

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON SEPTEMBER 1, 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 August 3, 2009 Recap**
- 6.

8702-Z

(230 Ridgewood Road)

Lot: 15, Block: 3
Coconut Grove Manor, PB/PG: 17/19
George E. Peon, AIA – 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."

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.

8706-Z

(224 Miracle Mile)

Lots: 17 to 24 INC, Block: 2
Coral Gables Crafts Section, PB/PG: 10/40
Elena Linares - Applicant
Gables Tower LLC/Terranova Corporation - Owner

APPLICANT'S PROPOSAL: In connection with the proposed tenant sign 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 "Razzledazzle Barbershop" to have a barber pole sign fronting on Miracle Mile 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 "Razzledazzle Barbershop" to have a barber pole sign vs. pennants, banners, streamers, balloons, blinking and flashing lights, streamer lights, flags except as provided in Section 5-1901 (B), herein and any other fluttering, spinning, rotating or similar type attention attractors and advertising devices are prohibited as stipulated by Section 5-1902 (D) (7) 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 _____

8.

8708-Z

(9001 Banyan Drive)

Lot: 2
Hammock Lake No. 2 AMD PL , PB/PG: 66/148
Guilford & Associates, P.A. - Applicant
4920 Properties LLC – Owner
J.N. Sheingold, PE – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed swimming pool and pool deck 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 swimming pool to be located thirty feet six inches (30'6") from the rear property line vs. swimming pools located on Hammock Lake No. 2 shall provide a minimum rear setback of forty-five (45'0") feet as stipulated by Section A-56 (J) (6) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the deck to be located at twenty feet one inch (20'1") from the rear property line vs. decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40'0") feet as stipulated by Section A-56 (J) (6) 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
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.