



**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
PLANNING AND DEVELOPMENT SERVICES**

**DATE:** September 27, 2011 **FILE:** 11-MV-78

**TO:** Historic Preservation Board

**VIA:** Andria Wingett, Planning Manager 

**FROM:** Julie Walls Krolak, Principal Planner 

**SUBJECT:** Ninette and James Katsoulos request Variances and Certificate of Appropriateness for Demolition for an existing single-family home located at 811 Tyler Street in the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT REQUEST**

Certificate of Appropriateness for Demolition for an existing single-family home and a Variance to waive the requirement for the issuance of a building permit for new construction prior to issuance of a demolition permit.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Demolition: To be determined by the Historic Preservation Board.

Variance: Approval, if Certificate of Appropriateness for Demolition is obtained.

**BACKGROUND**

A Code Violation was written for the subject property in March 2010 for property standards violations. There was extensive roof damage visible to the home, which the applicant indicated was a result of Hurricane Wilma in 2005. The owners agreed via a Stipulated Agreement to repair the damage by January 2011.

When the repairs were not completed by January 2011, daily fines began accruing. The owners applied for a demolition permit in February 2011; however due to the review process required within the Historic District, no permit was issued. The current request before the Board was submitted in September.

**PROPOSED PROJECT**

**Certificate of Appropriateness for Demolition**

The applicant is proposing to demolish an approximate 1,500 sq. ft., one-story single-family home in the Lakes Area Historic Multiple Resource Listing District. (While Tyler Street has an

additional Historical Overlay, it ends at 10<sup>th</sup> Avenue and therefore does not include this property.) The home is simplistic in design, with minimal detail work.

The Broward County Property Appraiser lists the home as being constructed in 1931, with major restoration in 1951. However, a City of Hollywood archival search only found a Building Permit card for a single family home dated 1951 (with reference to a tie beam built in 1931). Further, structural renovations were done to the home in 1994. The applicant and staff were unable to discover any additional historical information for the property.

According to the applicant, the request for demolition is a result of severe roof damage from Hurricane Wilma in 2005 which has progressed over the years. The deterioration is significant enough that it is clearly visible on aerial photographs since 2006. (See Attachment "B") While the state of the home may not be a typical demolition by neglect request in that the home was maintained up until natural events caused extensive damage, subsequent deterioration of the home was a result of not fixing those damages in a timely manner.

The engineering report provided by the applicant identifies issues with the roof, interior walls and flooring. (Attachment A) The report further states, "It is my professional opinion, to the best of my knowledge, that this structure is unsafe. The roof is in a total state of disrepair. It appears that the interior walls have failed."

Due to its location within the Lakes Historic District, Zoning and Land Development Regulations require applicants obtain a Certificate of Appropriateness prior to demolition of this home. Should the Historic Preservation Board deem the structure non-historic no further action is required and a Certificate of Appropriateness for Demolition shall be issued. However, if the building is determined to be historic, a recommendation will be made by the Historic Preservation Board to City Commission regarding demolition of the home.

In order to maintain a historical record of the building to be demolished, the Board may request the Hollywood Historical Society, or the owner at the owner's expense, document and record the property for archival record. Such documentation may include measured drawings and large-scale photography. In addition, the Historic Preservation Board may require the applicant place a marker on the property which provides historic background of the structure to be demolished.

### **Variance**

The Zoning and Land Development Regulations requires "A building permit for the new construction must be issued prior to the issuance of a building permit for demolition." The purpose of this regulation is to avoid an influx of vacant lots within the neighborhood.

At this time, the applicant would like to demolish the structure without moving forward on constructing a new home. Demolition has not been ordered by the Unsafe Structures Board. However, an engineering report provided by the applicant identifies issues with the roof, interior walls and flooring. As stated by the applicant in their justification statement, "the subject property is a single story residence in unsafe condition and in a state of complete disrepair resulting from the loss of 90% of its roof during hurricane [Wilma]." Further, the applicant states "It would be less expensive to purchase a similar 'existing home with land' in the Lakes at approx. \$175/sq. foot than it would be to reconstruct the current property at approx. \$200 sq ft. Demolition with new construction is even more expensive at approx. \$250/sq ft for a modest home on pilings."

Should the Variance request be denied, the owner will be required to comply with Code requirements to obtain a building permit for new construction prior to issuance of a demolition permit, which would require a Certificate of Appropriateness for Design of the new structure(s).

