

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON AUGUST 3, 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 June 1, 2009 Recap

6. 8693-Z

Block: 255
Coral Gables Riviera Section 12, PB/PG: 28/35
(950 Hardee Road)

Julie L. Blanco - Applicant
Alexander Havenick - Owner
Davis Engineers - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the swimming pool, pool deck and pool equipment for the existing residence at the subject property, the Applicant requests the following variances 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 swimming pool and pool deck for the existing residence to be located in the area between the street and the main residential building or any part thereof 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 Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed swimming pool and pool deck for the existing residence to be located closer to the front or side street of a lot or building site than the main or principal building 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 Sections 4-101 (D) (5) (b), 5-101 (C), 5-108 (D) (1) and 5-108 (I) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed swimming pool for the existing residence to be visible in both the front and side street elevations vs. on corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevations as required by Section 5-108 (H) of the Coral Gables "Zoning Code."
4. Grant a variance to allow the proposed swimming pool for the existing residence to have setbacks less than the required setbacks for the residence vs. the proposed swimming pool shall provide the same required setbacks for a residence located on the parcel where the pool is to be constructed as required by Section 5-108 (D) (1) of the Coral Gables "Zoning Code."
5. Grant a variance to allow the proposed swimming pool for the existing residence to have a side street setback (Hardee Road) of eleven (11'-0") feet vs. the proposed swimming pool to maintain a minimum side street setback of twenty-five (25'-0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."
6. Grant a variance to allow the proposed pool deck for the existing residence to have a side street setback (Hardee Road) of seven feet six inches (7'-6") vs. the proposed pool deck to maintain a minimum side street setback of twenty-five (25'-0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."
7. Grant a variance to allow the proposed swimming pool for the existing residence to have a street setback at the radial intersection of Hardee Road and Manati Avenue of ten (10'-0") feet vs. the proposed swimming pool to maintain a minimum setback of twenty-five (25'-0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."
8. Grant a variance to allow the proposed pool deck for the existing residence to have a street setback at the radial intersection of Hardee Road and Manati Avenue of five feet four inches (5'-4") vs. the proposed pool deck to maintain a minimum setback of twenty-five (25'-0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."

9. Grant a variance to allow the proposed pool equipment for the existing residence to have a side street setback (Manati Avenue) of fourteen feet six inches (14'-6") vs. the proposed pool equipment to have a side street setback of fifteen (15'-0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) 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. 8701-Z

Beginning 632.3 feet southwest of northeast corner of Block 36-A
southwest 50 feet southeast 100 feet northeast 50 feet northwest 100 feet to POB
Coral Gables Riviera Section 2, Revised PB/PG: 28/18
(475 South Dixie Highway)

Nelson De Leon, AIA - Applicant
Inscore LLC - Owner
Nelson de Leon, AIA - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed tenant signage for the existing commercial building at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow the tenant "Starbucks Coffee" to have two (2) signs vs. only one (1) sign permitted per street level, per street right-of-way frontage as stipulated by Section 5-1904 of the Coral Gables "Zoning Code."
2. Grant a variance to allow the tenant "Starbucks Coffee" to have a cabinet sign vs. cabinet signs are prohibited as stipulated by Section 5-1902 (D) (4) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

8. 8702-Z

Lot: 15, Block: 3
Coconut Grove Manor, PB/PG: 17/19
(230 Ridgewood Road)

George E. Peon - Applicant
Percy Martinez - Owner
George E. Peon, AIA- Architect/Engineer

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

1. Grant a variance to allow the existing single-family residence to have a maximum floor area of three thousand, nine hundred ninety-two (3,992) square feet vs. the residence having a maximum three thousand, two hundred fourteen (3,214) square feet as stipulated by Section 4-101 (D) (9) of the Coral Gables "Zoning Code."
2. Grant a variance to exceed the maximum floor area of an existing nonconforming structure vs. a structure that is nonconforming as to parking, height, setback, ground area coverage, floor area ratio, or other requirements other than use, shall not be altered or enlarged in a way that increases the extent of any nonconformity as stipulated by Section 6-303 of the Coral Gables "Zoning Code".

