



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

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

AGENDA

October 21, 2004

This regular meeting of the Construction Board of Adjustment and Appeals will be held on October 21, 2004, 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 regular meeting of August 19, 2004 and emergency meeting of September 16, 2004.

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

At the meeting of August 19, 2004, the Board issued the following Order: **APPLICANT IS TO RETURN AT THE OCTOBER 21, 2004 MEETING WITH AN UPDATE.**

"An Equal Opportunity Employer"

CASE NUMBER 1183 3109 Broadway, Lot 3
CASE NUMBER 1184 3115 Broadway, Lot 2
Block 42
Northwood Add.
Keith Miller

At the meeting of August 19, 2004, the Board issued the following Order for both Cases:
**APPLICANT IS TO CONTINUE WITH MEETING TO MEETING UPDATES
UNTIL NOTIFIED DIFFERENTLY BY THIS BOARD.**

CASE NUMBER 1254 962 30th Street
Lots 62 & 63
Block 88
Northwood Add.
William V. Ayers

At the meeting of April 15, 2004, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS SUBMITTED BY STAFF. PETITIONER IS TO CONTINUE TO PROVIDE SECURITY TO THE BUILDING AND INSTALL CHAIN LINK FENCING WITHIN FIFTEEN (15) DAYS TO SECURE THE SITE FROM PUBLIC ACCESS. DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER ARE TO BE SUBMITTED FOR PERMIT WITHIN 120 DAYS. DOCUMENTS SHALL INDICATE THAT THE EXISTING STRUCTURE MEETS, EXCEEDS, OR IS BEING BROUGHT UP TO CURRENT CODES. AFTER SUBMISSION FOR PERMIT, IF THERE ARE ANY PERMIT REVIEW COMMENTS THAT NEED TO BE ADDRESSED, THEY SHALL BE ADDRESSED AND DRAWINGS RE-SUBMITTED WITHIN FIFTEEN (15) DAYS OF NOTIFICATION OF SUCH. CONSTRUCTION IS TO BE SUBSTANTIALLY COMPLETE WITHIN 180 DAYS AFTER COMMENCING WITH THE WORK AND WORK IS TO STEADILY PROGRESS TO COMPLETION. IF NONE OF THESE CONDITIONS ARE MET, THE DEMOLITION ORDER SHALL BE REINSTATED.**

CASE NUMBER 1190 620 7th Street (aka 624)
CASE NUMBER 1189 620 7th Street (aka 638)
Lot 6
Block 3
Clows Add.
Alice Moore

At the meeting of August 19, 2004, the Board issued the following Order: **EXTENSION IS GRANTED TO INVESTIGATE FUNDING SOURCES TO BE USED IN RESTORING THESE PROPERTIES. UPDATE WILL BE AT THE NEXT MEETING.**

CASE NUMBER 1204 920 6th Street
Lot 6
Block 9
Clows Add.
Thelma L. White
Thelma W. Rich

At the meeting of August 19, 2004, the Board issued the following Order: **APPLICANT IS TO REPORT BACK AT THE NEXT MEETING, WITH THE UNDERSTANDING THAT THE DRAWINGS WILL BE SUBMITTED FOR PERMIT BY THAT TIME AND WORK WILL HAVE STARTED ON REPLACING THE ROOF AND THE SECOND FLOOR. IF THIS DOES NOT OCCUR, THE DEMOLITION ORDER WILL BE REINSTATED.**

CASE NUMBER 1267 500-506 Kanuga Drive
Lots 6 & &
Block 9
Flamingo Park
Alan R. Patrusevich

At the emergency meeting of September 16, 2004, the Board issued the following Order: **APPLICANT IS TO SUBMIT A DEMOLITION PLAN, INCLUDING A SHORE UP PLAN, WITHIN THREE WEEKS. A CONTINUANCE IS GRANTED UNTIL THE NEXT REGULARLY SCHEDULED MEETING, AT WHICH TIME A TIME FRAME AND PLAN SHALL BE IN PLACE.**

CASE NUMBER 1264 1555 Palm Beach Lakes Blvd.
E. Llwyd Ecclestone, Jr.
Lynda J. Harris

At the meeting of August 19, 2004, the Board issued the following Order: **THIS CASE IS TO BE CONTINUED AT THE NEXT MEETING.**

CASE NUMBER 1265 444 W. Railroad Avenue
Lot 00010
Block 036
Subdivision 06
Court House Commons LLC
Keith Grant

Applicant is appealing the decision of the Building Official and requesting a variance to Table 600, Fire Resistance Ratings of the Florida Building Code, 2001 Edition with 2003 revisions, which regulates the allowable percentage of wall openings. The variance request is to allow the use of the Florida East Coast Railway (FECR) property for the purpose of an assumed property line.

CASE NUMBER 1268 419 Lakeview Avenue
Lots 1-8 and 13-20
Block 57
Opera Place LLC
Luis Latorre

Applicant is requesting a variance to Appendix F of the City of West Palm Beach Amendments to the Florida Building Code, Section F102.1, which prohibits Type VI combustible construction in a Fire District. The applicant is requesting to install a DCA approved manufactured temporary sales trailer and also proposes to install an approved fire sprinkler system.

CASE NUMBER 1269 809 N. Dixie Highway
Lots 5-8
Block 4
Brelsford Park
Dixie Partners, LLC
Jeffrey H. Kotzen, M.D.

The applicant is requesting a variance to Section 3401.7.2.3 of the Florida Building Code (FBC), 2001 Edition, with 2003 revisions, which states that non-structural repairs and alterations, exclusive of fixtures and furnishings, the cost of which does not exceed 25 percent of the value of the existing building or structure and which do not affect egress or fire-resistivity, may be made of the same material of which the building or structure is constructed. As the alterations do affect the egress, the existing stairs must be constructed of non-combustible materials as required in Section 1007.1.1 (3) of the

Florida Building Code and, pursuant to Section 1006.1.1 of the Florida Building Code, shall be enclosed or separated by fire resistant construction in accordance with Section 705.2 and Table 705.1.2. The applicant is requesting to leave the existing combustible stairs, with the addition of a fire sprinkler system.

CASE NUMBER 1270 401 Evernia Street
 Lots 1,2,3,4
 Block 19
 Evernia Properties LLLP
 Enrique Dillon

The applicant is requesting a variance to Table 600, Fire Resistance Ratings of the Florida Building Code, 2001 Edition with 2003 revisions, which regulates the fire resistant ratings of exterior walls and allowable percentage of wall openings based on distance from property lines. The variance request is to allow the building to be constructed over the public alley, continuing the building between two separate properties.

Neil K. Melick
Building Official