**SITE BACKGROUND**

**Applicants/Owners:** Ninette and James Katsoulos  
**Address/Location:** 811 Tyler Street  
**Size of Property:** 0.15  
**Present Zoning:** Single Family Residential (RS-6)  
Lakes Area Historic Multiple Resource Listing District (HMPRL0D-1)  
**Present Land Use:** Single Family Residence  
**Year Built:** 1932 (Broward County Property Appraiser)

**ADJACENT ZONING**

**North:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRL0D-1)  
**South:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRL0D-1)  
**East:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRL0D-1)  
**West:** Single Family Residential District (RS-6)  
Lakes Area Multiple Resource Listing District (HMPRL0D-1)

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *"promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."*

Demolition of the existing structure will meet objectives of maximum use of the property, which is supported by the Comprehensive Plan. Undoubtedly retention of the home would be the ideal outcome; however as indicated by the applicant's Engineer, it is beyond repair. Allowing the property owner to demolish the existing structure, accomplishes the desired reinvestment in existing housing stock by removing a potentially unsafe structure from the neighborhood.

**CONSISTENCY WITH THE CITY-WIDE MASTER PLAN**

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood.

*Policy CW.15: Place a priority on protecting, preserving and enhancing residential neighborhoods.*

*Sub-Area 2 Policy 2.46: Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

*R2.5 Historic Preservation: "The single-family character of East Hollywood Boulevard from*

*Young Circle to the Intra-coastal should be preserved. Limit non-single-family residential building intrusions into areas that are predominately single-family."*

While the preservation of structures from some of the earliest times of development of the City is ideal, demolition may be appropriate in times such as this when the structure becomes potentially unsafe. Demolition will make way for new development on this lot, which will be a valuable re-investment into the already established community for years to come.

### **CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN**

*The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.*

Demolition of the existing structure is compatible with the City's Design Guidelines for Historic Properties and Districts and will ensure the stability and character of the neighborhood. Removal of the potentially unsafe structure will enhance the neighborhood by allowing the construction of a new single family home within the neighborhood at a later date.

### **DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION**

Based on the following criteria and other appropriate considerations, the Board must determine if the building is of historic significance. However, the Zoning and Land Development Regulations does not provide guidance as to how much weight should be given to each criterion.

- CRITERION 1:** Association with events that have made a significant contribution to the broad patterns of our history.
- CRITERION 2:** Association with the lives of persons significant in our past.
- CRITERION 3:** Embodiment of distinctive characteristics of a type, period, or method of construction.
- CRITERION 4:** Possession of high artistic values.
- CRITERION 5:** Representation of the work of a master.
- CRITERION 6:** Representation of a significant and distinguishable entity whose components may lack individual distinction.
- CRITERION 7:** Yield, or the likelihood of yielding information important in prehistory or history.

The Zoning and Land Development Regulations Section 5.6.F.5.d states the Historic Preservation Board shall consider the following criteria in evaluating an application for a Certificate of Appropriateness for Demolition.

- CRITERION 1:** The building, structure, improvement, or site is designated on either a national, state, or local level as an historic preservation district or an

architectural landmark or site.

**ANALYSIS:** The Historic District Design Guidelines recommend *identifying, retaining and preserving buildings which are important in defining the overall historic character of a historic district or neighborhood*. Conflicting information dates identify the home as being constructed in 1931 or 1951. While it is not individually designated, the construction date could lend itself to being a contributing structure to the District.

Should the Historic Preservation Board determine the structure non-historic no further action is required and a Certificate of Appropriateness for Demolition shall be issued. If the structure is found historic or of historic significance a recommendation will be made by the Board to the City Commission regarding demolition.

**CRITERION 2:** The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**ANALYSIS:** According to the Historic District Design Guidelines, *demolition may be undertaken if the structure does not exhibit stylistic details or fine workmanship*. There is very little, if any design details on the structure. If any existed previously, they have been removed over the years. Further, the applicant states "It would be less expensive to purchase a similar 'existing home with land' in the Lakes at approx. \$175/sq. foot than it would be to reconstruct the current property at approx. \$200 sq ft. Demolition with new construction is even more expensive at approx. \$250/sq ft for a modest home on pilings."

