



Construction Services Department  
P.O. Box 3366  
West Palm Beach, Florida 33402  
Telephone: 561/805-6700  
Fax: 561/805-6676

*"The Capital City of the Palm Beaches"*

## CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

### AGENDA

**March 16, 2006**

This regular meeting of the Construction Board of Adjustment and Appeals will be held on March 16, 2006, 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 February 24, 2006

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

At the meeting of February 24, 2006, the Board issued the following Order: **THIS CASE WILL BE HEARD AT THE NEXT REGULARLY SCHEDULED MEETING. APPLICANT IS TO APPEAR WITH A BUDGET ESTIMATE FROM THE GENERAL CONTRACTOR AND A DECISION AS TO WHETHER OR NOT HE WILL BUY THE PROPERTY.**

*"An Equal Opportunity Employer"*

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

At the meeting of February 24, 2006, the Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED. APPLICANT IS TO APPEAR AT THE NEXT REGULARLY SCHEDULED MEETING WITH A LETTER FROM THE OWNER AUTHORIZING HER TO REPRESENT HIM CONCERNING THIS CASE. APPLICANT SHALL ALSO PROVIDE AN ESTIMATE OF CONSTRUCTION COSTS TO RENOVATE THE PROPERTY, AS WELL AS A REPORT FROM AN ARCHITECT OR ENGINEER.**

**CASE NUMBER 1294**      905 20<sup>th</sup> Street  
Lot 13  
Block 6  
Washington Heights  
Gloria A. Pettis-Jeter

The applicant is requesting an appeal of the decision of the building official pursuant to Section 401 of the Standard Unsafe Building Abatement Code, as amended by the City of West Palm Beach. The appeal is specific to the issuance of the Notice of Unsafe Building ordering the demolition of the structure referenced above.

**CASE NUMBER 1289**      1003 Allendale Road  
Holy Spirit Episcopal Church, Inc.  
Howarth L. Lewis Jr., FAIA

At the meeting of February 24, 2006, the Board issued the following Order: **THIS CASE SHALL BE CONTINUED AT THE NEXT REGULARLY SCHEDULED MEETING.**

**CASE NUMBER 1293**      2216 Palm Beach Lakes Blvd.  
Lot 3  
Block 38-A  
P.B. Lakes So. Repl. Blks 38 & 39)  
Bill Sharpe

The applicant is appealing the interpretation of the Building Official as it relates to determining the percentage of allowable wall openings based on wall area. The Florida Building Code, 2001 Edition, Chapter 6, Table 600, sets the allowable percentage of wall openings based on horizontal separation of the wall from the property line or assumed property line.

**CASE NUMBER 1295**      1555 Palm Beach Lakes Blvd.  
Lot 1  
Block 2  
P.B. Lakes Comml. No 2  
Regions Financial Tower LLLP  
Andrew Deitz

The applicant is requesting a variance to the Florida Building Code, 2004 Edition, Chapter 6, Section 602.2, which requires buildings of Type I and II construction to have the building elements listed in Table 601 to be of noncombustible materials. The applicant proposes to repair the damaged metal roof system of the single story portion of the building of an office tower. The existing construction includes wood framing, which is combustible material. The Florida Building Code, Existing Building, 2004 Edition, allows repairs to be performed in accordance with the building codes that were in effect when the building was permitted. The present roof system has no record that it was ever permitted. In reviewing the code in effect at the time the building permit was issued, combustible materials were not permitted.

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Neil K. Melick, CBO  
Building Official