



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

Appeal
 Variance
 Other: _____

Property information

Property/project name: Residential Home: Washer-Dryer Enclosure

Street address of the subject property: 601 Navarre Avenue

Property Legal Description: Lot(s): 14

Block(s): 17

Section(s): Coral Gables B

Plat Book(s)/Page(s): 5-111

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? No

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Single Family - Low Density

Current zoning classification(s): Single-Family Residential (SFR)

Listing of all folio numbers for subject property:

03-4108-001-3050

Board of Adjustment Application**General information**

Applicant(s)/Agent(s) Name(s): **Thomas Mooney**

Telephone#: 305-336-8937 Fax#: N/A Email: cityplan@bellsouth.net

Mailing Address: **PO BOX 141537** Coral Gables FL 33114
(Street Address) (City) (State) (ZIP Code)

Property Owner(s) Name(s): **Thomas Mooney**

Telephone#: 305-448-9180 Fax#: N/A Email: cityplan@bellsouth.net

Mailing Address: **PO BOX 141537** Coral Gables FL 33114
(Street Address) (City) (State) (ZIP Code)

Property Owner(s) Name(s): **Gilda Mooney**

Telephone#: 305-448-9180 Fax#: N/A Email: gbmooney@bellsouth.net

Mailing Address: **PO BOX 141537** Coral Gables FL 33114
(Street Address) (City) (State) (ZIP Code)

Project Architect(s) Name(s): **Norman Blandon**

Telephone#: 305-666-5151 Fax#: N/A Email: n@n25.cc

Mailing Address: **6262 Bird Road, SUite 2G** Miami FL 33155
(Street Address) (City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

N/A

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- Completed Application.
- Applicant's proposal.
- Letter of intent.
- Standards for Variances #1 through #8.
- Owner's Affidavit.
- Proof of ownership if ownership of the property has changed in the last year.
- Full size set of plans (stamped by the Board of Architects).
- Plans in 11" x 17" size format (13 sets).
- Color photographs (35mm or digital photographs), must be labeled (13 sets).
- One (1) compact disc (CD) containing required plans and color photographs.
- Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- Aerial.
- Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- Application fees.
- One (1) original certified mailing list and signed affidavit including MDCPS.
- Two (2) sets of mailing labels.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

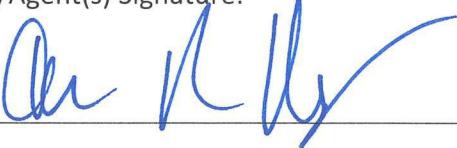
Board of Adjustment Application**Applicant/agent/property owner/architect affirmation and consent**

(I) (We) affirm and certify to all of the following:

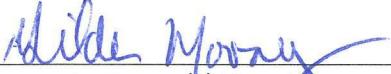
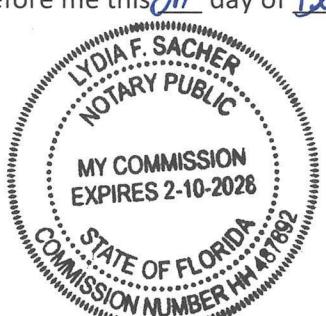
1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Thomas Mooney
Address: 601 Navarre Avenue	
Telephone: 305-448-9180	Fax: N/A
Email: cityplan@bellsouth.net	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>2nd</u> day of <u>December</u> ²⁰²⁹ by  (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public) <u>Lydia F. Sacher</u> <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Board of Adjustment Application

Property Owner(s) Signature:	Property Owner(s) Print Name:
	Thomas Mooney
Property Owner(s) Signature:	Property Owner(s) Print Name:
	Gilda Mooney
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 601 Navarre Avenue	
Telephone: 305-448-9180	Fax: N/A
Email: cityplan@bellsouth.net	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>2nd</u> day of <u>December, 2009</u> by (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public) <u>Lydia F. Sacher</u> <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name:
Address:	
Telephone:	Fax:
Email:	
<div style="border: 1px solid black; width: 100%; height: 100%;"><p style="text-align: center; margin: 0;">SEAL</p></div>	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this _____ day of _____ by _____	
(Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

