

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON APRIL 2, 2007
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY
CORAL GABLES, FLORIDA

1. Call to Order
 2. Roll Call
 3. Review of purpose, procedure, swearing-in of interested parties
 4. Changes to the Agenda
 5. Approval of the March 5, 2007 Recap
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6. 8621-Z **DEFERRED**

Lot(s): 1 through 7, Block:15
Coral Gables Section "L", PB/PG: 8/85
(2001 Galiano Street, 20 and 42 Navarre Avenue, and 33, 43 and 47 Alhambra Circle)

GAN Group, LLC. - Applicant
GAN Group, LLC. - Owner
Bernard Zyscovich - Architect

APPLICANT'S PROPOSAL: In connection with the proposed eight-story, Mediterranean style apartment building at the subject properties, the Applicant requests the following variance(s) pursuant to the provisions of the Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed eight-story, Mediterranean style apartment building to have a front setback (Alhambra Circle) of nine feet, nine inches (9'-9") vs. the proposed eight-story, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed eight-story, Mediterranean style apartment building to have a side street (Minorca Avenue) setback of ten feet, two inches (10'-2") vs. the proposed eight-story, Mediterranean style apartment building having a side street setback of twenty-eight (28'-0") feet as required by Section 3-4(h)3 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed eight-story, Mediterranean style apartment building to have a side street (Navarre Avenue) setback of eleven feet, seven inches (11'-7") vs. the proposed eight-story, Mediterranean style apartment building having a side street setback of twenty-eight (28'-0") feet as required by Section 3-4(h)3 of the Coral Gables "Zoning Code."
4. Grant a variance allowing the proposed eight-story, Mediterranean style apartment building to have a side street (Galiano Street) setback of thirteen feet, three inches (13'-3") vs. the proposed eight-story, Mediterranean style apartment building having a side street setback of twenty-eight (28'-0") feet as required by Section 3-4(h)3 of the Coral Gables "Zoning Code."
5. Grant a variance to allow the proposed eight-story, Mediterranean style apartment building to have six (6) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking space as required by Section 13-2(b) of the Coral Gables "Zoning Code."
6. Grant a variance to allow the proposed second floor cantilevered open balcony to project into the required setback below fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the Coral Gables "Zoning Code."
7. Grant a variance to allow the proposed cantilevered open balconies on floors three through eight to have a four feet, three inches (4'-3") setback from the side street (Minorca Avenue) property line vs. the cantilevered open balconies may not project into the required setback areas that exceed a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the Coral Gables "Zoning Code."
8. Grant a variance to allow the existing auxiliary structure to have a side street (Navarre Avenue) setback of 3.78 feet from the property line vs. the existing auxiliary building to have a side street setback of twenty-eight (28'-0") feet from the property line as required by Section 3-4(h)3 and Section 5-25(c) of the Coral Gables "Zoning Code."

9. Grant a variance to allow the existing auxiliary structure to be located in the area between the street and the principal building vs. no accessory or auxiliary building or structures may be located in the area between the street and the principal building or any part thereof as required by Section 5-25(c) and 5-25(d) of the Coral Gables "Zoning Code."
10. Grant a variance to allow the proposed swimming pool to be located closer to the side street (Galiano Street) than the principal building vs. in no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building as required by Section 5-12(i) of the Coral Gables "Zoning Code."
11. Grant a variance to allow the proposed swimming pool to have a side street setback of twenty-one feet, eight inches (21'-8") from the side street property line vs. the proposed swimming pool to have a side street setback of twenty-eight (28'-0") feet as required by Section 5-12(d)2 of the Coral Gables "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

7. 8624-Z

Lot(s): 28, Block: 18
Coral Gables Section "E", PB/PG: 8/13
(1329 Obispo Avenue)

Paul Buzinec, AIA - Applicant
Julie and Mark Kaiser - Owner
Paul Buzinec, AIA - Architect

APPLICANT'S PROPOSAL: In connection with the proposed carport renovation for the existing single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of the Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed carport to have a side setback of approximately 2.20 feet from the side property line vs. the proposed carport to have a minimum side setback of seven feet, two inches (7'-2") as required by Article 4, Division 1, Section 4-101 D 4.b of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed carport to have a total side setback of five (5'-0") feet vs. the proposed carport to have a total side setback of ten (10'-0") feet as required by Article 4, Division 1, Section 4-101 D 4.b of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed carport to be nine feet, three inches (9'-3") by fourteen feet, six inches (14'-6") vs. the proposed carport to have a minimum size of twelve (12'-0") feet by twenty-two (22'-0") feet as required by Article 5, Division 14, Section 5-1402 A(a) page 5-55 (table) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