**CRITERION 3:** The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region.

**ANALYSIS:** The Historic District Design Guidelines allow for the removal of *non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood*. The existing home is very simple in design. Neither staff nor the applicant was able to obtain historical records for the structure.

**CRITERION 4:** The building, structure, improvement, or site contributes significantly to the historic character of a historically designated district.

**ANALYSIS:** The Historic District Design Guidelines recommend avoiding *removing historic buildings, which are important in defining the overall historic character of a district or neighborhood so the character is diminished*. While historical records for the property were unavailable, other than in scale and massing, the simplistic design of the home offers little to the character of the historic district.

**CRITERION 5:** Retention of the building, structure, improvement, or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the

importance and value of a particular culture and heritage.

**ANALYSIS:** According to information from the Broward County Property Appraiser, the original structure was constructed in 1932. However, a City of Hollywood archival search found a Building Permit card for the single family home dated 1951. Unfortunately, the applicant and staff were unable to find any additional historical information for the property.

**CRITERION 6:** There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect on the historic character of the Historic District.

**ANALYSIS:** The Historic District Design Guidelines state *while the problem of vacant and abandoned buildings is serious, vacant land can be worse. It frequently contributes to a poor environment and nuisance abatement problems may result.* The applicant has indicated at this time they do not have the funds available to construct a replacement structure. Therefore they are requesting a Variance from the Code requirement to obtain Building Permits for a replacement structure prior to obtaining a demolition permit for the existing home.

**CRITERION 7:** The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the owner of all economically viable uses of the property.

**ANALYSIS:** The Historic District Design Guidelines state *one of the factors to consider demolition is persuasive evidence to show that retention of the building is not technically or economically feasible.* Demolition has not been ordered by the Unsafe Structures Board. As stated by the applicant, "Currently the house is without roof, uninhabitable and in dilapidated condition." As stated by the engineer's report, "It is my professional opinion, to the best of my knowledge, that this structure is unsafe. The roof is in a total state of disrepair. It appears that the interior walls have failed." Estimates provided by the applicant include \$200/sq ft to refurbish the structure, while costing approximately \$250/sq ft to reconstruct a new home.

**CRITERION 8:** The information listed in the Historic Properties Database (a listing of historic and non-historic properties) has been considered as a guideline in determining whether a Certification of Appropriateness for Demolition should be issued.

**ANALYSIS:** The home is not individually designated, nor was any information listed in the Historic Properties Database.

## **VARIANCE**

**Waive the requirement for the issuance of a building permit for new construction prior to issuance of a demolition permit.**

The following criteria are listed in the Zoning and Land Development Regulations Section 5.5 J (1) and are utilized in evaluating Variances:

**CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations including the Historic District Regulations, Guidelines and Resolutions, particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The Zoning and Land Development Regulations require the applicant provide a preliminary plan for a replacement structure, from which the applicant is requesting a Variance. While a vacant lot is not ideal, the existing structure is in such disarray. According to the applicant, "Currently, the house is without roof, uninhabitable and in dilapidated condition."

While the preservation of structures from some of the earliest times of development of the City is ideal, demolition may be appropriate in times such as this when the structure becomes unsafe. Demolition will make way for new development on this plot, which will be a valuable re-investment into the already established community for years to come. Demolition of the existing structure will meet objectives of maximum use of the property. By allowing the property owner to demolish the existing structure, the City is accomplishing the desired reinvestment in existing housing stock by removing a potentially unsafe structure from the neighborhood.

**FINDING:** Consistent.

**CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** According to the engineering report, "It is my professional opinion, to the best of my knowledge, that this structure is unsafe. The roof is in a total state of disrepair. It appears that the interior walls have failed." As such, its continued existence in its current location may be more detrimental to the community than losing a potential historic structure. Granting this variance would result in a vacant lot.

**FINDING:** Consistent.

**CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time.

**ANALYSIS:** The primary goal of the Land Use Element is to *"promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property."* The current zoning for the property is single family RS-6 and will be continued to be used as such.

**FINDING:** Consistent.

**CRITERIA 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** According to the applicant, the request for demolition is a result of severe roof damage from Hurricane Wilma in 2005 which has progressed over the years. While the state of the home may not be a typical demolition by neglect request in that the home was maintained up until natural events caused extensive damage, subsequent deterioration of the home was a result of not fixing those damages in a timely manner.