Thomas R. Mooney
601 Navarre Avenue
Coral Gables, FL 33134

December 5, 2025

Members of the Board of Adjustment
C/O Arceli Redila, Zoning Administrator
City of Coral Gables Development Services Department
427 Biltmore Way
Coral Gables, FL 33134

Re: **Proposal and Letter of Intent: Variance Request for 601 Navarre Avenue, Coral Gables.**

Dear Members of the Board of Adjustment:

This correspondence shall serve as the Proposal and Letter of Intent regarding a request by Thomas Mooney for a variance from the Zoning Code of the City of Coral Gables for the enclosure of an existing washer and dryer within the garage of an existing single-family residence located at 601 Navarre Avenue, Coral Gables.

Variance Request

The request herein is for a variance from the following provisions of the Zoning Code:

1. Section 10-102.A(4) pertaining to geometric standards for parking and vehicular use areas. This section of the Code requires the following minimum interior dimensions for a one car garage:

- Minimum Interior Width: 10 feet.
- Minimum Interior Length: 22 feet
- A minimum clearance of nine (9) feet by eighteen-and-a-half (18.5) feet must be maintained within garages to satisfy the requirements for storage of one (1) vehicle.

2. Section 13-303 pertaining to alterations to nonconforming structures. This section of the code specifies that a structure that is nonconforming shall not be altered or enlarged in a way that increases the extent of any nonconformity.

The specific request is for a variance from the minimum interior length requirement of 22 feet for a one car garage to allow for an interior length of 18 feet within a portion of the garage.

Background / Proposal

The subject home is on a corner lot and was built in 1960. The interior configuration of the home has remained unchanged, and the only significant interior improvements have been updates to the kitchen and bathrooms.

As noted in the attached permit drawing from 1960, the garage space has a non-conforming, physical interior length of 21 feet. As further noted on the 1960 permit drawing, a water heater and washer / dryer, including related plumbing and electrical, were located on the north side of the garage, which reduces the actual interior length of the garage to 18 feet. This condition has not changed since 1960 and still allows for an SUV to be parked in the garage, as noted in the attached photos.

As indicated in the attached floor plan drawings, the proposal is to move the existing washer / dryer closer to the wall (by relocating the electrical and plumbing) and construct an enclosure for the washer / dryer. No enclosure of the water heater is proposed. Additionally, the washer / dryer would be elevated to a new level landing, allowing easier and safer access from the kitchen. The current configuration requires negotiating steps from the kitchen and creates an awkward condition for loading and unloading clothes to and from the washer / dryer.

The proposed enclosure and new landing would have zero impact on the current actual length of the garage (18 feet) and the garage will continue to accommodate the parking of an SUV. In short, the current actual length of the garage and the area for a vehicle remains unchanged and is not reduced.

Hardship Criteria

The following is an analysis of the hardship criteria set forth in Section 14-207.6 of the Zoning Code, pertaining to standards for variances:

1. *That special conditions and circumstances 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.*

Satisfied: The subject home was designed, permitted, and built in 1960, under a previous set of regulations for the interior dimensions of a one car garage. The existing configuration of the garage, including the location of the water heater, washer/dryer and air conditioner, which exist currently, result in special conditions and circumstances that are unique to this home. The interior dimensions of the garage are exclusive to the subject property and are not applicable to other structures in the Single-Family Residential (SFR) zoning

district. Newly constructed single-family homes do not have the same constraints that exist with older homes that were permitted under different regulations.

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

Satisfied: The subject home was designed, permitted, and built in 1960, under previous regulations for the interior dimensions of a one car garage. The special conditions and circumstances associated with the existing configuration of the garage, including the location of the water heater, washer/dryer and air conditioner, which remain as originally permitted, are not due to any actions of the applicant.

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.*

Satisfied: The granting of the variance requested does not modify the current and permitted configuration of the garage. As such, no special privilege is afforded as no other building in the SFR zoning district has the same interior configuration and unique set of circumstances.

