

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON MARCH 4, 2013
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 January 7, 2013 Recap

6.

BA-13-02-0225
(4703 Riviera Drive)

Lot: 4 & 5 less E 40 FT, Blk: 31
Riviera Sec. Pt.1, PB/PG: 28/31
Laura L. Russo, Esq., LLC – Applicant
Deborah J. Gander– Owner

APPLICANT'S PROPOSAL: In connection with the proposed additions for the existing residence, 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 garage expansion to maintain twenty two feet three inches (22’3”) front setback (Riviera Drive) vs. A minimum front setback (Riviera Drive) of twenty five feet (25’0”) shall be maintained and required on all building sites as required by Section 4-101 (D) (4) (a) of the Coral Gables “Zoning Code.”
2. Grant a variance to allow the proposed garage expansion to maintain thirteen feet seven inches (13’7”) side street setback (Alminar Avenue) vs. A minimum side street setback (Alminar Avenue) of twenty five feet (25’0”) shall be maintained and required from any side line of a building site that abuts upon a street as required by Section 4-101 (D) (4) (b) of the Coral Gables “Zoning Code.”
3. Grant a variance to allow the proposed dining room addition to maintain thirteen feet four inches (13’4”) side street setback (Alminar Avenue) vs. A minimum side street setback (Alminar Avenue) of twenty five feet (25’0”) shall be maintained and required from any side line of a building site that abuts upon a street as required by Section 4-101 (D) (4) (b) of the Coral Gables “Zoning Code.”
4. Grant a variance to allow the proposed second story rear addition to maintain four feet seven inches (4’7”) rear setback vs. A minimum rear setback of ten feet (10’0”) shall be maintained and required on all buildings as required by Section 4-101 (D) (4) (c) of the Coral Gables “Zoning Code.”

5. Grant a variance to allow the proposed ground floor staircase addition to maintain fifteen feet four inches (15'4") side street setback (Alminar Avenue) vs. A minimum side street setback (Alminar Avenue) of twenty five feet (25'0") shall be maintained and required from any side line of a building site that abuts upon a street as required by Section 4-101 (D) (4) (b) 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** _____

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 Ernesto Pino, Assistant Public Works Director at (305) 460-5004, 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.