



BOARD OF ADJUSTMENT MEETING NOTICE

Date: June 28th, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, July 10th, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA- 24060001
OWNER:	CATRON, WILLIAM L & DOROTHY H
AGENT:	N/A
ADDRESS:	1630 SOUTH EAST 10 STREET, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	THE EAST ONE-HALF OF LOT 15 AND LOT 16 IN BLOCK 14 OF RIO VISTA ISLES UNIT 5, ACCORDING TO THE PLAT THEREOF, AS REORDERED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A)</u>

- Requesting a variance to reduce the side yard setback to 9 foot 10 inches, whereas the code requires a minimum side yard setback of 10 foot 0 inches, a total variance reduction request of 2 inches.

To watch and listen to the meeting, please visit:
<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.




PLN-BOA-24060001


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



PLN-BOA- 24060001

Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district.

(Note A)

Requirements	RS-4.4		
Maximum density	4.4 du/net ac.		
Minimum lot size	10,000 sq. ft.		
Maximum structure height	35 ft.		
Maximum structure length	None		
Minimum lot width	75 ft. *100 ft. when abutting a waterway on any side		
Minimum floor area	1,250 sq. ft.		
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isle—20 ft.		
Minimum corner yard	25% of lot width, but not greater than 25 ft. 25 ft. when abutting a waterway		
Minimum side yard	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft. 25 ft. when abutting a waterway		
Minimum rear yard	15 ft. 25 ft. when abutting a waterway		
Minimum distance between buildings	None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤10,000 sf	50%	0.75

Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

Note A: Dimensional requirements may be subject to additional regulations, see [Section 47-23](#), Specific Location Requirements, and [Section 47-25](#), Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97)

Record

Showing 1-13 of 13

<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Treet #</u>	<u>Dir</u>	<u>Treet Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	PLN-BOA-24060001		Catron Residential - West Side...	Z- Board of Adjustment (BOA)	0		1630	SE	10	ST		Open
<input type="checkbox"/>	BLD-ROOF-20050114	REPLACE ROOF NOC SRRA ID#0000070316	1630 SE 10 ST - REPLACE ROOF	R -Roof Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	CE17011613	CONCRETE PYRAMIDS, CONCRETE PYRAMIDS	CATRON, WILLIAM L & DOROTHY H	Cod Cas			1630	SE	10	ST		Closed
<input type="checkbox"/>	VIO-CE17011613_1	CONCRETE PYRAMIDS	CATRON, WILLIAM L & DOROTHY H	Violation-CODE Hearing	0		1630	SE	10	ST		Closed
<input type="checkbox"/>	PM-13070526	R & R 19 WINDOWS WITH IMPACT	R & R 19 WINDOWS WITH IMPACT	Window and Door Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-12060077	REPLACE 23 WINDOWS IMPACT	REPLACE 23 WINDOWS IMPACT	Window and Door Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-11050237	REPLACE 9.5 LF X 75 LF AND (10) PILES	REPLACE 9.5 LF X 75 LF AND (...)	Boatlift-Dock-S awall-Pil Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-10070050	REMODEL POOL & DECK ~ ~B-RECHECK-7/21/10-Z,B,E,P	REMODEL POOL & DECK	Residential Pool-Spa-Fountain Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-10070051	ELECTRIC FOR POOL REMODEL, DISCONNECT AND RECONNECT...	ELECTRIC FOR POOL REMODEL, DI...	Electrical Residential Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-09010900	HYDROEXCAVATE UNDER HOME TO REPLACE MAIN WATER ~L...	HYDROEXCAVATE UNDER HOME TO ...	Plumbing Residential Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-08030203	REPLACE 2 GARAGE DOORS	REPLACE 2 GARAGE DOORS	Window and Door Permit	0		1630	SE	10	ST		Complete
<input type="checkbox"/>	PM-00080602	31 WINDOW OPENINGS FOR DURAFRAME HURRICANE SHUTTER	31 WINDOW OPENINGS FOR DURA...	Shutter Permit	0		1630	SE	10	ST		Expired
<input type="checkbox"/>	AB-0020194		CATRON, WILLIAM L & DOROTHY H	Residential/Business Alarm Registration	0		1630	SE	10	ST		Active



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: July 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24060001

Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A)

- Requesting a variance to reduce the side yard setback to 9 foot 10 inches, whereas the code requires a minimum side yard setback of 10 foot 0 inches, a total variance reduction request of 2 inches.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 01/30/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL
Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input checked="" type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-24060001
Date of complete submittal	June 6, 2024

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	William L and Dorothy H. Catron
Property Owner's Signature	<i>William L. Catron</i> <i>Dorothy H. Catron</i>
Address, City, State, Zip	1630 SE 10 Street, Fort Lauderdale, FL 33316
E-mail Address	wcatron@bellsouth.net
Phone Number	(954) 444-9244
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed_or <input checked="" type="checkbox"/> Tax Record 5042 11 22 0580