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

Satisfied: The literal interpretation of the Zoning Code prevents the issuance of a permit to create a level landing and enclosure of an existing washer / dryer, which is allowed in new construction within the SFR zoning district. Because there are no options to relocate the washer / dryer, and the existing interior configuration of the garage constrains the ability to modify the space, the existing regulations, which were not in place at the time of construction of the subject home, create an unnecessary and undue hardship on the applicant.

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

Satisfied: The granting of the variance requested would be the minimum necessary to make reasonable use of the existing structure. The proposed enclosure and new landing would not reduce the current actual length of the garage (18 feet) and the garage will continue to accommodate the parking of an SUV.

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

Satisfied: No change in zoning or change in use would result if the proposed variance is granted.

7. *That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Satisfied: The granting of the variance requested is fully consistent with the intent and purpose of Section 10-102 of the Zoning Code, pertaining to geometric standards for parking and vehicular use areas. The requested variance fully maintains and does not reduce the area required to park a single vehicle within a one car garage. Additionally, the requested variance will not be injurious to the area involved or otherwise detrimental to the public welfare, as the ability to park a vehicle within the garage is maintained and the affected area of the garage is fully enclosed and not visible from the street, sidewalk, or neighboring properties.

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

Not Applicable: The subject property is not an historic landmark and is not located within an historic landmark district.

Summary

The foregoing establishes a non-self-imposed hardship, and it is respectfully requested that the Board of Adjustment grant the variance proposed herein, based upon the following justifications:

1. The requested variance satisfies all the applicable hardship criteria in Section 14-207.6 of the Zoning Code, as more specifically noted above.
2. Unless the requested variance is granted, the applicant will not be able to accommodate a reasonable repair and modification to the property. The length of the garage currently available for parking a car is 18 feet, which is the existing condition that has not changed since the home was built in 1960, and such length will not be modified or reduced.
3. The ability to store a vehicle within the garage will remain and not be compromised.

Coral Gables Board of Adjustment

Proposal and Letter of Intent: Variance Application for 601 Navarre Avenue

December 5, 2025

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I appreciate your time, as well as the assistance of Board Staff regarding this request and I look forward to making a presentation to the Board.

Please feel free to contact me with any questions you may have.

