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"The Capital City of the Palm Beaches"

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

MINUTES

November 18, 2004

This regular meeting of the City of West Palm Beach Construction Board of Adjustment and Appeals was called to order at 2 p.m. in the City Hall Commission Chambers, 200 2nd Street, West Palm Beach, Florida.

PRESENT: Timothy Hulihan, Vice-Chairman
Michael Davila
Everett Fennell
Thomas McCarthy
Larry Rowe
Keith Spina
William Spillias, Assistant City Attorney/Board Counsel
Pamela Yusko, Jennifer Hardy, Recording Secretaries

ABSENT: Daniel Canavan, Chairman

APPROVAL OF MINUTES: Motion was made by Michael Davila and seconded by Everett Fennell to approve the Minutes of the October 21, 2004 meeting. Motion carried.

CASE NUMBER 1170E 953 39th Court
Lots 11-13
Block 57
Northwood Add.
Alan Mentser

AND

CASE NUMBER 1171E 957 39th Court
Lots 9 & 10
Block 57
Northwood Add.
Alan Mentser

"An Equal Opportunity Employer"

Presenting this case to the Board was Alan Mentser. Representing the City was Tom Moore, Building/Demolition Inspector. A videotape of the property was shown.

Motion on both properties was made by Keith Spina and seconded by Thomas McCarthy that: **ANOTHER THIRTY (30) DAYS IS GRANTED TO COMPLETE WORK ON BOTH PROPERTIES.** Motion carried.

<u>CASE NUMBER 1183</u>	3109 Broadway, Lot 3
<u>CASE NUMBER 1184</u>	3115 Broadway, Lot 2 Block 42 Northwood Add. Keith Miller

Keith Miller presented these Cases to the Board. Representing the City was Tom Moore, Building/Demolition Inspector. A videotape of the property was shown.

Motion on Case Number 1183 was made by Michael Davila and seconded by Thomas McCarthy that: **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.** (Case Number 1184 has been satisfactorily completed). Motion carried.

<u>CASE NUMBER 1204</u>	920 6 th Street Lot 6 Block 9 Clows Add. Thelma L. White Thelma W. Rich
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Jose Cardona presented this Case to the Board. Representing the City were Tom Moore, Building/Demolition Inspector, and Harold Piskura, Acting Building Official/Inspection Services Manager. A videotape of the property was shown.

Motion was made by Michael Davila and seconded by Thomas McCarthy that: **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. Motion carried.

CASE NUMBER 1190 620 7th Street (aka 624)
CASE NUMBER 1189 620 7th Street (aka 638)
 Lot 6
 Block 3
 Clows Add.
 Alice Moore

Representing the City were Tom Moore, Building/Demolition Inspector and Harold Piskura, Acting Building Official/Inspection Services Manager. As a representative from Economic and Community Development was not present with further information regarding funding for construction at these locations, Motion was made by Michael Davila and seconded by Keith Spina that: **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.** Motion carried.

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

Boone Darden and Randy Edwards presented this Case to the Board. Representing the City were Tom Moore, Building/Demolition Inspector and Harold Piskura, Acting Building Official/Inspection Services Manager.

Motion was made by Thomas McCarthy and seconded by Everett Fennell that: **PROPERTY OWNER IS TO RETURN AT THE NEXT REGULARLY SCHEDULED MEETING AND PRESENT A CONSTRUCTION PLAN FOR THE FUTURE.** Motion carried.

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

At the applicant's request, this Case is postponed to the next regularly scheduled meeting.

CASE NUMBER 1265 444 W. Railroad Avenue
Lot 00010
Block 036
Subdivision 06
Court House Commons LLC
Keith Grant

Presenting this Case to the Board were Kerry Kilday, Peter McAllister, Noel Kucich and Keith Grant. Representing the City were Harold Piskura, Acting Building Official/Inspection Services Manager, Captain Mike Carsillo, Fire Department, and Ana Maria Aponte, Planning Department.

Motion was made by Michael Davila and seconded by Thomas McCarthy that: **BASED UPON THE EVIDENCE PRESENTED AT THE LAST HEARING AS WELL AS THIS ONE, ALONG WITH THE CITY'S FINDINGS OF FACT AS PRESENTED, VARIANCE IS GRANTED UNDER THE CONDITIONS PRESENTED BY THE APPLICANT TO THE BOARD. A WATER CURTAIN WILL BE PROVIDED USING LISTED AND APPROVED FIRE PROTECTION ELEMENTS AS REQUIRED BY THE CITY. SHOULD ANY BUILDING BE BUILT ON THE RAILROAD SITE, THE APPLICANT WILL CLOSE ALL OPENINGS BETWEEN THEIR BUILDING AND THE PROPERTY.** Motion carried.

As there was no further business to come before the Board at this time, this meeting was adjourned at 3:10 p.m.

Timothy F. Hullihan
Vice-Chairman/Acting Chairman