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	<input type="checkbox"/>

Not Applicable

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> 90-6121 New: <input type="checkbox"/>
Project Address	Address: 1630 SE 10 Street, Fort Lauderdale, FL 33316
Legal Description	East one-Half of Lot 15 and Lot 16 in Block 14 of RIO VISTA ISLES UNIT 5, According to the Plat thereof, Recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida.
Tax ID Folio Numbers (For all parcels in development)	5042 11 22 0580
Variance/Special Exception Request (Provide a brief description of your request)	Request for Variance on the property's West Side Setback of 2 story house be reduced from the UDLR Table 47-5.30 of 10' - 0" to 9' - 10" (2" reduction). This Setback reduction request is only for the West side of the Property as it was discovered recently although the encroachment has existing since the original construction of the property more than 33 years ago. All other property setbacks comply or exceed the ULDR 47-5.30 required minimum dimensions.
Applicable ULDR Sections (Include all code sections)	ULDR 47-5.30 Table of Dimension for RS-4.4

Current Land Use Designation	Residential
Current Zoning Designation	RS-4.4
Current Use of Property	Residence
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)		Required	Proposed
Front	N	25 Ft. - 0 Inches	25 Ft. - 0 Inches
Side	E	10 Ft. - 0 Inches	10 Ft. - 0 Inches
Side	W	10 Ft. - 0 Inches	9 Ft. - 10 Inches
Rear	S	25 Ft. - 0 Inches	25 Ft. - 0 Inches

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

See Attached response.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

See Attached response.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

See Attached response.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See Attached response.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

See Attached response.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

See Attached response.

AFFIDAVIT: I, William L. Catron & Dorothy H. Catron the Owner/Agent of said property ATTEST that I am aware of the following:
We,

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

William L. Catron
(Signature)

Dorothy H. Catron
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of June, 2024



Sandra M. Rodriguez Vicaria
NOTARY PUBLIC
MY COMMISSION EXPIRES:

PLN-BOA-24060001

Attachment 1 Variance Request Narrative

June 4, 2024

City of Fort Lauderdale – Building Services Department
700 NW 19th Avenue, Fort Lauderdale, FL 33311

**Re: Narrative for 1630 SE 10 Street, Fort Lauderdale, FL
2 Inch Variance on Property's West Side Set-back**

We William L. Catron & Dorothy H. Catron (“Applicants”), owners of the property located at 1630 SE 10th Street, Fort Lauderdale, Florida 33316, (“The Property”), Broward County I.D. #5042 11 22 0580 am representing ourselves for this variance request. Applicants are requesting approval of a variance for the side minimum set-back on the West side of the property as specified in City of Fort Lauderdale Unified Land Development Code specifically 47-5.30, *Table of Dimensional Requirements for the RS-4.4*. This 2 inch set-back reduction request is only for the West side of the Property as all other house setbacks meet or exceed the ULDR Table 47-5.30 required setbacks.

The reason for this variance request is that our Residence was constructed in 1990 – 1991 period under the City of Fort Lauderdale permit # 90-6121 and the applicable SFBC (South Florida Building Code) and CO (Certificate of Occupancy) No. 299 was issued on May 30, 1991. The Architects, Engineers, General Contractor, Surveyors and Sub-Contractors employed were all licensed professionals that secured the required permits for the work. An Initial (Pre-Construction) survey was performed for project layout and survey verified construction placement and was provided by the to the City of Fort Lauderdale confirming that the project was in compliance with the required setback regulations. (See attached Winningham and Associates dated July 9, 1990).

However to our surprise, a recent property survey using today’s enhanced survey technology has determined that the residence’s South end initial layout appears was slightly rotated causing it to encroach slightly into the west side setback. The property configuration has not changed since the initial 1990 construction, except for some minor unrelated pool deck area remodeling, and therefore the encroachment has existed for the last 34 years. After the encroachment was discovered thru a basic survey, I had the survey company perform an enhanced survey which reflected that the encroachment depth varied along the West side of the property from less than a ¼ inch on the North end to little more that 1 ½ inches (see attached survey dated April 19, 2024 by Accurate Land Surveyors, Inc.).

It is difficult to determine the original cause of the set-back encroachment; whether it was surveyor errors, incorrect benchmark references or even if it uncovered as a result of the enhancements in today’s surveying methods, the result is the same. The ability to remove the West set-back encroachment through some type of Construction renovation is, in my opinion, cost prohibitive and impractical considering that it has existed undiscovered for more than a third of a century.

The problem is that the newly discovered encroachment has makes the property to be none conforming (or non-compliant) resulting in hardship that we did not contribute to nor foresee and could preclude securing future renovation permits, property financing, title insurance and even the ability to sell the property.

Thank-you for your consideration,

William L. Catron
1630 SE 10 Street.
Fort Lauderdale, FL 33316
Cell (954) 444-9244

Dorothy H. Catron
1630 SE 10 Street
Fort Lauderdale, FL 33316
Cell (954) 789-8470

Attachment 2 Board of Adjustment Application

Specific Request According the ULDR

Applicant is requesting that a variance on the property's Side Setback on the west side of 2 story house be reduced from the UDLR Table 47-5.30 of 10' – 0" to 9' – 10" (2" reduction). This Setback reduction request is only for the West side of the Property as it was discovered recently although the encroachment has existing since the original construction of the property more than 33 years ago. All other house setbacks comply or exceed the ULDR 47-5.30 required minimum dimensions.

a. Special Conditions and Circumstances affect the property at issue which prevent the reasonable use of such property.

Residence was constructed in 1990 – 1991 under the City of Fort Lauderdale permit # 90-6121 under the applicable SFBC (South Florida Building Code) and CO (Certificate of Occupancy) No. 299 was issued on May 30, 1991. The Architects, Engineers, General Contractor, Surveyors and Sub-Contractors employed were all licensed professionals that secured the required permits for the work.