Sincerely,



Thomas R. Mooney

601 Navarre - Exterior



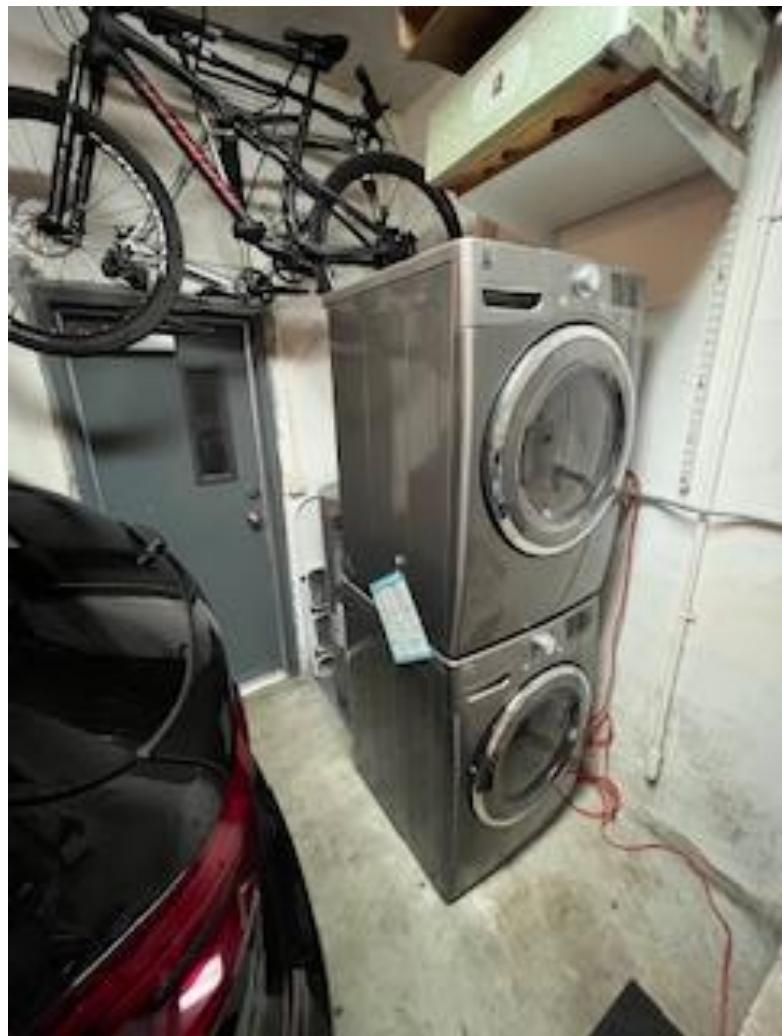
601 Navarre – Garage Interior



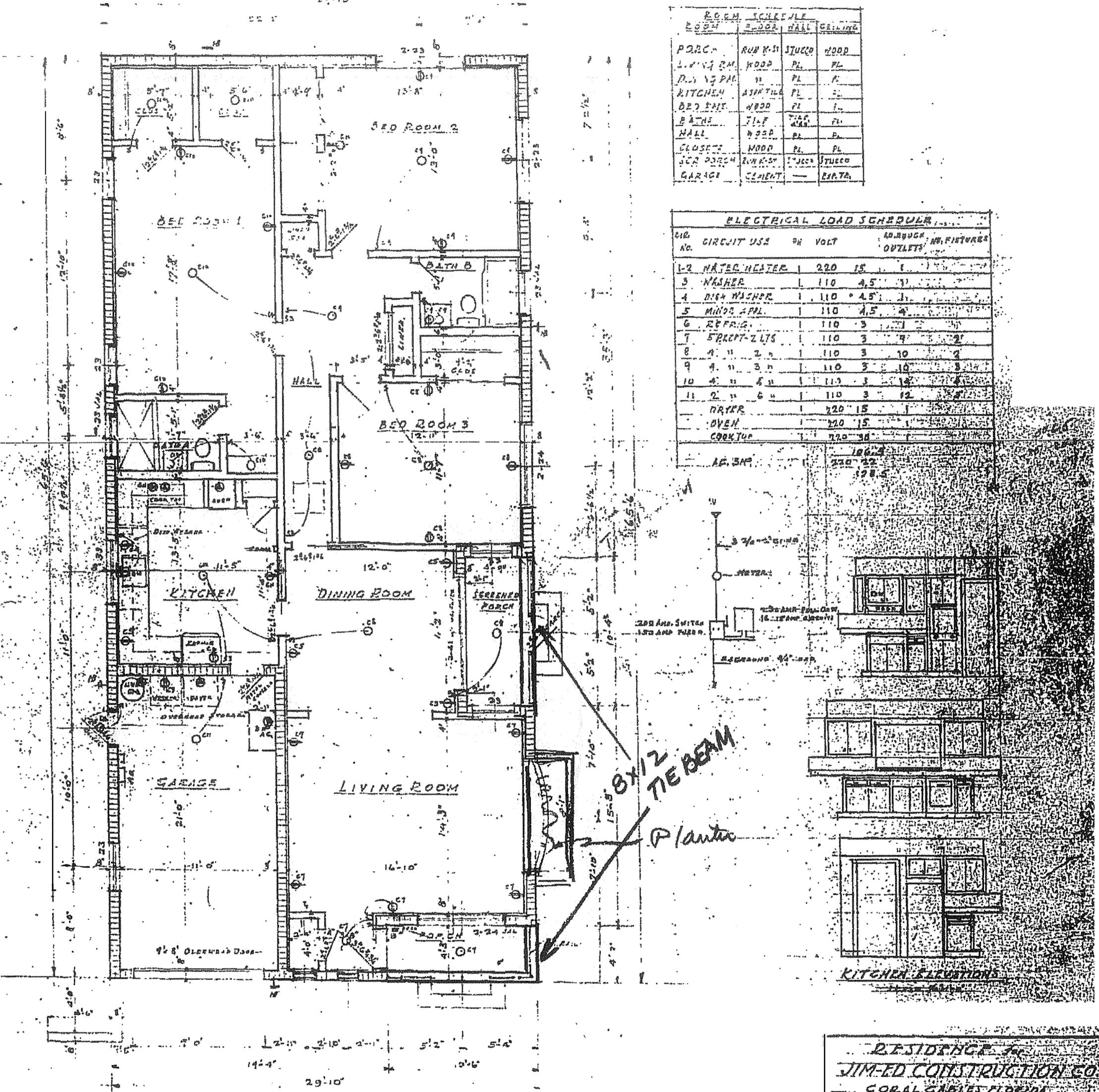
601 Navarre – Garage Interior



601 Navarre – Garage Interior



Original Floor Plan - 1960 Permit



RESIDENCE

JIM-ED CONSTRUCTION CO.

CORAL GABLES, FLORIDA

CURTIS E. HALEY, A.I.A.

ARCHITECT

CORAL GABLES, FLORIDA

JOB NO.	DRAWN BY	CHKD BY	FILE DATE	DRAW NO.
2050	RJM		22-60	1

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.

CONTRACTOR AND OWNER: ALL DRAWINGS CONTAINED IN THIS SET ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF THE WORK.