The engineering report provided by the applicant identifies issues with the roof, interior walls and flooring. The report further states, "It is my professional opinion, to the best of my knowledge, that this structure is unsafe. The roof is in a total state of disrepair. It appears that the interior walls have failed."

**FINDING:** Consistent.

**CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable.

## **RECOMMENDATION**

**Certificate of Appropriateness for Demolition:** To be determined by the Historic Preservation Board.

**Variance:** Approval, if Certificate of Appropriateness for Demolition is obtained.

## **ATTACHMENTS**

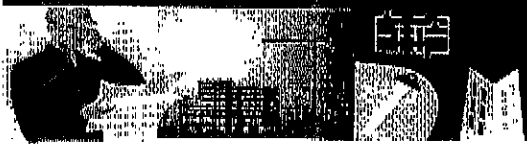
**ATTACHMENT A:** Application Package

**ATTACHMENT B:** Aerial Photograph



**ATTACHMENT A**  
Application Package

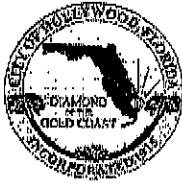
OFFICE OF PLANNING



File No. (to be filed by the Office of Planning): 11-MV-78

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at [http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Planning and Zoning Board
- City Commission
- Historic Preservation Board
- Technical Advisory Committee

Date of Application: \_\_\_\_\_

Location Address: 811 Tyler St Hollywood FL 33019  
 Lot(s): 13 Block(s): 72 Subdivision: Hollywood Lakes  
 Folio Number(s): 514214024161

Zoning Classification: \_\_\_\_\_ Land Use Classification: \_\_\_\_\_

Existing Property Use: single family Sq Ft/Number of Units: 1500

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- Economic Roundtable
- Planning and Zoning Board
- Technical Advisory Committee
- Historic Preservation Board
- Development Review Board
- City Commission

Explanation of Request: variance and certificate of appropriateness for demolition

Number of units/rooms: N/A Sq Ft: \_\_\_\_\_

Value of Improvement: N/A Estimated Date of Completion: \_\_\_\_\_

Will Project be Phased? ( ) Yes ( ) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: James & Ninette Katsoulas

Address of Property Owner: 811 Tyler St Hlwd. FL 33019

Telephone: 954-229-157 Fax: \_\_\_\_\_ Email Address: ninette@att.net

Name of Consultant/Representative/Tenant (circle one): N/A

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Date of Purchase: 1994 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

**OFFICE OF PLANNING**



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: 8/12/11

PRINT NAME: JAMES + NICHELLE KATSIVOLOS Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: James or Nichelle Katsivos Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**CURRENT OWNER POWER OF ATTORNEY**

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
PRINT NAME

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

**OFFICE OF PLANNING**



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: Nnette G. Katsoulou \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Consultant/Representative: Nnette G. Katsoulou \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**CURRENT OWNER POWER OF ATTORNEY**

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
PRINT NAME

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

# Certificate of Appropriateness for Demolition Criteria

## 811 Tyler Street

**The applicant is seeking a variance to allow demolition of the structure located at 811 Tyler Street.**

The applicant is seeking to demolish an existing one-story home located in the lakes Area Historic District. The home was constructed in the 1950 era and does not have any distinctive character nor architectural style. The property did not add any special character or value to the surrounding area prior to its current damaged state and in its current state is an economic drag on surrounding property values.

Currently, the house is without roof, uninhabitable and in dilapidated condition. It stands next to an undeveloped lot to the West and a single family home to the East. Demolition would not negatively affect the character of the surrounding area as the adjacent property to the West has never been developed either.

The applicant is proposing to demolish this property so that the land can be cleared rendering the property safe.

Should the Historic Preservation Board deem the structure non-historic no further action is required and a Certificate of Appropriateness for Demolition shall be issued. However, if the structure is determined to be historic, a recommendation will be made by the Historic Preservation Board to the City Commission regarding demolition.

# Criteria Statement

## 811 Tyler Street

**The applicant is seeking a variance to allow demolition of the structure located at 811 Tyler Street.**

The subject property is a single story residence in unsafe condition and in a state of complete disrepair resulting from the loss of 90% of its roof during hurricane.

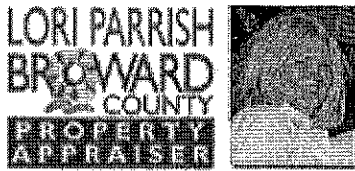
**The Variance is not contrary to the public interest.**

Public interest regards public safety and welfare. Demolition of this structure will benefit both the neighbors and neighborhood alike removing an unsafe structure and eyesore.

