

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON AUGUST 6, 2007**  
**COMMENCING AT 8:00 A.M.**  
**COMMUNITY MEETING ROOM, CORAL GABLES POLICE DEPARTMENT**  
**2801 SALZEDO STREET, 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 June 25, 2007 Recap
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**6. 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(s)  
Pedro Amador and Xinia Foster - Owner(s)  
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 from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing 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 for the existing single-family residence to have a ground coverage of 35 % (2,083 square feet) as provided for by Section 3-1(K) of the Coral Gables "Zoning Code."

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

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

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**7. 8639-Z**

**DEFERRED**

Lot(s): 7 and west 15 feet of Lot 8, Block: 34  
Coral Gables Section "B", PB/PG: 5-111  
(816 Castile Avenue)

Alfred and Mary Schaer - Applicant(s)  
Alfred and Mary Schaer - Owner(s)  
Eduardo Llano - Architect/Engineer

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

1. Grant a variance allowing the proposed addition/remodeling for the existing single-family residence to have a maximum floor area factor of 3,558.33 square feet vs. the proposed addition/remodeling for the existing single-family residence to have a maximum floor area factor of 3,494 square feet as provided by Section 4-101D(9) and (10) of the Coral Gables "Zoning Code."

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**8. 8640-Z**

Lot(s): 25, 26 and northwesterly 15 feet of alley lying southeasterly  
and adjacent to Lots 25 through 30, and Lots 27, 28, 29 and 30,  
and Lots 55 through 60 inclusive  
and 15 feet strip lying northwesterly and adjacent, All of Block 17  
Coral Gables Industrial Section, PB/PG: 28/22  
(4535 Ponce de Leon Boulevard and 298-300 Granello Avenue)

Behar Font & Partners, P.A. - Applicant  
H & H Yeung Corporation and Overlay Partners, Inc.- Owner(s)  
Behar Font & Partners, P.A. - Architect/Engineer

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

1. Grant a variance to allow the proposed eight-story, Mediterranean style, office building to have a height of ninety-seven (97'-0") feet vs. a height greater than forty-five (45'-0") feet shall provide a minimum of two hundred (200'-0") feet of primary street frontage and an area of twenty thousand (20,000) square feet as provide by Section 4-303 D.1.b. of the Coral Gables "Zoning Code."

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APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

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**9. 8641-Z**

Lot(s): 24, Block: 3  
Coral Estates Section, PB/PG: 19/7  
(641 Zamora Avenue)

Carlos Kamimura - Applicant  
Carlos Kamimura and Gisele Widmer - Owner(s)  
Amaro Taquechel - Architect/Engineer

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

1. Grant a variance to allow the proposed carport enclosure for the existing single-family residence to have a minimum size of 8.48 feet in width by 17.53 feet in length vs. the proposed carport for the existing single-family residence being converted into an enclosed garage having a minimum dimension of nine (9'-0") feet in width by nineteen (19'-0") feet in length as provided by Section 5-1402A(b) 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 variances being requested by the Applicant.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

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**10. 8642-Z**

**DEFERRED**

Lot(s): 24 and east half of Lot 25, Block: 181  
Coral Gables Riviera Section 6, PB/PG: 20/79  
(1531 Zoreta Avenue)

Miroslav Mladenovic - Applicant  
Miroslav Mladenovic - Owner  
Fullerton Diaz Architects - Architect/Engineer

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

1. Grant a variance allowing the proposed swimming pool for the existing single-family residence to have a rear setback of six feet, eight inches (6'-8") vs. the proposed swimming pool for the existing single-family residence to have a rear setback of ten (10'-0") feet as required by Section 5-108(D)(1) and 4-101(D)(4)(c) of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed pool privacy and noise reduction wall for the existing single-family residence to have a height above grade of seven (7'-0") feet vs. the proposed pool privacy and noise reduction wall for the existing single-family residence to have a height above grade of four (4'-0") feet as required by Section 5-2403 of the Coral Gables "Zoning Code."

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**11. 8643-Z**

Lot(s): 9 and east 18 feet of Lot 10, Block: 94  
Coral Gables Biscayne Bay Section I Plat A, PB/PG: 25/63  
(601 Gondoliere Avenue)

Jose L. Sanchez, AIA - Applicant  
Omar and Elena Jeanton - Owner(s)  
Jose L. Sanchez, AIA - Architect/Engineer

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

1. Grant a variance to allow the proposed garage addition to have a minimum interior depth of nineteen feet, three inches (19'-3") vs. the proposed garage addition to have a minimum interior depth of twenty-two feet (22'-0") feet as required by Section 13-2(n) of the Coral Gables "Zoning Code."

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APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DEFERRED \_\_\_\_\_

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**12. 8644-Z**

**DEFERRED**

Lot:12, Block: 9  
Coral Gables Section A, PB/PG: 5/102  
(901 Valencia Avenue)

Robert Fine - Applicant  
Walter Rose and Jeanine M. Bianco - Owner(s)  
Callum Gibb, AIA - Architect/Engineer

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

1. Grant a variance allowing the proposed addition for the existing single-family residence to have a maximum floor area factor of 4,771 square feet vs. the proposed addition for the existing single-family residence to have a maximum floor area factor of 4,161 square feet as provided by Section 4-101D(9) of the Coral Gables "Zoning Code."

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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.