



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

## CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

### AGENDA

**December 15, 2005**

This regular meeting of the Construction Board of Adjustment and Appeals will be held on December 15, 2005, at 2 p.m. in the City Commission Chambers, West Palm Beach City Hall, 200 2<sup>nd</sup> 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 November 17, 2005

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

At the meeting of June 16, 2005, the Board issued the following Order: **FIFTEEN DAYS IS GRANTED FOR APPLICANT TO RE-SUBMIT PLANS FOR REVIEW.**

*"An Equal Opportunity Employer"*

**CASE NUMBER 1279**      954 30<sup>th</sup> Court  
Lots 60 & 61  
Block 89  
Northwood Addition  
Leroy & Virginia Rushing

At the meeting of November 17, 2005, the Board issued the following Order: **STATUS OF THIS CASE WILL BE HEARD AT THE NEXT REGULARLY SCHEDULED MEETING.**

**CASE NUMBER 1285**      1215 Henrietta Avenue  
Lot 1  
Block 21  
Freshwater Add.  
James Wilson Jr.  
Gregory Wilson

At the meeting of October 20, 2005, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. THE PROPERTY IS TO BE BOARDED AND SECURED WITHIN 7 DAYS. APPLICANT IS TO APPEAR AT THE DECEMBER MEETING WITH PROOF OF FINANCING, AS WELL AS A REPORT FROM AN ARCHITECT OR ENGINEER AS TO VALUE/NEED/EXTENT OF REPAIRS. AT THAT TIME, APPLICANT SHALL ADVISE THE BOARD OF THEIR INTENT CONCERNING THE PROPERTY.**

**CASE NUMBER 1283**      813 6<sup>th</sup> Street  
Lot 11  
Block 5  
Clows Add.  
Lulila Green  
James Van Dyke

At the meeting of September 15, 2005, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. NINETY (90) DAYS EXTENSION IS GRANTED FOR THE APPLICANT TO AGAIN APPEAR BEFORE THIS BOARD AND SHOW CLEAR TITLE. THEY SHALL ALSO HAVE A STRUCTURAL ENGINEER OR REGISTERED ARCHITECT SUBMIT A REPORT STATING THAT THEY ARE CAPABLE OF RENOVATING THE STRUCTURE, AND AN IDEA OF COST ESTIMATE FROM A GENERAL CONTRACTOR.**

**CASE NUMBER 1287**      231 Dyer Road  
Lot 5  
Block 2  
Lafayette Park  
Theresa L. Shinitzky  
Linda O'Brien

The applicant is requesting a waiver to the Florida Building Code, 2001 Edition, Section 3401.2.1, which requires the alteration, repair or rehabilitation work comply with all the requirements of the technical codes for new construction; and Section 1005.4, which requires every sleeping room located on the first, second and third floor of a Group R occupancy to have at least one exterior emergency escape and rescue opening. The applicant is requesting to replace the windows in a historic home and not provide the minimum net clear opening requirements of Section 105.4.4.

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Neil K. Melick, CBO  
Building Official