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March 28, 2024

Ms. Anna Pernas
Historic Resources and Cultural Arts Director
Historic Resources and Cultural Department
2327 Salzedo Street
Coral Gables, FL 33134

Re: 1260 South Greenway Drive
Application for Certificate of Appropriateness
File No.: 24L-107

Dear Ms. Pernas,

My office is representing Orlando Casariego, owner of the referenced property, in his request for a Certificate of Appropriateness for renovations to his home and for a Special Certificate of Appropriateness for a small circular driveway off of South Greenway Drive.

The subject property is located at the southeastern intersection of South Greenway Drive and Madrid Street. The vehicular access to the home is via a driveway on Madrid Street to a garage located at the back of the house.

1. Special conditions and circumstances exist which are peculiar to the land structure on buildings involved and which are not applicable to other lands, structures on buildings in the same zoning district:

The subject property is located on South Greenway Drive, one of the busiest streets along with North Greenway Drive with pedestrians, cyclists, scooters, skateboarders, dog walkers and vehicular traffic. These users of the right of way do not restrict themselves to the paved sidewalks or cyclists to the paved streets. The requested driveway is to allow cars visiting the residence to avoid backing onto South Greenway and to be able to safely exit the property. The existing layout of the residence does not allow for a driveway to connect to the garage from the front elevation because of side street setbacks and a large mature oak tree.

2. That the special conditions and circumstances do not result from the actions of the applicant:

Special condition and circumstances do not result from the actions of the applicant. The actions stem from the use of the street by the neighborhood and people that travel to North and South Greenway to avail themselves of the use of the golf course to play golf or to use the surrounding right of way as a track.

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 district:

The granting of the variance will not confer on the applicant a special privilege. A drive down either side of the golf course will demonstrate the ubiquitous use of circular driveways in this area. There are numerous homes with both a circular driveway and a garage. On South Greenway, on the blocks immediately east and west of the subject property the two homes have both a garage on the side street and a circular driveway in the front. Another home on the south west corner of Granada and South Greenway does as well. On North Greenway, the home immediately across the golf course at 1261 N. Greenway has the same configuration.

4. That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant:

The applicant is being deprived of rights commonly enjoyed by other properties in the same zoning district but in particular on North/South Greenway Drive. Houses a block west and a block east of the subject property, also located on a corner with a garage on the side street both have a circular driveways as do other similarly situated homes in this historic district.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

The variance is the minimum variance that will make it possible to reasonably and safely exit the subject property. The front yard open space is not compromised by the proposed driveway. It almost doubles the required 992 square feet by providing 1,771 square feet of front yard open space. The proposed landscaped open space is 6,349 square feet versus the required 4,962 square feet. In addition, the proposed driveway does not impact the two mature oak trees in front of the property that bookend the walkway to the front entrance.

6. That granting the variance will not change the use to one that is different from other land in the same district:

The granting of the variance will not change the use to one that is different from other land in the same district. The property will continue to be a single family home.

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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:

The granting of the variance will be in harmony with the general and purpose of the Zoning Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare, on the contrary it will benefit the public that uses this area both safety wise and aesthetically.

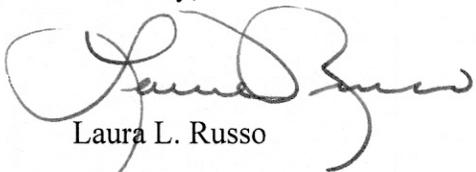
8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district:

The proposed driveway allows for the safe arrival and departure of guests and delivery trucks and does not compromise the historic nature of the home. It is a safety convenience that allows for contemporary use of a very lively area and does not detract from the home's aesthetics.

In conclusion, the requested Certificate of Appropriateness and Special Certificate of Appropriateness allow for the safe use of the property and will maintain a cleaner swale area without cars parked in the front swale to access the front door.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Laura L. Russo

LLR/jp