8. 8626-Z

Lot(s): 3, Block: 20
Coral Gables Section "E" Revised, PB/PG: 8/86
(1620 Ferdinand Street)

Pedro Amador and Xinia Foster - Applicant
Pedro Amador and Xinia Foster - Owner
Ruben Pujols - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed rear covered terrace addition for the existing single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of the Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed covered terrace for the existing single-family residence to have a ground coverage of 40% (2,428 square feet) vs. the proposed covered terrace to have a maximum ground coverage of 35% (2,083 square feet) as provided by Section 3-1(k) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

9. 8627-Z

Lot(s): 19 through 24 inclusive, Block: 9
Coral Gables Section "K", PB/PG: 8/33
(300-04-08 Majorca Avenue)

Marshall Bellin, Bellin & Pratt Architects, LLC. - Applicant
Majorca Partners, LLC. - Owner(s)
Bellin & Pratt Architects, LLC. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed mid-rise, Mediterranean style apartment building at the subject property, the Applicant requests the following variance(s) and a ruling pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed four-story, Mediterranean style apartment building to have a front setback of eight feet, two inches (8'-2") vs. the proposed four-story, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed four-story, Mediterranean style apartment building to have a side street setback of six feet, six inches (6'-6") vs. the proposed four-story, Mediterranean style apartment building having a side street setback of fifteen (15'-0") feet as required by Section 3-4(h)3 of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed four-story, Mediterranean style apartment building to have a rear setback of fifteen feet, six inches (15'-6") vs. the proposed four story, Mediterranean style apartment building having a rear setback of twenty (20'-0") feet as required by Section 3-4(h)4 of the Coral Gables "Zoning Code."
4. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback below fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the Coral Gables "Zoning Code."
5. Grant a variance to allow the proposed four-story, Mediterranean style apartment building to have a Floor Area Ratio of 1.7 vs. the proposed four-story, Mediterranean style apartment building to have a Floor Area Ratio of 1.5 as provided by Section 3-4(t) and Section 28-7 (a)(b) of the Coral Gables "Zoning Code."
6. Grant a variance to allow the proposed four-story, Mediterranean style apartment building to have three (3) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking space as required by Section 13-2(b) of the "Zoning Code."
7. Grant a variance allowing one parking space to be located in the front setback of the property vs. no parking for apartments shall be permitted in the front setback area as provided by Section 13-3(a) of the Coral Gables "Zoning Code."
8. Grant a variance allowing one parking space to be located in the side street setback of the property vs. no parking for apartments shall be permitted in the side street setback area as provided by Section 13-3(a) of the Coral Gables "Zoning Code."
9. Consider a waiver of the provision of Section 24-9 of the Coral Gables "Zoning Code" limiting the effective time period for a variance from six (6) months to one (1) year.

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APPROVED _____ DENIED _____ DEFERRED _____

10. 8628-Z

Lot(s): 16 through 19, Block: 1
Coral Gables Section "K", PB/PG: 30/60
(315-317 Madeira Avenue)

Marshall Bellin, Bellin & Pratt Architects, LLC. - Applicant
315 Madeira, LLC.- Owner(s)
Bellin & Pratt Architects, LLC. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed mid-rise, Mediterranean style apartment building at the subject property, the Applicant requests the following variance(s) and a ruling pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback below fifteen (15'-0") feet of the above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas a maximum of six (6'-0") feet as provided by Section 3-4(h)5 of the Coral Gables "Zoning Code."

2. Grant a variance to allow three (3) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking spaces as required by Section 13-2(b) of the Coral Gables "Zoning Code."
3. Grant a variance allowing two (2) parking spaces to be located at the front of the property vs. no parking for apartments shall be permitted in the front setback area as provided by Section 13-3(a) of the Coral Gables "Zoning Code."
4. Consider a waiver of the provision of Section 24-9 of the Coral Gables "Zoning Code" limiting the effective time period for a variance from six (6) months to one (1) year.

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APPROVED _____ DENIED _____ DEFERRED _____

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Martha Salazar-Blanco
Secretary

NOTE: If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any person requiring special accommodations for participation in the meeting because of a special disability should call the City Manager's office at (305) 460-5204 no less than five working days prior to the meeting.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk.