

CITY OF CORAL GABLES

-MEMORANDUM-

TO: MARIA A. JIMENEZ
ASSISTANT CITY MANAGER

DATE: NOVEMBER 2, 2009

VIA: EDWARD M. WELLER
BUILDING & ZONING DIRECTOR

FROM: MARTHA SALAZAR-BLANCO
ZONING OFFICIAL

SUBJECT: NOVEMBER 2, 2009
BOARD OF ADJUSTMENT
SUMMARY

Please see below a summary of the November 2, 2009, Board of Adjustment case(s).

Variance Request

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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
1708 Ferdinand Street	8709-Z	Denial	Approval (5-0)

Variance Request

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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
55 Merrick Way, Bays 25-44	BA-09-09-1963	Approval	Approval (5-0)

Variance Request

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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
50 Casuarina Concourse	BA-09-08-3041	Approval/Deferred by Staff	N/A

Variance Request

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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
160 Solano Prado	BA-09-09-1556	Approval	Approval (5-0)

Variance Request

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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
435 Marquesa Drive	BA-09-09-1722	Denial/Deferred by Staff	N/A

Variance Request

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.

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
135 San Lorenzo Ave.	8497-Z	Approval	Approval (5-0)

Variance Request

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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
153 Solano Prado	BA-09-10-2453	Approval/Deferred by Staff	N/A

Cc: Pat Salerno, City Manager
Dona Spain, Assistant City Manager
Elizabeth L. Gonzalez, Zoning Technician Lead