33 years after the completion of the construction the property was found to have been constructed being minimally (less than 2 inches) into the West side set-back as listed in City of Fort Lauderdale Unified Land Development Code specifically 47-5.30, *Table of Dimensional Requirements for the RS-4.4*.

The discovered encroachment has deemed the property to be non conforming and prevents reasonable use of the property by preventing the Applicant in securing future renovation permits, property financing, title insurance and even the ability to sell the property.

b. Circumstances which cause the special conditions are peculiar to the property at issue or to such a small number of properties, that they clearly constitute marked exception to other properties in the same zoning district.

The applicant (owner) had contracted with professionals, and like the City of Fort Lauderdale, had reliance on those professionals and their companies to provide work in compliance with applicable building and zoning codes. The Applicant, like most homeowners, are not qualified to determine if their home complies with ULDR 47-5.30 set-backs and has to have reliance on licensed Florida Surveyor Companies to provide the verification. In this unusual case, the failure of the Surveying Company to provide the correct setback dimension during the 1990-1991 construction period would be clearly an exception to the normal process.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district.

The provisions of the ULDR 47-5.30, table of Dimensions for RS-4-4, require compliance for almost 12 separate areas on the property including minimum Set-backs.

The literal application review of each of those areas would find that the applicant's property does comply with the specified dimensions except the West Setback, where the building's west side encroaches at various locations from ¼ inch to less than 2 inches. Literal application of the ULDR could result in the Applicants' inability to secure future renovation permits, property financing, title insurance and even the ability to sell the property. That is why the applicant is requesting consideration for granting of a 2 inch

Variance for the West Property Set-back. Note: The attached current survey indicates building Set-backs for the Front, Rear and East side are greater than the Minimum requirements in the ULDR.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of the provisions of the ULDR or antecedent zoning regulations; and

The unique hardship is not self-created by the applicant, nor is it a result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations. The residence as it exists today, was constructed in 1990 - 1991 in accordance with the applicable South Florida Building Code which required 10 Ft. side set-back similar to today's ULDR Table 47-5.30 requirements. The applicant employed and had reliance on Licensed professional surveyors for Layouts and As-built property surveys that indicated that the construction was in compliance with all set-back requirements. Recently, 33 years after the City of Fort Lauderdale issued its' CO (Certificate of Occupancy) a recent survey indicated that the property's West Side is minimally into the required minimum 10 Ft. Set-back. It is difficult to determine how or what originally caused the alleged set-back encroachment discovered 33 years after the construction; it could be anything from original Surveyor's errors to accuracy enhancements available in today's surveying technology.

Furthermore, the enormous cost in many areas to correct the minimal set-back encroachment on the property's west side would be quite the hardship for an error that was not self-created in any way by the Applicant and it has existed un-recognized for over 33 years.

e. The variance is the minimum variance that will make possible a reasonable use of the property and the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with the adjoining properties of the surrounding neighborhood or otherwise detrimental to the public welfare.

The approval of a variance of 2 inches for the residence's west side setback encroachment is the minimum variance that would allow the applicant to be in compliance with the ULDR Table 47-5.30. Additionally, the requested 2" west set-back variance is in harmony with the general purpose and intent of the ULDR Table 47-5.30 and will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare as the inadvertent encroachment has existed unrecognized for 33 years and would require special measuring instruments to identify.

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete.

Note: 14 Copy Sets of each item below will be DUE AFTER your application has been deemed complete. A meeting with staff is required prior to submitting your electronic BOA application submittal via [Lauderbuild](#). If the property owner/agent has met with staff, you may proceed with your electronic application submittal. If the property owner/agent has not met with staff, a meeting with staff is needed. *Meeting Request information can be found on the cover page of the BOA application.

- **Met with Zoning staff** - A meeting with staff is required prior to submitting your BOA application electronically.
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year.
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents.
- **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- [LauderBuild](#). No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)



IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you.
 If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

- [PREVIOUS](#)
[NEXT](#)
[VIEW MAP](#)
[PRINT](#)
[NEW SEARCH](#)
[PHOTOGRAPHS](#)
[BCPA HOME](#)

[Click here to display your 2023 TRIM Notice.](#)

Site Address	1630 SE 10 STREET, FORT LAUDERDALE FL 33316	ID #	5042 11 22 0580
Property Owner	CATRON, WILLIAM L & DOROTHY H	Millage	0312
Mailing Address	1630 SE 10 ST FORT LAUDERDALE FL 33316-1422	Use	01-01

Abbreviated Legal Description	RIO VISTA ISLES UNIT 5 8-7 B LOT 15 E 25, LOT 16 BLK 14
--------------------------------------	---

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values
[Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$843,750	\$2,722,490	\$3,566,240	\$1,347,170	
2023	\$843,750	\$2,593,300	\$3,437,050	\$1,307,940	\$24,458.38
2022	\$843,750	\$2,075,000	\$2,918,750	\$1,269,850	\$23,330.32

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,566,240	\$3,566,240	\$3,566,240	\$3,566,240
Portability	0	0	0	0
Assessed/SOH 94	\$1,347,170	\$1,347,170	\$1,347,170	\$1,347,170
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,297,170	\$1,322,170	\$1,297,170	\$1,297,170

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
10/18/2007	WD-T	\$100	44735 / 329
11/1/1989	WD	\$385,000	16938 / 222
4/1/1989	WD	\$500,000	
12/1/1970	WD	\$55,000	
11/1/1967	WD	\$33,600	

Land Calculations		
Price	Factor	Type
\$90.00	9,375	SF
Adj. Bldg. S.F. (Card, Sketch)		4682
Units/Beds/Baths		1/4/3
Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

If you see a factual error on this page, please [click here to notify us](#).