**The Variance is required due to special conditions**

Due to the large amount of damage & recent crash in property values, the financial cost to reconstruct the residence is beyond its economic value and will result in undue hardship to its owner. It would be less expensive to purchase a similar "existing home with land" in the Lakes area at approx.. \$175.00/sq. Foot than it would to reconstruct the current property at approx.. \$200.00 Sq. Ft. Demolition with new construction is even more expensive at approx.. \$250.00/sq. Ft for a modest home on pilings. None the less the owners do not have the financial means to reconstruct nor to rebuild and can only move to demo the house.

The applicant believes that the request is consistent with all applicable criteria found in Article 5 of the Zoning & Land Development Regulations.



Site Address	811 TYLER STREET , HOLLYWOOD	ID #	5142 14 02 4161
Property Owner	KATSOULOS,NINETTE G & KATSOULOS,JAMES	Millage	0513
Mailing Address	400 DIPLOMAT PKWY #508 HALLANDALE BEACH FL 33009	Use	01

Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 13 BLK 72
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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 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2011	\$83,170	\$75,610	\$158,780	\$158,780	
2010	\$83,170	\$154,280	\$237,450	\$135,610	\$2,295.00
2009	\$97,550	\$185,100	\$282,650	\$132,050	\$2,109.95

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$158,780	\$158,780	\$158,780	\$158,780
Portability	0	0	0	0
Assessed/SOH	\$158,780	\$158,780	\$158,780	\$158,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$158,780	\$158,780	\$158,780	\$158,780

Sales History				
Date	Type	Price	Book	Page
5/1/1994	WD	\$125,000	22199	930

Land Calculations		
Price	Factor	Type
\$13.00	6,398	SF
Adj. Bldg. S.F. (See Sketch)		1697

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
05					
R					
1					

# History of Permit Activity

[Home](#) | 
 [City Government](#) | 
 [Careers](#) | 
 [Events](#) | 
 [City Directory](#) | 
 [Living](#) | 
 [Business](#) | 
 [Visiting](#) | 
 [Contact Us](#)

Search

Translate this page  
Microsoft Translator



Building and  
Permitting

Register for  
Email Notifications

Search Permit Status

## Search Results

Search > Properties located at/on/near '...811 tyler...'

6 permits were found for  
**811 TYLER ST**

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>		<b>B0107033</b>	FENCE-CHAIN LINK &/OR WOOD		<b>11/26/2001</b>
<a href="#">Details</a>		<b>B0200713</b>	UTILITY SHED - PRE-FAB		<b>2/7/2002</b>
<a href="#">Details</a>		<b>B11-100544</b>	DEMOLITION-STRUCT (W/O W/S CREDIT) (COMPLETE)	2/14/2011	
<a href="#">Details</a>	91561	<b>B9405711</b>	REPAIRS-STRUCTURAL	8/3/1994	<b>9/13/1994</b>
<a href="#">Details</a>	68913	<b>B9806417</b>	REPAIRS-STRUCTURAL	8/3/1994	<b>10/1/1998</b>
<a href="#">Details</a>		<b>P11-100284</b>	DEMOLITION-PLUMBING		

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 2600 Hollywood Boulevard, Hollywood, Florida 33020-4807  
 P. O. Box 229045, Hollywood, Florida 33022-9045

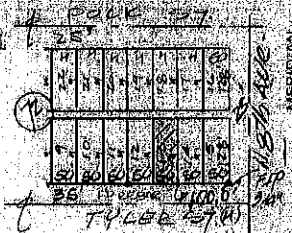


ADDRESS OF		CONSTRUCTION OR TYPE OF	
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1967	7-18-12	PROJ. ENG. WORK	
1968	8-18-12	PROJ. ENG. WORK	
1969	6-18-12	PROJ. ENG. WORK	
1970	4-18-12	PROJ. ENG. WORK	
1971	2-18-12	PROJ. ENG. WORK	
1972	1-18-12	PROJ. ENG. WORK	
1973	1-18-12	PROJ. ENG. WORK	
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1995	1-18-12	PROJ. ENG. WORK	
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1997	1-18-12	PROJ. ENG. WORK	
1998	1-18-12	PROJ. ENG. WORK	
1999	1-18-12	PROJ. ENG. WORK	
2000	1-18-12	PROJ. ENG. WORK	

COPY  
 RECORDS & ARCHIVES DIVISION  
 CITY OF HOLLYWOOD, FLORIDA

# Certified Survey & Elevation Certificate

Note: Underground encroachments and utilities, if any, not located. Fence ownership by visual means only, legal ownership not determined.



