



"The Capital City of the Palm Beaches"

Construction Services Department

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CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

MINUTES

April 17, 2009

This regular meeting of the City of West Palm Beach Construction Board of Adjustment and Appeals was called to order at 2:05 p.m. in the City Hall Commission Chambers, 401 Clematis Street, West Palm Beach, Florida.

PRESENT: Daniel Canavan, Chairman
Michael Davila
Tom McCarthy
Keith Spina
Kimberly Rothenburg, Assistant City Attorney/Board Counsel
Pamela Yusko, Recording Secretary

ABSENT: Timothy Hulihan
Everett Fennell
Larry Rowe

APPROVAL OF MINUTES: Motion was made by Tom McCarthy and seconded by Keith Spina to approve the Minutes of the January 15, 2009 meeting. Motion carried.

CASE NUMBER 1337 500 Division
Lot 6
Block 18
Clows Add.
Alice E. Moore
Michael Brown

At the request of the applicant, this case has been postponed until the next meeting.

"An Equal Opportunity Employer"

CASE NUMBER 1352 800 Handy Avenue
Lot 38
Block 12
Roosevelt Estates
Willie V. Willis
Arverne Mosely

As there was no applicant present, Motion was made by Michael Davila and seconded by Tom McCarthy that: **THIS CASE WILL BE HEARD AT THE NEXT REGULARLY SCHEDULED MEETING.** Motion carried.

CASE NUMBER 1339 1105 22nd Street
Lot 44
Grant Park
Chainy Mae Nelson

Joseph Sheely, son of the owner, presented this case to the Board. Tom Moore, Building/Demolition Inspector and Doug Wise, Building Official, represented the City.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **APPLICANT IS GRANTED 15 (FIFTEEN) DAYS TO SUBMIT FOR A PERMIT TO THE CITY. DEMOLITION IS TO BE COMPLETED WITHIN 30 (THIRTY) DAYS OF RECEIPT OF PERMIT.** Motion carried.

CASE NUMBER 1374 2509 N. Dixie Highway
Lots 1-8
Block 16
Alfie Makboul

At the request of the applicant, this case has been postponed to the next meeting.

CASE NUMBER 1364 4020 Waverly Drive
Lot 14
Block 3
P.B. Lakes N. PL 1
Yolanda Murray

Yolanda Murray presented this case to the Board. Tom Moore, Building/Demolition Inspector and Doug Wise, Building Official, represented the City.

Motion was made by Michael Davila and seconded by Keith Spina that: **APPLICANT IS GRANTED 30 (THIRTY) DAYS TO SUBMIT DRAWINGS TO THE CITY. IF COMMENTS ARE RECEIVED, THEY ARE TO BE REPLIED TO WITHIN 15 (FIFTEEN) DAYS AND THE PLANS RESUBMITTED. AFTER THE PERMIT IS ISSUED, CONSTRUCTION IS TO BEGIN WITHIN 30 (THIRTY) DAYS AND CONTINUE WITH PROGRESS TO COMPLETION. IF ANY OF THESE ITEMS ARE NOT MET, THE DEMOLITION ORDER SHALL BE REINSTATED.** Motion carried.

CASE NUMBER 1376 1120 11th Street
Lot 10
Block 46
Lake Ave. Add.
Do Right Church of Jesus Christ God & the Holy Spirit Inc.
Pastor Sylvester McKinon

Presenting this case to the Board was Pastor Sylvester McKinon. Tom Moore, Building/Demolition Inspector, showed a videotape of the property.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS GRANTED 30 (THIRTY) DAYS TO SUBMIT PLANS TO THE CITY. ANY COMMENTS FROM THE CITY ARE TO BE ADDRESSED WITHIN 15 (FIFTEEN) DAYS AND RESUBMITTED. ONCE THE PERMIT IS OBTAINED, CONSTRUCTION IS TO COMMENCE WITHIN 30 (THIRTY) DAYS AND PROGRESS TO COMPLETION. IF ANY OF THESE ITEMS ARE NOT MET, THE DEMOLITION ORDER SHALL BE REINSTATED.** Motion carried.

CASE NUMBER 1377 1320 13th Street
W45' of Lot 23, E15' of Lot 24
Block 34
Roosevelt Estates
Chris Graeve
Francis Christie

Presenting this case to the Board were Henry Picken and Chris Graeve. Tom Moore, Building/Demolition Inspector, showed a videotape of the property.

Motion was made by Keith Spina and seconded by Tom McCarthy to move this case to the end of the agenda. Motion carried.

Motion was made by Keith Spina and seconded by Tom McCarthy that: **THIS CASE SHALL BE CONTINUED AT THE MEETING OF MAY 21, 2009.** Motion carried.

CASE NUMBER 1375 301 Lamberton Drive
DR Palm Beach, Inc.
Perry & Taylor, P.A.

Susan Taylor presented this case to the Board. Representing the City was Doug Wise, Building Official.

Motion was made by Michael Davila and seconded by Tom McCarthy that: **APPLICANT IS GRANTED A 30 (THIRTY) DAY EXTENSION TO THE TCO, WITH THE OPTION OF UP TO 5 (FIVE) ADDITIONAL EXTENSIONS, AS NEEDED.** Motion carried.

Other Business

The Board was advised by the Building Official that a customer was in the audience to request that the Board consider the addition of an unscheduled item. The item to be added was related to a request for an extension of a temporary certificate of occupancy that was beyond the authority of the building official to add, pursuant to Resolution 515-08.

At this time, Michael Davila made a Motion, seconded by Keith Spina, to consider the issue during this meeting. Motion carried.

CASE NUMBER 1378 401 Clematis Street
Catalfumo Construction
Jan Wolfe

Jan Wolfe, representing Catalfumo Construction, requested an extension to the TCO for 401 Clematis Street, which is due to expire on May 7, 2009. He additionally stated that he waived notice.

Doug Wise, Building Official, represented the City and agreed to the extension request.

Motion was made by Keith Spina and seconded by Tom McCarthy that: **THIS REQUEST FOR AN ADDITIONAL 30 (THIRTY) DAY EXTENSION SHALL BE GRANTED, WITH THE OPTION FOR 3 (THREE) ADDITIONAL EXTENSIONS, IF NEEDED.** Motion carried.

As there was no further business to come before the Board at this time, this meeting was adjourned at 3:02 p.m.

Daniel T. Canavan
Chairman