



Construction Services Department
P.O. Box 3366
West Palm Beach, Florida 33402
Telephone: 561/805-6700
Fax: 561/659-8026

"The Capital City of the Palm Beaches"

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

AGENDA

December 16, 2004

This regular meeting of the Construction Board of Adjustment and Appeals will be held on December 16, 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 meeting of November 18, 2004

CASE NUMBER 1183 3109 Broadway
Lot 3
Block 42
Northwood Add.
Keith Miller

At the meeting of November 18, 2004, the Board issued the following Order: **THE BOARD AGREES WITH AND ADOPTS THE CITY'S FINDINGS OF FACT AS PRESENTED, WITH THE UNDERSTANDING THAT THE APPLICANT IS GOING TO PURSUE OBTAINING A BUILDING PERMIT. THE PROPERTY IS TO REMAIN SECURE. AFTER THE BUILDING PERMIT IS ISSUED, THE APPLICANT IS GRANTED SIX (6) MONTHS TO COMPLETE CONSTRUCTION UP TO A CERTIFICATE OF OCCUPANCY.**

"An Equal Opportunity Employer"

CASE NUMBER 1227 800 N. Sapodilla
Lot 7
Block 1
Amended Plat of Freshwater Add.
Darden Holdings, Inc.

At the meeting of November 18, 2004, the Board issued the following Order:
PROPERTY OWNER IS TO RETURN AT THE NEXT REGULARLY SCHEDULED MEETING AND PRESENT A CONSTRUCTION PLAN FOR THE FUTURE.

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

At the meeting of November 18, 2004, the Board issued the following Order:
APPLICANT IS GRANTED THIRTY (30) DAYS TO GET WORK ASSOCIATED WITH REPLACING THE ROOF AND SECOND FLOOR UNDER CONTRACT. APPLICANT IS TO APPEAR AT THE NEXT MEETING WITH A SCHEDULE AS TO WHEN THE WORK WILL BE COMPLETED. DRAWINGS SHOWING INTERIOR RENOVATION MUST ALSO BE AVAILABLE AT THE NEXT MEETING.

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 November 18, 2004, the Board issued the following Order: **THIS CASE BE POSTPONED TO THE NEXT REGULARLY SCHEDULED MEETING, AT WHICH TIME THE CITY WILL STATE WHAT FUNDING HELP THEY CAN GIVE TO THE APPLICANT.**

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

At the meeting of November 18, 2004, the applicant again asked to postpone this case until the next regularly scheduled meeting.

The applicant is requesting a variance to the requirements of the Florida Building Code, Section 3401.4, which states that an existing building shall not be increased in height unless the entire building is altered to meet the requirements of the code for a new building. This application is specific to the addition of two new levels (108 parking spaces) to an existing multi-level parking garage. The applicant is requesting to install a fire protection system and fire alarm notification system, in lieu of meeting all the code requirements of a new building.

CASE NUMBER 1271 1551 N. Flagler Drive
TDC Flagler WPB Ltd.
Jerry Tomassetti

Applicant is requesting a variance from the Florida Building Code, 2001 Edition, Section 412.6.2, which limits openings in elevator lobbies to those required for access to the elevators and for egress from the building. Exit stairways, chutes, janitor closets, guest rooms, service rooms, etc, shall not open into the elevator lobby. The applicant is proposing to install a door from a storage room into the elevator lobby.

Neil K. Melick
Building Official