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APPROVED _____ DENIED _____ DEFERRED _____

9. 8703-Z Lots: 1 through 3 inclusive and Lots 14 through 16 inclusive, Block: 85
and north one half of closed street adjacent to S/L of Lots 14 through 16 including Block 85
Coral Gables Biscayne Bay Section 1 Plat A, PB/PG: 25/63
(630 Sunset Drive)

Carolyn Borlenghi Harris - Applicant
James M. Harris and Carolyn Borlenghi Harris - Owners
Ralph Choeff, P.A.- Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed single-family residence at the subject property, the Applicant requests the following variances 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 single-family residence to have a maximum height of thirty-one feet, five and a half inches (31'-5½") vs. single-family residences shall not exceed a height of twenty-nine (29'-0") feet above established grade as provided for by Section 4-101 (D) (6) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the garage that faces upon a street to exceed one-third (1/3) of the width of the façade of the residence vs. a garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence as provided by Section 4-101 (D) (12) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10. 8704-Z Lot: 101, Block: 2
Sunrise Harbour Revised Plat, PB/PG: 65/22
(6815 Sunrise Drive)

Nelson Gonzalez - Applicant
Hivemind LLC - Owners
Carlos Prio-Touzet, Touzet Studio Design & Architecture - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed single-family residence at the subject property, the Applicant requests the following variances 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 single-family residence to have glass exterior walls on the portion of the house facing east (Biscayne Bay) vs. all exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick as required by Section 5-606 of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed single-family residence a forty (40) square feet portion of the south exterior wall to have wood facing vs. wood facings shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road as stipulated by Section 5-607 of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed single-family residence to have an open wood structure surrounding the mechanical units attached to the south side of the house vs. all exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick as required by Section 5-606 of the Coral Gables "Zoning Code."
4. Grant a variance to allow the proposed single-family residence to have a flat roof deck with a thirty-six (36") inch parapet and an elevation of twenty-five (25'-0") feet above established grade and the top of the parapet twenty-eight (28'-0") feet above established grade vs. the roof deck of the flat roof with a maximum thirty (30") inch high parapet shall not exceed twenty-four (24'-0") feet above established grade and the top of the parapet shall not exceed twenty-six feet six inches (26'-6") above established grade as stipulated by Section 5-1603 (B) of the Coral Gables "Zoning Code."

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11. 8705-Z

Lot: Beginning 1131.81 feet south of northwest corner TR 1
south 220 feet east 488 feet north 100.49 feet west 294 feet
northwesterly 151.6 feet west 118 feet to POB
Amended plat of Journeys End, PB/PG: 34/89
(9540 Old Cutler Road)

Jacob Shaham - Applicant
Paul G. and Margaret Mouttet - Owners
Mariano Corral - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed tennis court, side and back nets and chain link fence for the existing single-family residence at the subject property, the Applicant requests the following variances 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 tennis court, side and back nets for the existing residence to have setbacks less than the required setbacks for the residence vs. the proposed tennis court, side and back nets, fences or walls shall be in accordance with the minimum setbacks required located of the underlying zoning district as required by Section 5-112 (A) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed tennis court, side and back nets to have a side setback of thirteen (13'-0") feet from the North side boundary property line and six (6'-0") feet from the Northeasterly side boundary property line vs. the proposed tennis court, side and back nets shall provide a minimum side setback of twenty (20'-0") feet as required by Section A-56 (K) (2) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed tennis court, side and back nets to have a rear setback of six (6'-0") feet vs. the proposed tennis court, side and back nets shall provide a minimum of seven feet six inches (7'-6") as required by Section A-56 (K) (4) of the Coral Gables "Zoning Code."
4. Grant a variance to allow the chain link fence surrounding the tennis court to have a maximum height of ten (10'-0") feet vs. walls and fences may have a maximum height of six (6'-0") feet as required by Section A-56 (F) of the Coral Gables "Zoning Code."

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THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
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 should contact R. Alberto Delgado, Public Works Director at (305) 460-5001, with requests for auxiliary aids or services at least one business day before 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.