PLN-BOA-24060001

PREPARED BY AND RETURN TO:

WELCOM H. WATSON, JR.
WATSON, CLARK & PURDY
POST OFFICE BOX 11959
FORT LAUDERDALE, FLORIDA 33339

2117.3
Broward County, Fla.
and Tax as required by law.
WELCOM H. WATSON, JR.

WC ->

WARRANTY DEED (STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, Made the 15th day of November, 1989 Between JOHN T. LOOS, a married man, of the County of Broward, State of Florida, grantor*, and WILLIAM L. CATRON, a married man, whose post office address is 1719 SE 11th St., Ft. Lauderdale, FL. 33316

grantee*:

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND No/100 DOLLARS (\$10.00) and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, wit:

THE EAST ONE-HALF OF LOT 15 AND LOT 16 IN BLOCK 14 OF RIO VISTA ISLES UNIT 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SUBJECT TO THAT CERTAIN MORTGAGE IN FAVOR OF JOHN T. STUBER AND DOROTHY LORRAINE STUBER, HIS WIFE, RECORDED APRIL 10, 1989 IN OFFICIAL RECORDS BOOK 16342, PAGE 104 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH MORTGAGE GRANTEE HEREBY AGREES TO ASSUME AND PAY.

GRANTOR CERTIFIES THAT NEITHER GRANTOR NOR ANY MEMBER OF HIS FAMILY RESIDES ON THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE GRANTOR'S HOMESTEAD, NOR IS CONTIGUOUS THERETO.

Grantee's tax identification number 261-96-6508 Property folio number _____

SUBJECT TO RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES FOR THE YEAR 1990 AND SUBSEQUENT YEARS.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

[Signature] (Seal)
JOHN T. LOOS

Nov 17 4 10 PM '89

BK 16938 PG 0222

STATE OF FLORIDA]
COUNTY OF BROWARD]

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOHN T. LOOS to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of November, 1989.

(Notary Seal)

[Signature]
Notary Public

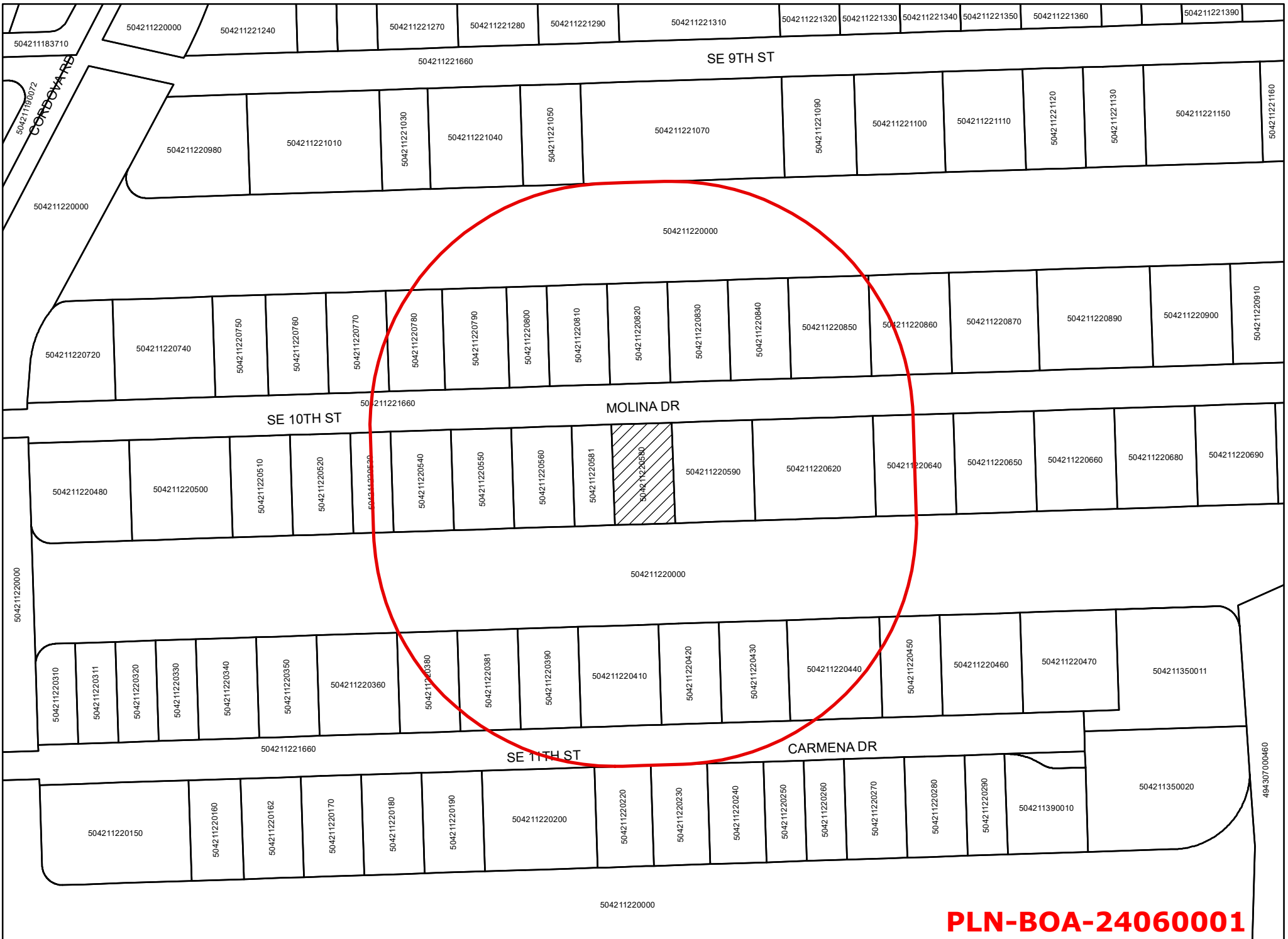
My Commission Expires:



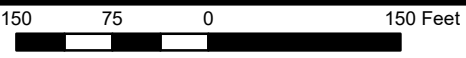
NOTARY PUBLIC, STATE OF FLA.
MY COMM. EXP. MAR. 13, 1990
BONDED THRU GEN. INS. UND.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

205-2-5



PLN-BOA-24060001



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1630 SE 10 St



PLN-BOA-24060001**Property Owners Notification of Variance Request**

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504211221070	SMITH,MERRILL BROOKS	MERRILL BROOKS SMITH REV TR	1700 SE 9 ST	FORT LAUDERDALE	FL	33316
504211220860	GIVEN,ROBERTE JR & ZOEY		1719 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220850	LEVESQUE-CASTONGUAY,LYNE D	CASTONGUAY,RAYMOND	1715 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220840	NEWTON,MICHAEL D & KATHLEEN		1707 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220830	GRAHAM FAM REV TR	GRAHAM,JOHN S TRSTEE ETAL	235 E STRAWBERRY DR	MILL VALLEY	CA	94941
504211220820	KANTLEHNER,ALEXANDRA		1625 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220810	NORIEGA,CLAUDIO		1621 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220800	LEE,MARCI A K	DALE E LEE LIV TRETAL	1617 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220790	CRUZ RODRIGUEZ,DEVI	NUILA,MARCEL A BOUSSINOT	1613 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220780	PE JE INC		1601 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220770	DORNAU,PETER G & MAUREEN		1601 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220640	CACCAMISE,RICHARD & THERESA		1722 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220590	MILLER,ROBERT &	MILLER,VICKY	1642 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220580	CATRON,WILLIAM L & DOROTHY H		1630 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220581	BRUCKNER,JONATHAN E & ANNEMARIE		1620 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220560	LEWIS,TYSON & STEFANIE		1614 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220550	DAVIS,LOWELL H/E	DAVIS,MAYTEE	1608 SE 10TH ST	FORT LAUDERDALE	FL	33316
504211220540	SERAFINI,DANIEL G & LISE-ANNE		1604 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220530	LOTENBERG,GLENN	LOTENBERG,JODI	1425 PONCE DE LEON BLVD	FORT LAUDERDALE	FL	33316
504211220450	ELEVEN RIO LLC		275 ATLANTIC AVE	SUNNY ISLES BEACH	FL	33160
504211220440	HARRINGTON,MARIE H		1719 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220430	LEIPSIG,TERRY		1717 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220420	BROOKS,STEPHEN C		1701 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220410	RICCELLI,JOSEPH F		1625 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220390	HECKER,CRAIG I	CRAIG I HECKER REV LIV TR	1617 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220381	KUTUCHIEF,CARSON		1611 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220380	MOLINA,JUAN JH/E	MATEOS,MARIAM	1601 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220230	JEKOF SKY,MELVIN & SANDRA		1630 SE 11 ST	FORT LAUDERDALE	FL	33316
504211220220	AQUA PROPERTIES LLC		4850 HAYGOOD RD	VIRGINIA BCH	VA	23455
504211220620	CHAMBLISS,HUNTER & KELLY F		1700 SE 10 ST	FORT LAUDERDALE	FL	33316
504211221660	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301



Area on West side of Property where Applicant is requesting to reduce imenison for side Set-back fly 2 inches do to surveying errors 33 Years ago.



West Side Yard (Looking North)

1630 SE 10 Street, Fort Lauderdale, FL 33316

June 3, 2024

PLN-BOA-24060001



East Side Yard (Looking North)

1630 SE 10 Street, Fort Lauderdale, FL 33316

June 3, 2024

PLN-BOA-24060001



North Elevation (Looking South)

1630 SE 10 Street, Fort Lauderdale, FL 33316



West Side Yard (Looking South)

1630 SE 10 Street, Fort Lauderdale, FL 33316



**South Side -Back of House adjacent to Canal
(Looking West)**

1630 SE 10 Street, Fort Lauderdale, FL 33316



West Side Yard (Looking North)

1630 SE 10 Street, Fort Lauderdale, FL 33316



Area on West side of Property where Applicant is requesting to reduce imension for side Set-back fly 2 inches do to surveying errors 33 Years ago.



