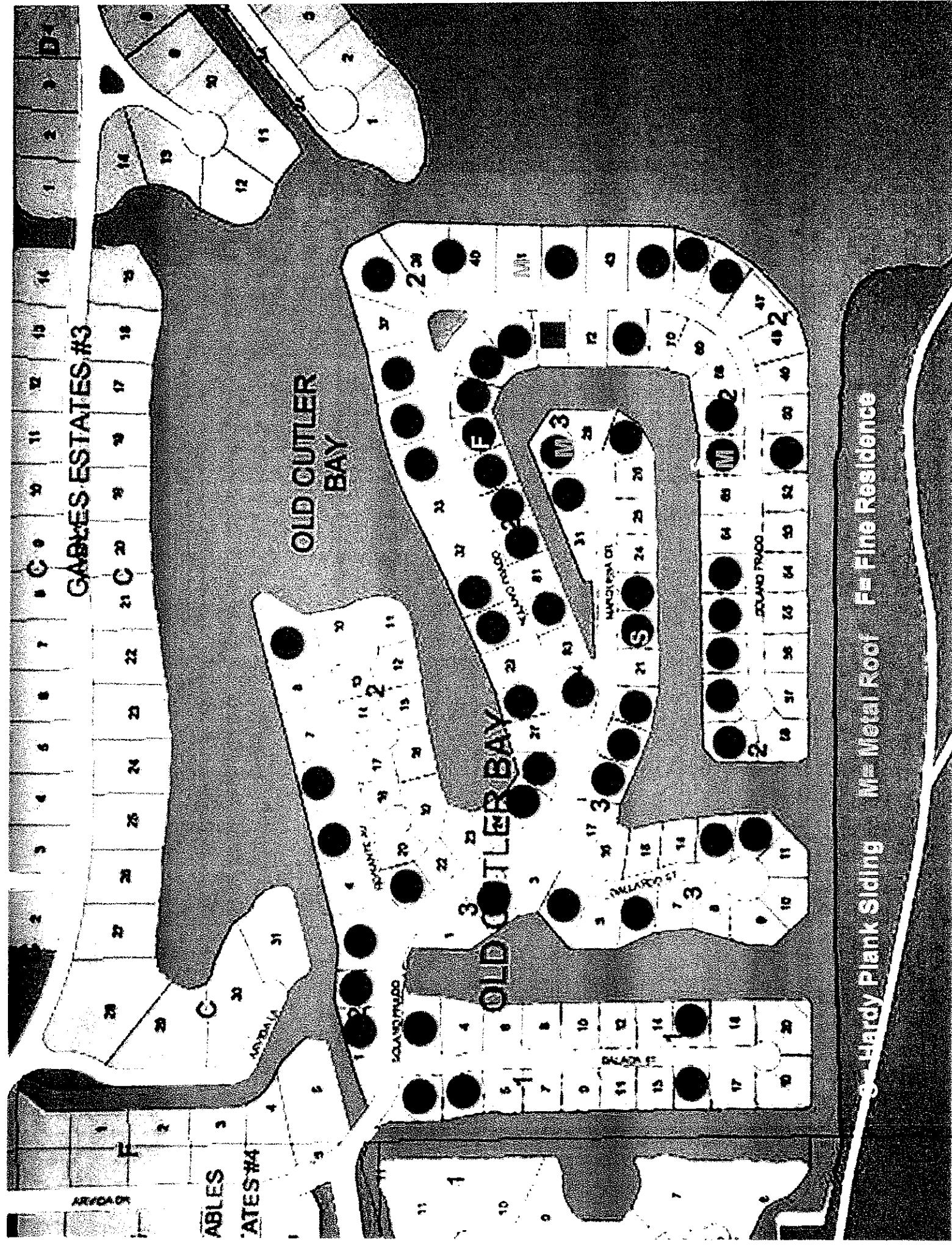


360 SOLANO PRADO APPLICATION FOR VARIANCES

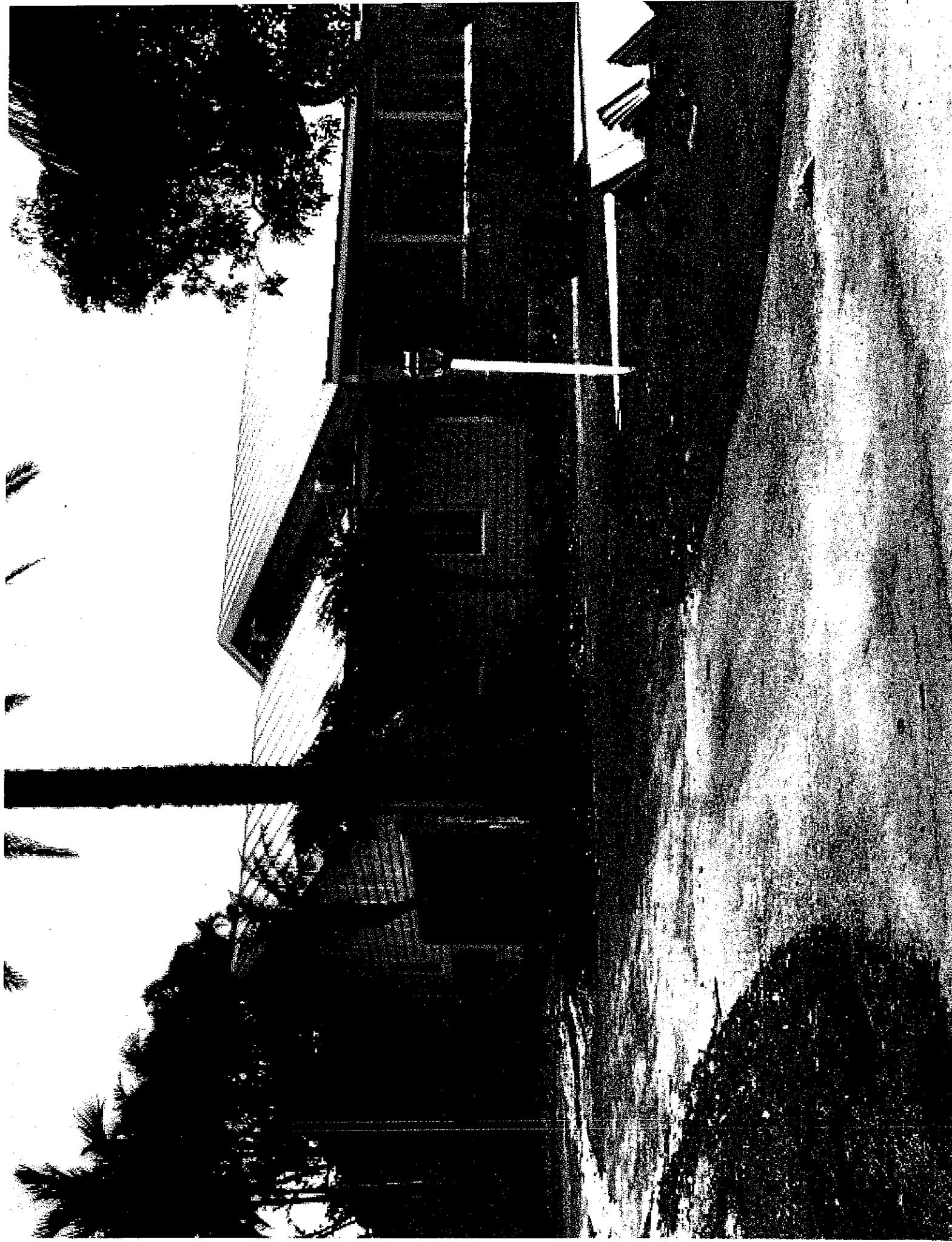
- ORIGINAL APPROVED PROJECT
MAP OF OLD CUTLER BAY
SHOWING LETTERS
SUPPORTING METAL ROOF
VARIANCE**

