

# CITY OF CORAL GABLES

## -MEMORANDUM-

**TO:** MARIA MENENDEZ  
ASSISTANT CITY MANAGER

**DATE:** NOVEMBER 7, 2011

JANE K TOMPKINS, AICP  
DEVELOPMENT SERVICES DIRECTOR

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



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



**SUBJECT:** NOVEMBER 7, 2011  
BOARD OF ADJUSTMENT  
MEETING SUMMARY

Please see below a summary of the November 7, 2011, Board of Adjustment case(s).

<b>Variance Request</b>			
<ol style="list-style-type: none"> <li>1. Grant a variance to allow a four feet (4'0") high aluminum picket fence with solid aluminum backing to be used for screening the pool from street view vs. In all cases where a swimming pool is constructed which will be visible from a street, a four feet (4'0") high wall shall be erected upon the premises between the street and the swimming pool as required by Section 5-108 (E).</li> </ol>			
<b>ADDRESS</b>	<b>CASE NO.</b>	<b>STAFF RECOMMENDATION</b>	<b>BOARD DECISION</b>
1 Tahiti Beach Island Road	BA-11-06-6352	<b>Approval Item No. 1</b>	<b>Approved (6 - 1)</b>
<b>Variance Request</b>			
<ol style="list-style-type: none"> <li>1. Grant a variance to allow the proposed swimming pool for the new 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."</li> <li>2. Grant a variance to allow the proposed swimming pool for the new 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."</li> <li>3. Grant a variance to allow the proposed swimming pool for the new 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."</li> </ol>			
<b>ADDRESS</b>	<b>CASE NO.</b>	<b>STAFF RECOMMENDATION</b>	<b>BOARD DECISION</b>
6006 Mall Street	BA-11-09-5807	<b>Approval Item No. 1, 2 and 3</b>	<b>Approved (6 - 1)</b>

**Variance Request**

1. Grant a variance to allow the proposed freestanding metal carport canopy for Coral Gables Fire Station #2 not simulate the appearance of canvas awning vs. carport canopies shall generally simulate the appearance of canvas awnings as required by Section 5-302 (A) (2) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed freestanding metal carport canopy to be stationary and not permit quick removal vs. All carport canopies shall be so constructed as either to admit or permit quick removal such as is necessary in cases of impending storms or hurricanes as required by Section 5-302 (E) (1) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed freestanding metal carport canopy not to be attached to the building, be self-supporting and freestanding vs. All carport canopies shall be attached to the building and no self-supporting or freestanding carport canopy shall be erected as required by Section 5-302 (F) (1) (3) of the Coral Gables "Zoning Code."

<b>ADDRESS</b>	<b>CASE NO.</b>	<b>STAFF RECOMMENDATION</b>	<b>BOARD DECISION</b>
525 S. Dixie Highway Coral Gables Fire Station #2	BA-11-10- 6045	<b>Approval Item No. 1, 2 and 3</b>	<b>Approved (6 – 1)</b>

Cc: Elizabeth L. Gonzalez, Zoning Technician Lead