**South Side -Back of House adjacent to Canal
(Looking West)**

1630 SE 10 Street, Fort Lauderdale, FL 33316



East Side Yard (Looking North)

1630 SE 10 Street, Fort Lauderdale, FL 33316

June 3, 2024

PLN-BOA-24060001



North Elevation (Looking South)

1630 SE 10 Street, Fort Lauderdale, FL 33316



Approx. Lot Line.....
Ligustrum trees are
entirely in West Side
set-back and owned by
Applicant.

Approx. Lot Line.....

West Side Yard (Looking South)

1630 SE 10 Street, Fort Lauderdale, FL 33316

Variance Request Narrative

June 4, 2024

City of Fort Lauderdale – Building Services Department
700 NW 19th Avenue, Fort Lauderdale, FL 33311

Re: Narrative for 1630 SE 10 Street, Fort Lauderdale, FL
2 Inch Variance on Property's West Side Set-back

I, William L. Catron (“Applicant”), owner of the property located at 1630 SE 10th Street, Fort Lauderdale, Florida 33316, (“The Property”), Broward County I.D. #5042 1 1 22 0580 am representing myself for this variance request. Applicant is requesting approval of a variance for the side minimum set-back on the West side of the property as specified in City of Fort Lauderdale Unified Land Development Code specifically *47-5.30, Table of Dimensional Requirements for the RS-4.4*. This 2 inch set-back reduction request is only for the West side of the Property as all other house setbacks meet or exceed the ULDR Table 47-5.30 required setbacks.

The reason for this variance request is that my Residence was constructed in 1990 – 1991 period under the City of Fort Lauderdale permit # 90-6121 and the applicable SFBC (South Florida Building Code) and CO (Certificate of Occupancy) No. 299 was issued on May 30, 1991. The Architects, Engineers, General Contractor, Surveyors and Sub-Contractors employed were all licensed professionals that secured the required permits for the work. An Initial (Pre-Construction) survey was performed for project layout and subsequent surveys provided by the to the City of Fort Lauderdale confirming the project was in compliance with the required setback. (See attached Winingham and Associates dated July 9, 1990).

However, a recent property survey, using today’s enhanced survey technology has unfortunately determined that the residence’s South end initial layout appears was slightly rotated causing it to encroach slightly into the west side setback. The construction of the property has not changed since the initial construction, except for some minor unrelated pool deck area remodeling, and the encroachment has existed for the last 34 years.

When the encroachment was discovered, I had the survey company perform an enhanced survey which reflected that the encroachment various along the West side of the property from less than a ¼ inch to little more than 1 ½ inches (see attached survey dated April 19, 2024 by Accurate Land Surveyors, Inc.).

It is difficult to determine the original cause of the set-back encroachment; whether it was surveyor errors, incorrect benchmark references or if it a result of the enhancements in today’s surveying accuracies the result is the same. The ability to remove the West set-back encroachment through some type of Construction renovation is, in my opinion, cost prohibitive and impractical, after existing undiscovered for more than a third of a century.

The problem is that the newly discovered encroachment has deemed the property to be none conforming resulting in hardship that I did not contribute to and could preclude securing future renovation permits, property financing, title insurance and even the ability to sell the property.

Thank-you for your consideration,



William L. Catron

1630 SE 10 Street
Fort Lauderdale, FL 33316
Cell (954) 444-9244

SYMBOLS & LEGEND OF ABBREVIATIONS:

RW = RIGHT OF WAY N = NORTH S = SOUTH E = EAST W = WEST D.B. = DEED BOOK ENCH. = ENCROACH F.F. = FINISHED FLOOR GAR. = GARAGE C.L. = CENTERLINE MH = MANHOLE (M) = MEASURED P.B. = PLAT BOOK A/C = AIR CONDITIONER P = PLAT	x7.00' = ELEVATIONS BASED ON N.A.V.D. [AE] = APPARENT ENCROACHMENT P.B.C.R. = PALM BEACH COUNTY RECORDS M.D.C.R. = MIAMI-DADE COUNTY RECORDS P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING CHATT. = CHATTAHOOCHEE F.P.L. = FLORIDA POWER & LIGHT B.C.R. = BROWARD COUNTY RECORDS O.R.B. = OFFICIAL RECORDS BOOK F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION D.N.R. = DEPARTMENT OF NATURAL RESOURCES P.R.M. = PERMANENT REFERENCE MONUMENT N.A.V.D. = NORTH AMERICAN NATURAL DATUM	
[M] VALVE [S] MANHOLE [B] BASIN [W] WELL [WM] WATER METER [MW] MONITORING WELL [PC] PROPERTY CORNER	[UB] UTILITY BOX [H] HYDRANT [UP] UTILITY POLE [V] VAULT [L] LIGHT [BOLL] BOLLARD [AC] AIR CONDITIONER	[PS] PARKING STRIPE [OU] OVERHEAD UTILITY LINES [6'CW] 6' CONCRETE WALL [CA] COVERED AREA [CON] CONCRETE [BRK] BRICK PAVERS [TILE] TILE [ASP] ASPHALT

STREET ADDRESS:
 1630 S.E. 10th Street, Fort Lauderdale, Florida 33316

LEGAL DESCRIPTION:
 The East One-Half of Lot 15 and Lot 16 in Block 14 of RIO VISTA ISLES UNIT 5, according to the Plat thereof, as recorded in Plat Book 8, Page 7, of the Public Records of Broward County, Florida.

