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"The Capital City of the Palm Beaches"

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

AGENDA

April 21, 2005

This regular meeting of the Construction Board of Adjustment and Appeals will be held on April 21, 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 March 17, 2005

CASE NUMBER 1166 3311 Pinewood Avenue
Lot 15
Block 54
Northwood
Carl Bryant

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 TO APPEAR AT THE NEXT REGULARLY SCHEDULED MEETING WITH A CERTIFICATE OF OCCUPANCY.**

"An Equal Opportunity Employer"

CASE NUMBER 1267 500-506 Kanuga Drive
 Lots 6 & &
 Block 9
 Flamingo Park
 Mark Maher

At the meeting of October 21, 2004, the Board issued the following Order: **AN EXTENSION OF ONE YEAR IS GRANTED FOR COMPLETION.**

CASE NUMBER 1273 1101 South Olive Avenue
 Lot 0010
 Block 005
 No. 24 Jefferson Park
 Palm Beach Atlantic University
 Hanson Professional Services, Inc.

At the meeting of March 17, 2005, the following case was heard before the Board:

Applicant is requesting a variance to Chapter 34, Subsection 3401.7.1.1.2 of the Florida Building Code, 2001 Edition with 2003 revisions, which states that when additions or alterations to an existing building increase the floor area by 25 percent or more of the area of the existing building, the existing building and the addition shall be made to comply with all requirements of the code. The applicant proposes to meet all the requirements of the code with the exception of Subsection 414.4 which requires the installation of a smoke control system within the atrium of the rotunda portion of the building. In lieu of smoke control, they propose to provide additional detection in the separated room on the second level of the rotunda by means of spot type and beam type smoke detectors and to separate the rotunda from the surrounding new construction by a one-hour rated partition (with water curtain at the fixed glass window).

The Board issued the following Order: **THE BOARD AGREES WITH AND ACCEPTS THE CITY'S FINDINGS OF FACT AS PRESENTED, AS WELL AS THE FIRE STUDY AND PROPOSALS PRESENTED BY THE APPLICANT. CONDITIONAL APPROVAL OF THE VARIANCE IS GRANTED, THE CONDITION BEING THAT THE EXCEPTIONS THAT HAVE BEEN CITED IN THE INTERNATIONAL CODE GET ADOPTED INTO THE FLORIDA BUILDING CODE. STROBES ARE TO BE ADDED TO THE SPACES THAT ARE SEGREGATED FROM THE SECOND FLOOR, AND SHALL ALSO MEET THE AUDIBLE REQUIREMENTS.**

The following cases will be heard at this meeting, however, further information was necessary in order to clearly convey what variances the applicant is requesting. Wording to clarify these agenda items will be provided prior to the meeting on April 21, 2005.

CASE NUMBER 1274 516 Banyan Blvd.
The Place Via Clematis
Juan F. Sarda

CASE NUMBER 1275 516 Banyan Blvd.
The Place Via Clematis
Juan F. Sarda

Neil K. Melick
Building Official