Location Map  
Scale 1" = 300'

This property described as:  
Lot 13, Block 72,  
HOLLYWOOD LAKES SECTION,  
according to the Plat  
thereof, as recorded in  
Plat Book 1, Page 32  
of the Public Records of  
Broward County, Florida.

FLOOD ZONE: AE

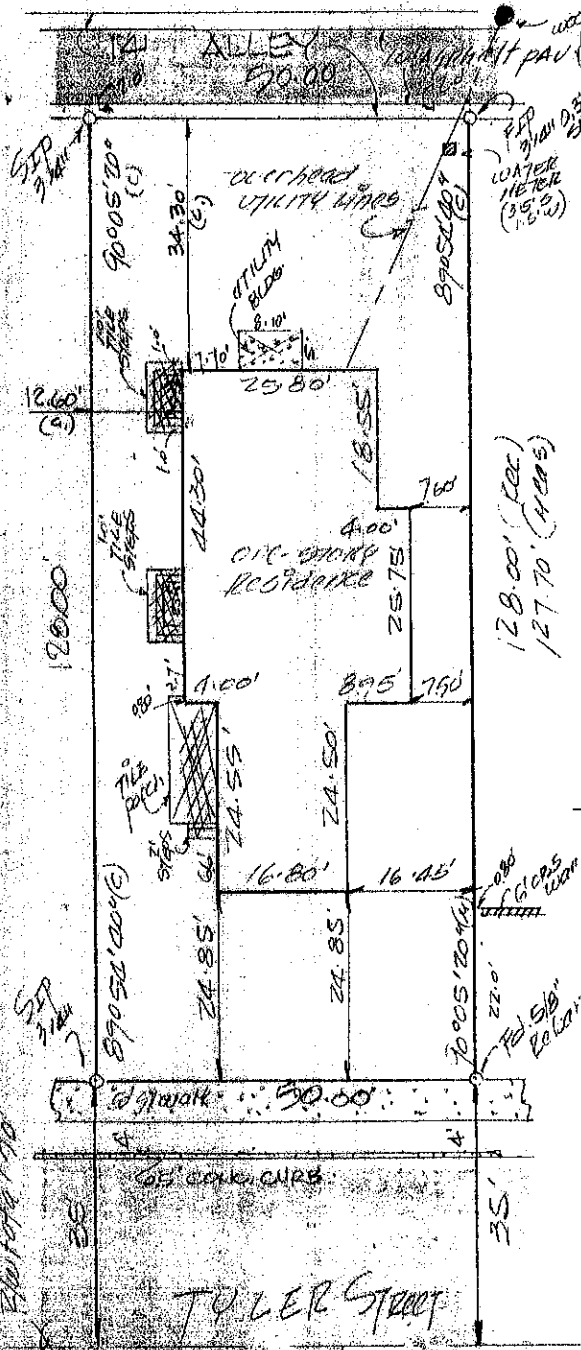
**FLOOD INFORMATION:**

Community No.: 125113  
Panel No.: 317  
Suffix: F  
Date of FIRM: 8-18-92  
Base Elevation: +6.00 N.G.V.D.

Certified To: David M. Lazarus,  
Esquire, Attorneys' Title Insurance  
Fund, Inc., Katsoulas, James and  
Northern Trust Bank of Florida, N.A.,  
its successors and/or assigns.

NOTE: ELEVATION = FIRM denotes finished  
floor elevation including  
finished basement or  
finished 1st garage  
elevation should refer  
to lowest adjacent  
grade above 00.  
BASE ELEVATION = 6.00  
EVAL. 2.53 (CITY OF HOLLYWOOD)  
GARAGE ELEV. 00

1/2" center line red found  
R/W = Right of way of clear  
con = concrete, (measured)  
(C) = Calculated  
FIP = Fought iron pipe  
ISP = set iron pipe



PROPERTY OF: Katsoulas, James, 811 Tyler Street, Hollywood, Florida.

