

CITY OF CORAL GABLES

-MEMORANDUM-

TO: MARIA A. JIMENEZ
ASSISTANT CITY MANAGER

DATE: OCTOBER 5, 2009

VIA: EDWARD M. WELTER
BUILDING & ZONING DIRECTOR

FROM: MARTHA SALAZAR-BLANCO
ZONING OFFICIAL

SUBJECT: OCTOBER 5, 2009
BOARD OF ADJUSTMENT
SUMMARY

Please see below a summary of the October 5, 2009, Board of Adjustment case(s).

Variance Request

1. Grant a variance to allow the existing single-family residence to have a maximum floor area of three thousand, nine hundred ninety-two (3,992) square feet vs. the residence having a maximum three thousand, two hundred fourteen (3,214) square feet as stipulated by Section 4-101 (D) (9) of the Coral Gables "Zoning Code."
2. Grant a variance to exceed the maximum floor area of an existing nonconforming structure 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 as stipulated by Section 6-303 of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
230 Ridgewood Road	8702-Z	Denial	Approval (5-2)

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	Deferred by Applicant

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	BA-09-09-1963	Denial	Deferred by Applicant

Enclosure: Staff Report

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