

CITY OF CORAL GABLES

-MEMORANDUM-

TO: MARIA MENENDEZ
ASSISTANT CITY MANAGER

DATE: JANUARY 10, 2011

VIA: CARMEN OLAZABAL, P.E.
BUILDING & ZONING DIRECTOR

FROM: MARTHA SALAZAR-BLANCO
ZONING OFFICIAL

SUBJECT: JANUARY 10, 2011
BOARD OF ADJUSTMENT
SUMMARY

Please see below a summary of the January 10, 2011, Board of Adjustment case(s).

Variance Request

- 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 feet (4'0") of concealing landscape adjacent to existing fence wall 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."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
909 Algaringo Avenue	BA-10-07-3866	Denial – Item Nos. 1,2,3,5,6,7 Approval – Item No. 4	Approved (7-0) Items No. 1, 2, 3, 4, 5, 6 & 7 *Approved with condition: Restrictive Covenant required to provide landscaping adjacent to existing CBS fence wall at a height of 5 to 6 feet.

Variance Request

- 1) Grant a variance to allow the proposed swimming pool, spa, pool deck and gazebo 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 stipulated by Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
141 Orquidea Avenue	BA-10-12-3714	Approval – Item No. 1	Approval (7-0)

Cc: Elizabeth L. Gonzalez, Zoning Technician Lead