**[WITH INDICATIONS OF EXISTING METAL
ROOFS (M) AND HARDY PLANK SIDING
(S) SUPERIMPOSED]**

- RELEVANT METAL ROOFS
PHOTOGRAPHS**











APRIL 16, 2007 STAFF REPORT

8631-Z

STAFF REPORT FOR 219 RIDGEWOOD ROAD

<u>Architect/Engineer:</u>	Bob Hilson & Company, Inc.
<u>Legal Description:</u>	Lot(s): 11, Block: 2 Coral Gables Coconut Grove Manor Section PB/PG: 17/19
<u>Present Owners:</u>	Myrna B. Silver
<u>Present Use:</u>	Residential Use
<u>Zoning Classification:</u>	R-6
<u>Land Use Designation:</u>	Residential Use (Single-Family) Low Density

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

1. Grant a variance to allow the existing residence to have a standing seam metal roof vs. having a roof constructed of tile, coral rock slabs, slate or copper as required by Section 14-1 of the Coral Gables "Zoning Code."

BOARD OF ARCHITECTS REVIEW: All as shown on plans which have received Final approval by the Board of Architects on April 5, 2007.

ADVERTISING: This application was advertised in the Miami Daily Business Review on April 6, 2007. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on April 6, 2007.

STAFF OBSERVATION: The Coral Gables "Zoning Code" has no provisions for metal roofs for residential designs other than what is so enumerated in Section 14-5. (see below)

Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial Section abutting South Dixie Highway (U. S. Highway 1), and where plastic or glass translucent material is used as permitted elsewhere in this article, pitched roofs shall be constructed of:

- (a) *Vitrified clay tile.*
- (b) *White concrete tile. The finished surface for white concrete tile shall be a mixture of one part Portland white cement to three parts white silica sand, together with a waterproofing and plasticizer admix. These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile at the time of manufacture.*

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- (c) Colored cement tile, provided the tile is color impregnated with the same color intensity throughout and the color is not surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been installed according to approved plans may be painted or repainted a different color from the original color of the installed tile subject to approval of the application and the paint specifications by the Board of Architects. (2631)
- (d) Coral rock slabs laid shingle fashion.
- (e) Thick built variegated colored slate as approved by the Board of Architects.
- (f) White Bermuda roof, as approved by the Board of Architects, and the Building Department, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
- (g) Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- (h) Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that the maximum height of such shall not exceed four (4) feet above grade.
- (i) Copper may be used as a roofing material for residences subject to approval of design, manner of installation, conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects.
- (j) Monier Murray roof tiles with surfaces applied cement glaze under the manufacturers process, provided, that the color meets with the approval of the Board of Architects taken in conjunction with the surrounding area and provided further that the tile shall not be painted or repainted.

Staff notes that the Coral Gables "Zoning Code" allows for new and existing structures, in annexed properties, to have metal roofs. Section 4-94(f) of the Coral Gables "Zoning Code" states, "roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Snapper Creek and Hammock Lakes area."

In this case, the subject property is not in these annexed areas. This existing wood frame house was built in 1919. There are no records in our files to provide us with information on the history of this house; however, we were able to get a copy of a photograph from the Historical Resources Department. The photograph shows the house having, what appears to be, wood shingles. Based on our research and study, Staff has found that the house has been re-roofed a couple of times. The last roofing permit was for asphalt shingles, which is not allowed by the Coral Gables "Zoning Code."

Peter Iglesias, the Structural Engineer in the Building and Zoning Department, did an inspection of the house. He concluded that the tiles approved by the Coral Gables "Zoning Code" are not viable for this particular house, as the roof's framing was not designed to support a tile roof.

The Zoning Division Staff recommends APPROVAL of the Applicant's request.

STAFF RECOMMENDATION: Pursuant to Section 24-7 VARIANCES of the "Zoning Code," the Zoning Division Staff finds as follows in regard to the Applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 1525, as amended and known as the "Zoning Code," and makes the following recommendations:

1. That special conditions and circumstances do exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the Applicant.
3. That granting the variance requested will not confer on the Applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the "Zoning Code" would deprive the Applicant of rights commonly enjoyed by other properties in the zoning district under the terms of the "Zoning Code" and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").
5. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That granting the variance will not change the use to one that is different from other land in the same district.
7. That the granting of the variance will be in harmony with the general intent and purpose of the "Zoning Code," and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based on the findings in paragraphs 1, 2, 3, 4, 5, 6, and 7 above, the Zoning Division Staff recommends APPROVAL of Item(s) No. 1 of the Applicant's proposal.