

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON APRIL 6, 2009
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 March 2, 2009 Recap
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6. 8695-Z

Lot(s): 1 and 3 and all of Lot 2, Block: 109
Coral Gables Country Club Section 5, PB/PG: 23/55
(4710 Orduna Drive)

Emilio Cubero - Applicant
Luis and Camille Diaz - Owner(s)
David Wearne Johnson - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow the new single-family residence to have a front setback of twenty-three feet, ten inches (23'-10") vs. single-family residences must provide a minimum of twenty-five (25'-0") feet as required by Section 4-101(D)(4)(a) 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. 8697-Z

Lot(s): 28 through 30 inclusive, Block: 104
Coral Gables Biscayne Bay Section 1, Plat A, PB/PG: 25/63
(755 Tiziano Avenue)

Jennie S. Malloy - Applicant
Jennie S. Malloy - Owner
Paul A. Buzinec, A.I.A.- Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed standby generator in the side street yard vs. no accessory building or structure may be located in the area between the street and the main residential building, or any part thereof, as required by Section 5-101(B) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed standby generator in the side street yard vs. in no case shall an accessory building or structure 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 5-101(C) of the Coral Gables "Zoning Code."

3. Grant a variance to allow the proposed standby generator to be at a maximum height of five and a half (5'-6") feet to the top of the generator from actual grade, and to have an area of twenty-one (21) square feet vs. standby generators shall be limited to a maximum height of four (4'-0") feet and may not exceed a ground area of twenty (20) square feet as required by Section 5-2801(A)(14) 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 _____

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.