

# CITY OF CORAL GABLES

## -MEMORANDUM-

**TO:** MARIA MENENDEZ  
ASSISTANT CITY MANAGER

**DATE:** DECEMBER 6, 2010

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

**FROM:** MARTHA SALAZAR-BLANCO   
ZONING OFFICIAL

**SUBJECT:** DECEMBER 6, 2010  
BOARD OF ADJUSTMENT  
SUMMARY

Please see below a summary of the December 6, 2010, 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	<b>Denial</b> – Item Nos. 1,2,3,5,6,7 <b>Approval</b> – Item No. 4	<b>Deferred</b>

**Variance Request**

- 1) Grant a variance to allow the single family residence to have a lot coverage of (22.5%), nine thousand one hundred and fifty square feet (9,150) vs. no single family residence shall occupy more than (15%), six thousand and ninety two square feet (6,092) of the ground area of the building site upon which the residence is erected as allowed by Section A-56 (D) of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed single family residence to have a rear yard area ground coverage for accessory uses and structures of (7.4 %), one thousand and ninety square feet (1,090) vs. a maximum rear yard area ground coverage for accessory uses and structures of (5%), seven hundred and thirty three square feet (733) shall be permitted as allowed by Section A-56 (D) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
4995 Hammock Lake Drive	BA-10-10-5515	<b>Denial</b> – Item Nos. 1 & 2	<b>Denied</b> – (5-2)

**Variance Request**

- 1) Grant a variance to allow the proposed tenant sign to be mounted at twenty-two (22'0) feet above grade vs. eighteen (18'0") feet maximum as allowed by Section 5-1904 of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed tenant sign to have a maximum sign area of twenty five (25'0") square feet vs. a maximum sign area of eighteen (18'0") square feet as allowed by Section 5-1904 of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
1222 S. Dixie Hwy.	BA-10-11-2805	<b>Approval</b> – Item Nos. 1 & 2	<b>Approved</b> – (7-0)

**Variance Request**

- 1) Grant a variance to allow the proposed tenant sign to be mounted at twenty-two (22'0) feet above grade vs. eighteen (18'0") feet maximum as allowed by Section 5-1904 of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed tenant sign to have a maximum sign area of nineteen (19'0") square feet vs. a maximum sign area of eighteen (18'0") square feet as allowed by Section 5-1904 of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
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1240 S. Dixie Hwy.	BA-10-11-2808	<b>Approval – Item Nos. 1 &amp; 2</b>	<b>Approved – (7-0)</b>
<b>Variance Request</b> 1) Grant a variance to allow the balcony in connection with the proposed addition to maintain a rear setback of sixteen feet two inches (16'2") vs. the minimum setback from a canal, waterway, lake or bay shore line, as platted, for buildings or portions thereof, shall be twenty feet (20'0") as required by Section A-28 (F) of the Coral Gables "Zoning Code."			
<b>ADDRESS</b>	<b>CASE NO.</b>	<b>STAFF RECOMMENDATION</b>	<b>BOARD DECISION</b>
13000 Miranda Street	BA-10-11-3302	<b>Approval – Item No. 1</b>	<b>Approved – (7-0)</b>

Cc: Elizabeth L. Gonzalez, Zoning Technician Lead