Not Valid unless embossed  
with surveyor's seal

**A BOUNDARY SURVEY**  
I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors pursuant to Section 472.027, Fla. Statutes. There are no encroachments, overlaps, easements appearing on the Plat other than as shown hereto.  
*Gregory J. Clements*  
Fla. Reg. Land Surveyor No. 4479  
GREGORY J. CLEMENTS

**LANNES and GARCIA, INC.**  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
Office address: 359 Alcazar Avenue, Coral Gables, Florida 33134  
Mailing address: P.O. Box 561131, Miami, Florida 33156

DATE 1-16-92	SCALE 1/2"	DRAWN BY D. WATERS	DRWG. NO. 192-202
-----------------	---------------	-----------------------	----------------------

Added ELEVATION: R/W  
94 Recertified; Flood Zone, Flood Information, Certified To and Name Revised: RENE ALGUESVINES RLS#2821

**ADJACENT PROPERTIES**



**West**



**East**



Side (west)

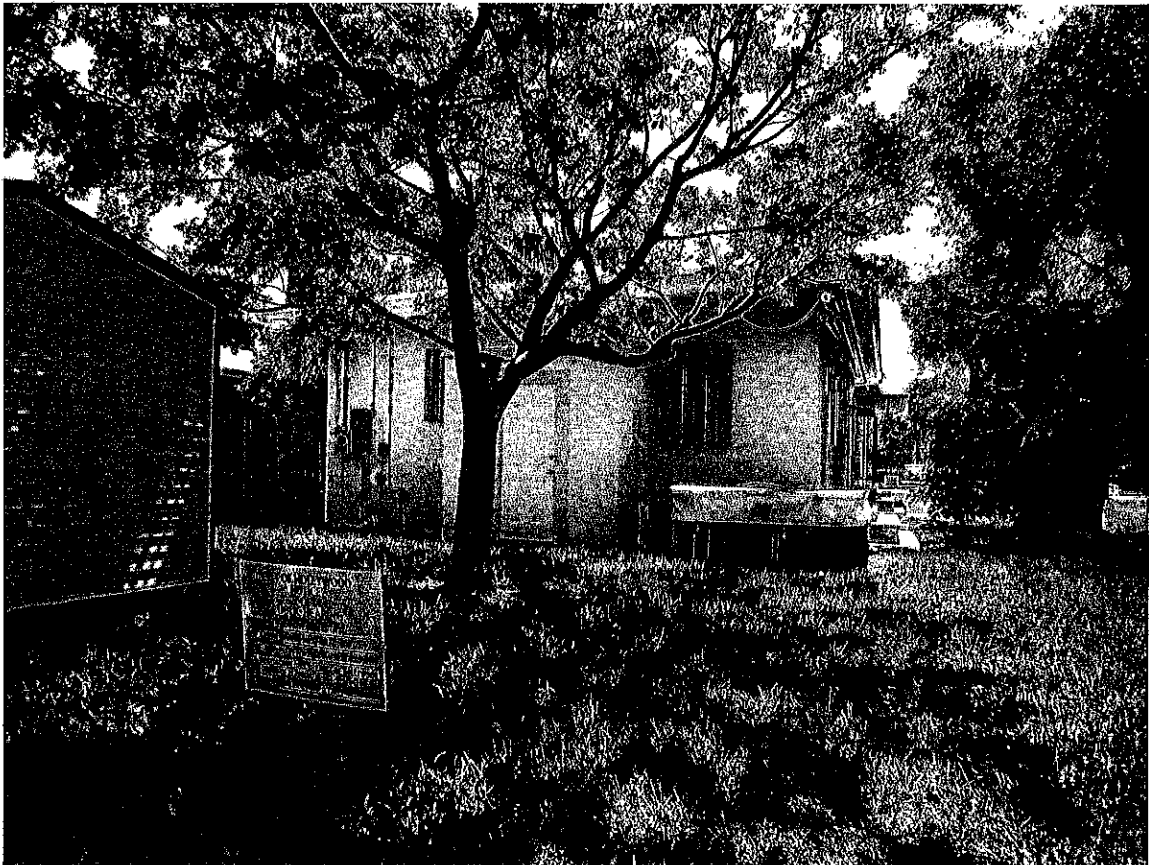


Side (west)

SUBJECT PROPERTY



Front (South)



