

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON AUGUST 4, 2008
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY, COMMISSION CHAMBER,
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 2, 2008 Recap
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6. **8675-Z** Lot(s): 1 though 4 inclusive, Block: 27
Coral Gables Crafts Section, PB/PG: 10/40
2901-11 LeJeune Road

Laura L. Russo, Esq. – Applicant
Annelie C. and Charles A. Battisti – Owner
Cohen, Freedman, Encinosa & Associates – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed signage for the existing commercial 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 location of the proposed sign for the tenant "Sunstate Bank" to be placed at the rear of the building abutting an alley vs. only one (1) tenant sign per street level, per street right-of-way frontage as required by Section 5-1904 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 variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

7. **8677-Z** **DEFERRED**

Lot(s): 77, Block: 2
Old Cutler Bay Section 4, PB/PG: 82/34
360 Solano Prado

Robert S. Fine, Esq. – Applicant
Robert S. Fine and Isabel Fine – Owner
Raul Sotolongo – Architect/Engineer

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

1. Grant a variance allowing the proposed single-family residence to have a west side setback distance of six (6'-0") feet vs. the proposed new single family residence maintaining a minimum side setback distance of ten (10'-0") feet as required by Section 4-101 (D)(4) and A-72 (A)(2) of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed mechanical equipment, specifically air conditioning units, pool equipment and/or permanent generator to have a side setback distance of six (6'-0") feet vs. the proposed mechanical equipment maintaining a minimum side setback distance of ten (10'-0") feet as required by Section A-72 (A)(2) and Section 5-1804 of the Coral Gables "Zoning Code."
3. Grant a variance allowing the proposed building site to provide a landscape open space of seven thousand three hundred fifty-six (7,356) square feet (37.21%) of the site area vs. the proposed landscape open space to be a minimum of seven thousand nine hundred eight (7,908) square feet (40%) of the site area as required by Section 5-1105 (B)(1) of the Coral Gables "Zoning Code."

4. Grant a variance allowing the proposed single-family residence to have a standing seam metal roof vs. pitched roofs shall be constructed of vitrified clay tile, concrete tile, cement tile, coral rock slabs, slate, white Bermuda roof or copper as required by Section 5-1605 of the Coral Gables "Zoning Code."
 5. Grant a variance allowing the proposed single-family residence to have an exterior wall facing material of Hardy Plank siding vs. wood facings shall be permitted on the exterior walls of single-family residences in the area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road as provided by Section 5-607 of the Coral Gables "Zoning Code."
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8. 8679-Z

DEFERRED

Clarification of the intended meaning of the word "copper"
as used in Section 5-1601 and 5-1605 (j) of the Coral Gables Zoning Code

9. 8680-Z

DEFERRED

Lot: 14 , Block: 17
Coral Gables Section B, PB/PG: 5/111
601 Navarre Avenue

Kara Kautz – Applicant
Thomas R. Mooney and Gilda M. Battle – Owner
N/A – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with an appeal of the approval of a permit for the installation of a painted copper roof for the single-family residence at the subject property, the Applicant requests the following appeal pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a request for an appeal of the approval of a permit by the Building Official for the installation of a painted copper roof for the property located at 601 Navarre Avenue, Coral Gables, Florida pursuant to Section 3-604 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 variance being requested by the Applicant.

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
Acting 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.