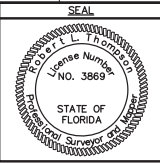
- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Angles shown hereon are based on field occupation and existing monumentation.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
 Community name and number: City of Fort Lauderdale 125105
 Map and panel number: 12011C0557H
 Panel date: 08-18-2014
 Index date: 08-18-2014
 Flood zone: "AE"
 Base flood elevation: 6'NAVD1988

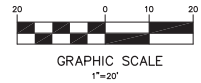
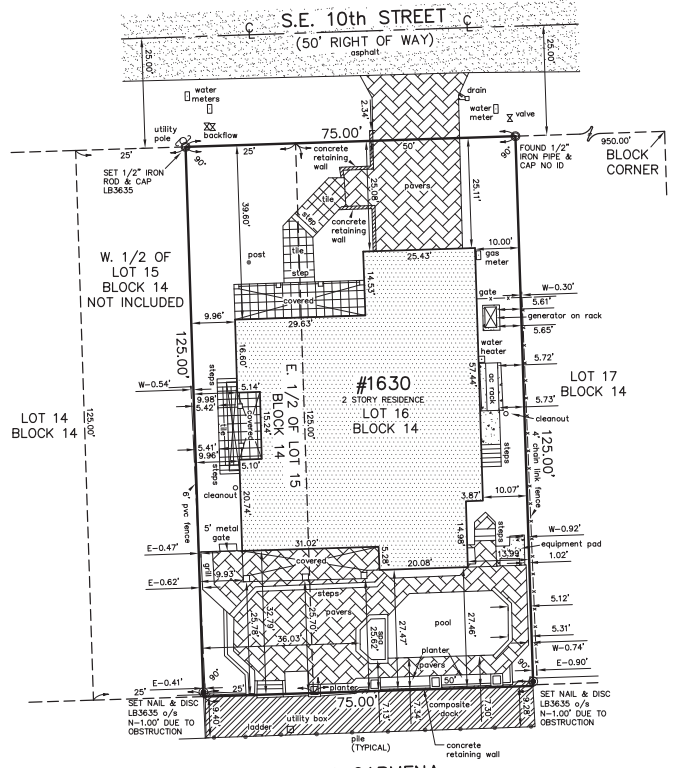
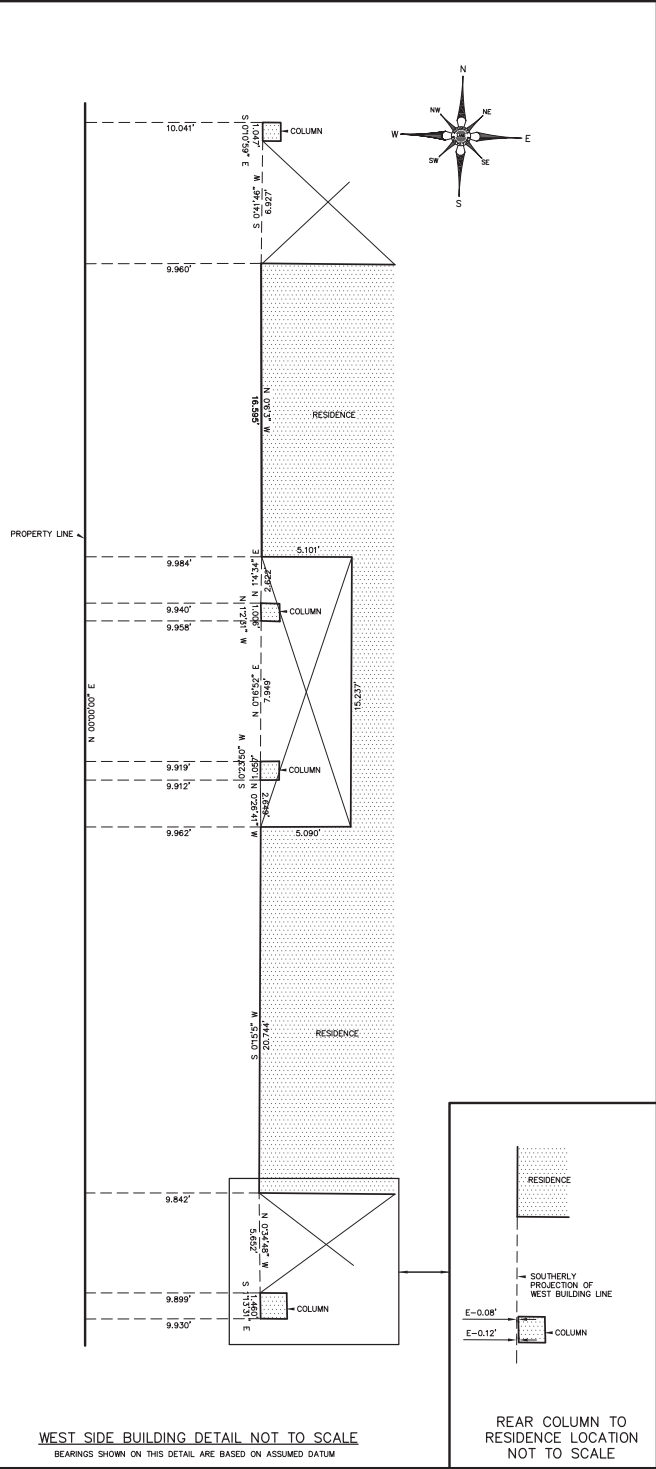
ORIGINAL DATE OF FIELD SURVEY: 02-16-2024	DRAWN BY: MLW
FIELD BOOK: ALS-SU-24-0177	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
RELOCATE WEST SIDE OF RESIDENCE	04-19-2024 MLW

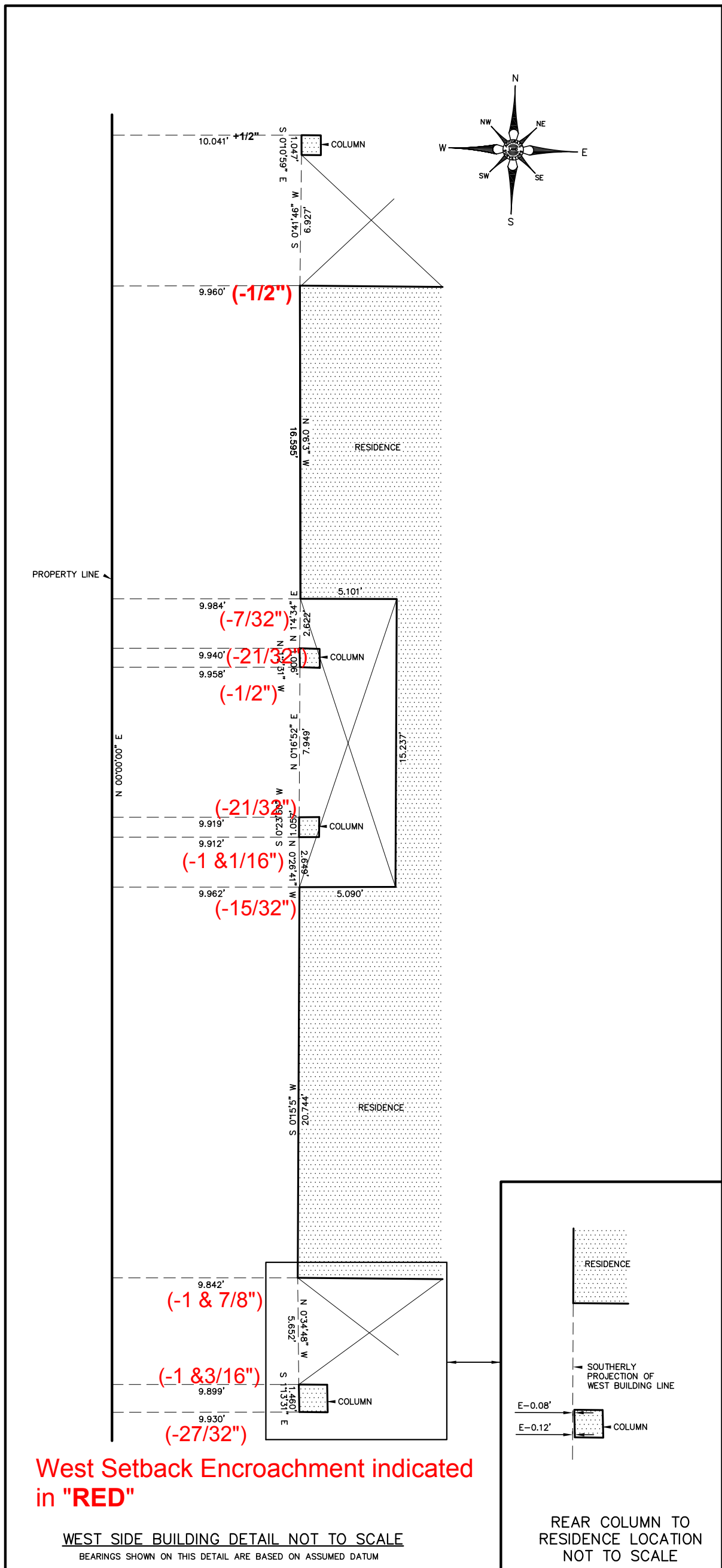
CERTIFY TO:
 William Catron

CERTIFICATION:
 This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



Robert L
 Thompson
 ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER NO.3869 - STATE OF FLORIDA





PLANS

June 27, 2024

Board of Adjustment
City of Fort Lauderdale
700 N.W. 19th Avenue,
Fort Lauderdale, FL 33311

Re: **Variance #PLN-BOA-24060001**
William & Dorothy Catron Residence
1630 SE 10 Street, Fort Lauderdale, FL 33316

Dear Ms. Ceballo;

I am in response to the Variance sign posting regarding the Variance request for the reduction of the required setback (from 10 Ft to 9Ft.- 10 In.) on the West side of the Catron Residence.

I am the owner of the adjoining property whose property's East side setback is adjacent to the Catron property. I wanted to let the Board of Adjustment know that I am supportive of the City of Fort Lauderdale granting the requested 2-inch reduction in the subject setback.

We have owned our property since 2017 and have never recognized or knew that there was any issue with the setback on the adjoining Catron property. The granting of the Variance would not in any way be detrimental to the use of our property, it also would be in harmony with the surrounding neighborhood properties and in no way be incompatible with the neighborhood.

Yours truly,



Jonathan E. Bruckner
1620 SE 10th Street
Fort Lauderdale, FL 33316
jebruckner@gmail.com
954-240-6276