

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT**  
**THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT**  
**TO BE HELD ON DECEMBER 6, 2010**  
**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 4, 2010 Recap

6.

**BA-10-07-3866**  
**(909 Algaringo Avenue)**  
Lots: 15 & 16, Block: 44  
Country Club Sec. 3, PB/PG: 10/52  
Faith Read Xenos – Applicant  
Faith Read Xenos – Owner  
Kenneth R. Pfeiffer, P.E. – Engineer

**APPLICANT'S PROPOSAL:** In connection with the proposed swimming pool, pool deck and screen wall for 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 proposed swimming pool and pool deck for the existing residence to be located in the area between the street and the main residential building or any part thereof vs. no accessory building or structure may be located in the area between the street and the main residential building or any part thereof as required by Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed swimming pool and pool deck for the existing residence to be located closer to the front or side street of a lot or building site than the main or principal building vs. in no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building as required by Sections 4-101 (D) (5) (b), 5-101 (C), 5-108 (D) (1), and 5-108 (I) of the Coral Gables "Zoning Code."
- 3) Grant a variance to allow the proposed swimming pool for the existing residence to be visible in both the front and side street elevation vs. on corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation as required by Section 5-108 (H) of the Coral Gables "Zoning Code."
- 4) Grant a variance to allow the existing three feet six inches (3'6") masonry wall with an additional two feet three inches (2'3") of wrought iron on top and four (4'0") feet of concealing landscape to be used for screening from street view vs. in all cases where a swimming pool is constructed which will be visible from a street, a four (4'0") foot wall shall be erected upon the premises between the street and the swimming pool as required by Section 5-108 (E).
- 5) Grant a variance to allow the proposed swimming pool for the existing residence to have a setback less than the required setback for the residence vs. the proposed swimming pool shall provide the same required setback for a residence located on the parcel where pool is to be constructed as required by Section 5-108 (D) (1) of the Coral Gables "Zoning Code."
- 6) Grant a variance to allow the proposed swimming pool for the existing residence to have a side street setback (Toledo Street) of thirteen (13'0") feet vs. the proposed swimming pool to maintain a minimum side street setback of fifteen (15'0") feet as required by Sections 4-101 (D) (4) (b) and 4-101 (D) (5) of the Coral Gables "Zoning Code."

- 7) Grant a variance to allow the proposed pool deck for the existing residence to have a side street setback (Toledo Street) of nine (9'0") feet vs. the proposed pool deck to maintain a minimum side street setback of fifteen (15'0") feet as required by Sections 4-101 (D) (4) (b) and 4-101 (D) (5) 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-10-10-5515**  
**(4995 Hammock Lake Drive)**  
 Lot: 17, Block: 3  
 Hammock Lake Park, PB/PG: 44/87  
 Jorge L. Hernandez – Applicant  
 Jeffrey and Caterina Bartel – Owners  
 Jorge L. Hernandez – Architect

**APPLICANT'S PROPOSAL:** In connection with 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 single family residence to have a lot coverage of (22.5%), nine thousand one hundred and fifty square feet (9,150) vs. no single family residence shall occupy more than (15%), six thousand and ninety two square feet (6,092) of the ground area of the building site upon which the residence is erected as allowed by Section A-56 (D) of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed single family residence to have a rear yard area ground coverage for accessory uses and structures of (7.4 %), one thousand and ninety square feet (1,090) vs. a maximum rear yard area ground coverage for accessory uses and structures of (5%), seven hundred and thirty three square feet (733) shall be permitted as allowed by Section A-56 (D) 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 \_\_\_\_\_

**8.**

**BA-10-11-2805**  
**(1222 S. Dixie Highway)**  
 REPLAT OF PART OF CORAL GABLES RIVIERA SEC PT 8 PB 46-100 THAT PT OF TR A THAT LIES NELY OF FOLLOWING DESC/L COMM AT NELY X OF MIAMI HOMESTEAD HWY & HARDEE  
 Tom Graboski – Applicant  
 Louis Grossman TR & Theodore Roy  
 Fredi S. Consolo & Gail C. Gidney – Owners

**APPLICANT'S PROPOSAL:** In connection with the proposed signage for the tenant “Doctors Hospital Sports Medicine”, in 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 proposed tenant sign to be mounted at twenty-two (22’0) feet above grade vs. eighteen (18’0”) feet maximum as allowed by Section 5-1904 of the Coral Gables “Zoning Code.”
- 2) Grant a variance to allow the proposed tenant sign to have a maximum sign area of twenty five (25’0”) square feet vs. a maximum sign area of eighteen (18’0”) square feet as allowed 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 \_\_\_\_\_

**9.**

**BA-10-11-2808**  
**(1240 S. Dixie Highway)**

REPLAT OF PART OF CORAL GABLES RIVIERA SEC PT 8 PB 46-100 THAT PT OF TR A THAT LIES NELY OF FOLLOWING DESC/L COMM AT NELY X OF MIAMI HOMESTEAD HWY & HARDEE

Tom Graboski – Applicant  
Louis Grossman TR & Theodore Roy  
Fred S. Consolo & Gail C. Gidney – Owners

**APPLICANT'S PROPOSAL:** In connection with the proposed signage for the tenant “Baptist Health Urgent Care”, in 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 proposed tenant sign to be mounted at twenty-two (22’0) feet above grade vs. eighteen (18’0”) feet maximum as allowed by Section 5-1904 of the Coral Gables “Zoning Code.”
- 2) Grant a variance to allow the proposed tenant sign to have a maximum sign area of nineteen (19’0”) square feet vs. a maximum sign area of eighteen (18’0”) square feet as allowed 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 \_\_\_\_\_

10.

**BA-10-11-3302**  
**(13000 Miranda Street)**

Lot: 8, Block: 12  
Coral Bay Sec. D, PB/PG: 68/60  
James F. and Joan P. Hammel – Applicants  
James F. and Joan P. Hammel – Owners  
Albert R. Poza – Architect

**APPLICANT'S PROPOSAL:** In connection with the proposed addition, 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 balcony in connection with the proposed addition to maintain a rear setback of sixteen feet two inches (16’2”) vs. the minimum setback from a canal, waterway, lake or bay shore line, as platted, for buildings or portions thereof, shall be twenty feet (20’0”) as required by Section A-28 (F) 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 Glenn Kephart, 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.