is requesting the use of a “Senerflex” wall system.

Neil K. Melick
Building Official