

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON MAY 1, 2006
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY
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 April 3, 2006 Recap and the April 17, 2006 Special Meeting Recap
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6. 8574-Z

Lot: 77, Block: 2
Old Cutler Bay Section 4, PB/PG: 82-34
(360 Solano Prado)

Robert S. Fina, Esq. - Applicant
Robert S. and Isabel Fine - Owner
David W. Johnson - Architect

APPLICANT'S PROPOSAL: In connection with the proposed addition and renovation for the single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the residence to have a standing seam metal roof vs. having roof constructed of tile, coral rock slabs, slate or copper as required by Section 14-1 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 variances being requested by the Applicant.

APPROVED _____ DENIED _____ DEFERRED _____

7. 8540-Z

Lot: 4, Block: 96
Coral Gables Riviera Part 2 Resub., PB/PG: 72/52
(419 Rosaro Avenue)

Carlos Chamon - Applicant
Carlos Chamon & Thais Baptista - Owner
Kenneth R. Pfeiffer, P.E. - Architect

APPLICANT'S PROPOSAL: In connection with the proposed swimming pool for the single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed swimming pool for the existing single-family residence to have a front setback of 17.23 feet vs. a minimum front setback of twenty-five (25'-0") feet as required by Section 5-12(d)1 and 5-12(d)2 of the Coral Gables "Zoning Code."
2. Grant a variance allowing the proposed swimming pool to be located closer to the street than the main or principal building vs. no swimming pool shall be located closer to the front or side street of a lot or building than the main or principal building as provided by Section 5-12(i) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

8. 8577-Z

Lot(s): 3 through 8, Block: 42
Coral Gables Douglas Section, PB/PG: 25/69
(118-126 and 134 Zamora Avenue)

Marshall Bellin - Applicant
Weitzer Zamora, LLC - Owner(s)
Bellin & Pratt Architects - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with proposed four-story, Mediterranean style apartment building at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed four-story, Mediterranean style apartment building to have a rear setback of ten feet, six inches (10'-6") vs. the proposed four-story, Mediterranean style apartment building having a rear setback of twenty-two (22'-0") feet as required by Section 3-4(h)4 of the "Zoning Code."
2. Consider a waiver of the Section 24-9 of the "Zoning Code," limiting the effective time period for a variance from six (6) months to one (1) year.

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 _____

9. 8578-Z

Lot: 1, Block: 3
Old Cutler Section 1, PB/PG: 78/57
(670 Solano Prado)

Coastal Development Consultants, Inc. - Applicant
Dr. Jorge and Maria Cabrera - Owner(s)
John Omslaer, P.E. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed boat dock at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed boat dock to extend eight (8'-0") feet measured from the bank vs. no dock shall be constructed over or in any canal, lake or more than five (5'-0") feet outward from the bank as provided by Section 17-1(a) of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

10. 8580-Z

Lot(s): 4 through 8, Block 23
Coral Gables Douglas Section, PB/PG: 25/69
(20, 28 and 36 Antilla Avenue)

Bellin & Pratt, LLC. - Applicant
Antilla Development, Inc. - Owner(s)
Bellin & Pratt, LLC. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with proposed five-story, Mediterranean style apartment building to be located at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed Mediterranean style apartment building to have a front setback of ten (10'-0") feet vs. the proposed Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the "Zoning Code."
2. Grant a variance allowing the proposed Mediterranean style apartment building to have a rear setback of twenty-one (21'-0") feet vs. the proposed Mediterranean style apartment building having a rear setback of twenty-two (22'-0") feet as required by Section 3-4(h)4 of the "Zoning Code."
3. Grant a variance to allow the proposed cantilevered open balconies to project into the required setback below fifteen (15'-0") feet in height above finished grade vs. cantilevered open balconies with a height of not less than fifteen (15'-0") feet above finished grade being permitted to encroach up to six (6'-0") feet into the required setbacks as provided for in Section 3-4(h)5 of the "Zoning Code."
4. Grant a variance allowing the proposed Mediterranean style apartment building to have a Floor Area Ratio of 1.9 vs. the proposed Mediterranean style apartment building having a Floor area Ratio of 1.6 as provided for by Sections 3-4(t) and 28-7 of the "Zoning Code."
5. Consider a waiver of Section 24-9 of the "Zoning Code," limiting the effective time period for a variance from six (6) months to one (1) year.

All as shown on plans which will 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 _____

11. 8581-Z

Block: 12 and 14 and alley - Lengthy Legal
Coral Gables Industrial Section, PB/PG: 28/22
(4425 Ponce de Leon Boulevard)

Patrick Valent, Behar Font & Partners, P.A. - Applicant
Merrick Park LLC. - Owner(s)
Behar Font & Partners, P.A. - Architect/Engineer

APPLICANT'S PROPOSAL: In connection with the proposed signage at the subject property, the Applicant requests the following variances from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance allowing the proposed signage to be located at the side building elevation (Ruiz Avenue) of the existing commercial building vs. only one sign per street right-of-way as provided by Section 18-7 of the Coral Gables "Zoning Code."

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APPROVED _____ DENIED _____ DEFERRED _____

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Martha Salazar-Blanco
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 because of a special disability should call Maria Alberro-Jimenez, Assistant City Manager no less than five working days prior to the meeting at (305) 460-5204.