

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON NOVEMBER 2, 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 October 5, 2009 Recap
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6.

8709-Z
(1708 Ferdinand Street)
Lots: 6, Block: 20
Coral Gables Section E, PB/PG: 8/86
Federico E. Melo and Carmen E. Garcia - Applicant
Federico E. Melo and Carmen E. Garcia – Owner
Armando M. Rizo, 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 ground area coverage of two thousand, two hundred and ninety three (2,293) square feet vs. the residence having a maximum ground area coverage of two thousand, and one hundred (2,100) square feet as allowed by Section 4-101 (D) (8) of the Coral Gables "Zoning Code."
2. Grant a variance to allow a washer, dryer, water heater and air handler unit obstructing the required length and width inside the existing garage vs. the minimum required interior dimensions of a one car garage shall be twenty two (22'0") feet in length and twelve (12'0") feet in width and shall be clear of all obstructions from the floor to ceiling of the garage pursuant to Section 5-1402 (A) (5) (a) of the Coral Gables "Zoning Code."
3. Grant a variance not to provide the required one (1) car parking space due to the proposed installation of appliances in the existing garage (see item #2) vs. single family residences are required to provide a minimum of one (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, port-cochere, or breezeway pursuant to Section 5-1409 (B) (1) of the Coral Gables "Zoning Code."
4. Grant a variance to allow a washer, dryer, water heater and air handler unit obstructing the required length and width inside the existing nonconforming garage 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 pursuant to Section 6-303 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 variance being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

7.

BA-09-09-1963
(55 Merrick Way Bays 25-44)
Lots: 1 Thru 16 & Lots 24 Thru 36, Block: 31
Coral Gables Section L, PB/PG: 8/85
Guilford & Associates, P.A. - Applicant
AHM Properties LLC – Owner
Luis Naya – Architect/Engineer

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

1. Grant a variance to provide sixty three (63) off street parking spaces vs. providing one hundred and six (106) off street parking spaces shall be provided for new buildings, uses or structures as required by Section 5-1401 (B) (1) (a) and 5-1409 (B) (1) of the Coral Gables "Zoning Code".

APPROVED _____ DENIED _____ DEFERRED _____

8.

BA-09-08-3041
(50 Casuarina Concourse)

Lot: 27, Block: A
Gables Estates No. 2, PB/PG: 60/37
Jose Gonzalez – Applicant
Armando M. and Margarita Codina – Owner
Edward A. Swakon, P.E.– Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock and boatlift for the existing single family residence at the subject property, the Applicant requests the following variance 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 dock to extend outward from the bank seventeen (17'0") feet vs. no dock, wharf or similar structure shall be constructed more than five (5'0") feet outward from the bank as allowed by Section 5-802 (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 _____

9.

BA-09-09-1556
(160 Solano Prado)

Lot: 69, Block: 2
Old Cutler Bay Sec. 5, PB/PG: 85/25
Trident Environmental Consultants, Inc. – Applicant
Robert R. and Karen F. Gonzalez – Owner
Denis K. Solano, P.E. – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock for the existing single family residence at the subject property, the Applicant requests the following variance 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 dock to extend outward from the bank twelve (12'0") feet vs. no dock, wharf or similar structure shall be constructed more than five (5'0") feet outward from the bank as allowed by Section 5-802 (A) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10.

BA-09-09-1722
(435 Marquesa Drive)

Lot: 30, Block: 3
Old Cutler Bay Sec. 4-A, PB/PG: 84/6
Trident Environmental Consultants, Inc. – Applicant
M G 1146 Inc – Owner
John H. Buscher, P.E. – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed dock for the existing single family residence at the subject property, the Applicant requests the following variance 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 dock to maintain seventy (70'0") feet of open unobstructed navigable water vs. no dock or mooring piles shall be placed in any waterway within the City at a greater distance from the bank thereof, which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75'0") feet of open unobstructed navigable water between such piles, docks and similar structures on the opposite bank as required by Section 5-802 (C) of the Coral Gables, "Zoning Code".

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APPROVED _____ DENIED _____ DEFERRED _____

11.

8497-Z
(135 San Lorenzo Avenue)
Lot: 44 Thru 54, Block: 5
Coral Gables Industrial Section, PB/PG: 28/22
Merrick View Holdings, LLC – Applicant
Merrick View Holdings, LLC– Owner

APPLICANT'S PROPOSAL: In connection with the existing commercial building at the subject property, the Applicant requests to modify Resolution No. 4634-ZB for previously approved variance pursuant to the provisions of Ordinance No. 1525 as amended and known as the “Zoning Code.”

1. Consider a request to remove the restriction set forth within Resolution No. 4634-ZB restricting Retail Condominium Unit Nos. 140, 150, 160 and 170, on the ground level floor plan to Showroom Use.
2. Approve a corresponding amendment to the Declarations of Restrictions appropriately memorializing the foregoing.

APPROVED _____ DENIED _____ DEFERRED _____

12.

BA-09-10-2453
(153 Solano Prado)
Lot: 48, Block: 2
Old Cutler Bay Sec. Five, PB/PG: 85/25
Eastshore International Corporation– Applicant
Gilbert J. Florentino TRS– Owner
Luis Jauregui – Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the flat roof and parapet for 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 flat roof for the proposed single-family residence to have a height of thirty eight feet and four inches (38’4”) above established grade vs. the flat roof shall not exceed a maximum height of twenty four feet (24’0”) above established grade as allowed by Section 5-1603 (A) of the Coral Gables “Zoning Code.”
2. Grant a variance to allow the parapet for the proposed single-family residence to have a height of thirty nine feet (39’0”) above established grade vs. the parapet shall not exceed twenty six feet and six inches (26’6”) above established grade as allowed by Section 5-1603 (A) of the Coral Gables “Zoning Code.”

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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.