

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON NOVEMBER 9, 2015
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 Minutes for September 14, 2015
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6.

BA-14-10-2567

(9440 Old Cutler Lane)

JOURNEY'S END ESTATES, PB/PG: 100/40, LOTS: 14 & PORT. OF LOT 15, BLK: 1

F.W. Zeke Guilford, Esq. – Applicant

Juwan A. Howard TRS JAH Revocable Trust – Owner

Kobi Karp AIA, ASID, NCARB – Architect

APPLICANT'S PROPOSAL: In connection with the basketball court for the proposed 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 basketball court to be located in the area between the street and the main residential building or any part thereof vs. No accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof pursuant to Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed basketball court to maintain ten feet (10'0") rear setback (Old Cutler Road) vs. A minimum rear setback of fifty feet (50'0") (Old Cutler Road) shall be maintained and required on building sites for main or principal building, including auxiliary, accessory buildings and/or structures as required by Sections 4-101 (D) (4), 4-101 (D)(5), Appendix A, A-62 (D)(3) of the Coral Gables "Zoning Code."
- 3) Grant a variance to allow the proposed stone paver patio to maintain thirty five feet eight inches (35'8") rear setback (Old Cutler Road) vs. A minimum rear setback of fifty feet (50'0") (Old Cutler Road) shall be maintained and required on building sites for main or principal building, including auxiliary, accessory buildings and/or structures as required by Sections 4-101 (D)(4), 4-101 (D)(5), Appendix A, A-62 (D)(3) 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.

BA-15-09-4833

(95 Merrick Way)

ALHAMBRA CENTER CONDO UNIT STADLER CENTER UNDIV 10% INT IN COMMON

ELEMENTS OFF REC 17811-4709

F.W. Zeke Guilford, Esq. – Applicant

South Florida Equities Reit Inc. – Owner

APPLICANT'S PROPOSAL: In connection with the proposed wall mounted sign “Pipeline inspired workspaces” for 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 allow the proposed tenant sign to be installed at a minimum height of twenty feet (20’0”) from adjacent grade vs. a wall mounted sign for buildings 97.1 feet or more in height must be installed at a minimum height of ninety-seven feet (97’0”) as required by Section 5-1904 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.

BA-15-08-5439

(1320 San Benito Avenue)

TAMIAMI PLACE PLAN NO 2 PB 6-89 LOT 18 AND THAT PORT OF SAN BENITO AVE

EXCLUDING N 7 FT LYG N & ADJ CLOSED PER ORD-3307

El Rado LLC– Owner

El Rado LLC - Applicant

Rafael Padilla, RA– Architect

APPLICANT'S PROPOSAL: In connection with the side street setback for the proposed two story 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 maintain a side street setback of fifteen feet (15'0") vs. maintaining twenty five feet (25'0") feet as required by Section 4-101 (D) (4) (b) of the Coral Gables "Zoning Code." A minimum side setback of fifteen feet (15'0") shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street.

APPROVED _____ **DENIED** _____ **DEFERRED** _____

9. Election of Chairperson
10. Election of Vice Chairperson

ADJOURNMENT

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
Secretary

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.

Any person, or persons, wishing to appeal any decision made by a Board/Committee with respect to any matter considered at a meeting or hearing, interested 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, Public Works Assistant Director at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the meeting.