Rear (north)

Color Photographs of all structure elevations and adjacent structures

Front

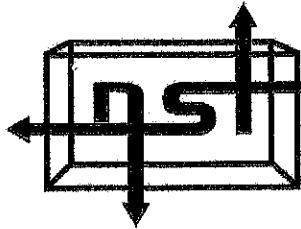


East adjacent property



West Adjacent property





**Newtonian Solutions, Inc.**  
Henry S. Kreh, P.E.

August 8, 2011

Chief Building Official  
City of Hollywood  
c/o Planning and Development Services  
P.O. Box 229045  
Hollywood, FL 33022-9045

Re: 811 Tyler Residence  
NSI Project No. 11-038

Dear Sir:

On July 20<sup>th</sup> of this year I visited the site referenced above in order to survey the condition of the structure. It is my professional opinion, to the best of my knowledge, that this structure is unsafe. The roof is in a state of total disrepair. It appears that the interior walls have failed. Much of the wood portion of the flooring appears to be showing signs of advanced aging and therefore, very likely, has been structurally compromised. I have enclosed a few of the photographs that I took during my visit. Please do not hesitate to contact me should you have questions or comments. Thank you.

Respectfully submitted,

Henry S. Kreh, P.E.  
FL P.E. Regis. No. 39539  
Newtonian Solutions, Inc.  
FL C.A. No. 9829

HSK/hk

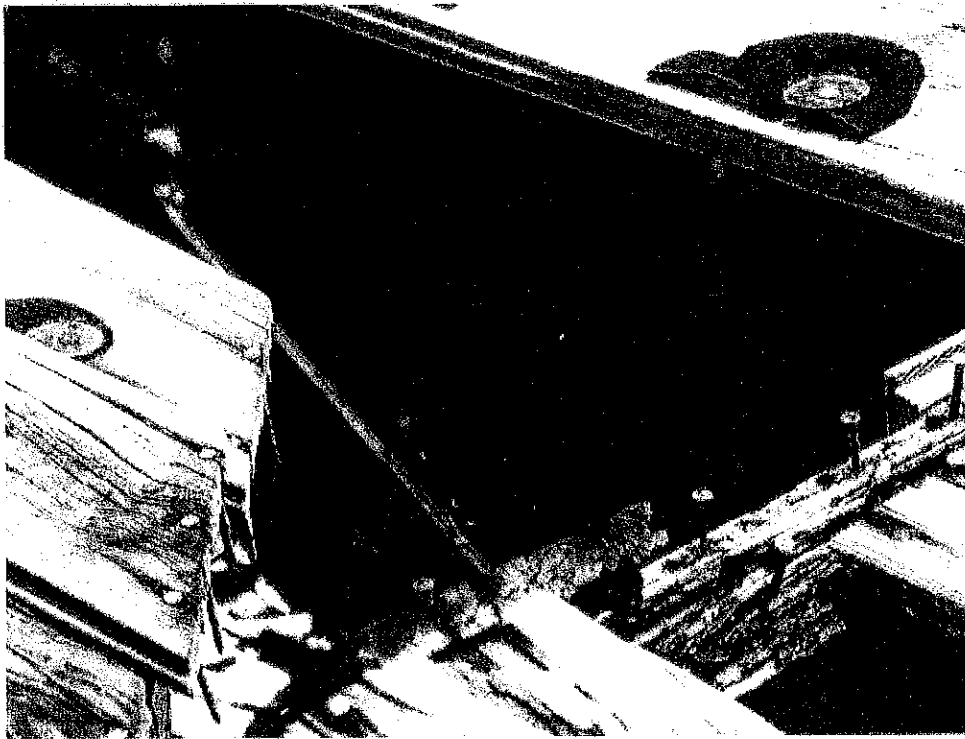
Encl.

Cc: J. Katsoulos  
Correspondence file

# Engineering Report Re: Status of Existing structure



Photograph 1: Overview of Roof Deterioration



Photograph 2 – Wood and Fastener Deterioration at Support Line



# Engineering Report Re: Status of Existing structure



Photograph 3 – Deterioration of Roof and Interior Walls

# Engineering Report Re: Status of Existing structure



Photograph 4 – Deterioration of Flooring Members

**ATTACHMENT B**  
Aerial Photograph

# AERIAL PHOTOGRAPH



**811 Tyler Street**