16361

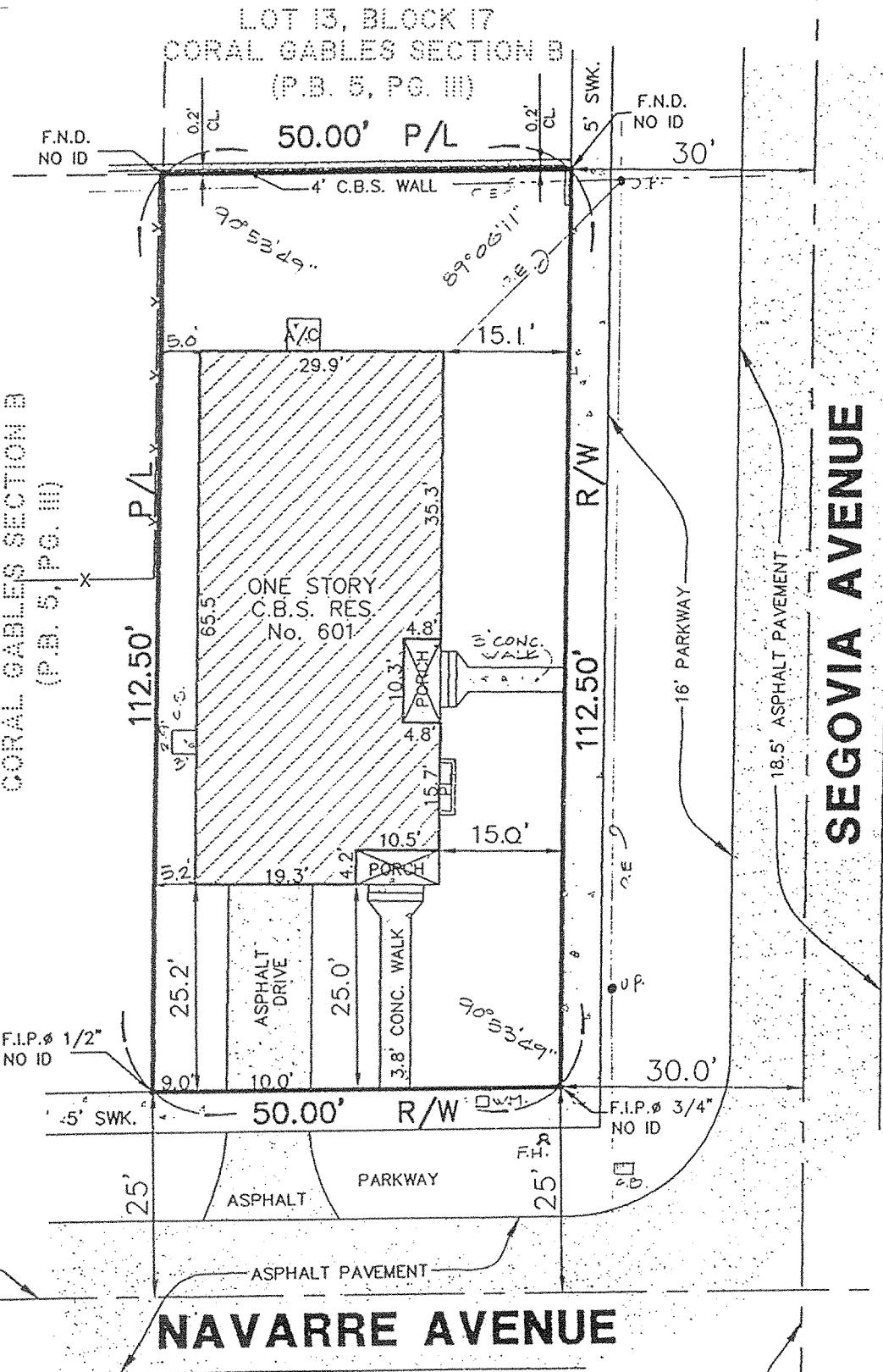
3 OF 4

BOUNDARY SURVEY

SCALE: 1" = 20'

P.B. 5, PG. 111

LOT 15, BLOCK 17
CORAL GABLES SECTION 3
(P. 5, PG. III)



PROPERTY ADDRESS 601 NAVARRE AVENUE, CORAL GABLES, FLORIDA.

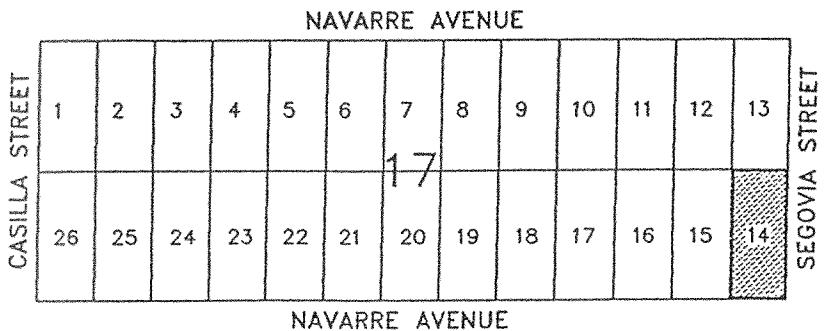
LEGAL DESCRIPTION

LOT 14

BLOCK 17

SUBDIVISION CORAL GABLES SECTION B

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



LEGEND

A/C	ARC COORDINATING PAD	△	CENTRAL ANGLE
A	ARC DISTANCE	—	WOOD FENCE
BLDG.	BULDING	—	CHAIN LINK FENCE
C.	CANOPY	—	C.B.S. WALL
ENC.	ENCLOSURE	—	ELEVATIONS
E.T.P.	ELECTRIC TRANSFORMER PAD	—	EMERGENCY
F.H.	FIRE HYDRANT	—	EMERGENCY
F.I.P.	FOUND IRON PIPE	—	EMERGENCY
F.I.D.	FOUND IRON & DSK	—	EMERGENCY
F.R.	FOUND REBAR	—	EMERGENCY
C.L.	CENTER LINE	—	EMERGENCY
CONC.	CONCRETE	—	EMERGENCY
CONCRETE SUB	CONCRETE SUB	—	EMERGENCY
ENC.	ENCLOSURE	—	EMERGENCY
C.B.	CATCH BUSH	—	EMERGENCY
C.B.S.	CONCRETE BLOCK W/ STUDCO	—	EMERGENCY
C.G.	CURB & GUTTER	—	EMERGENCY
CH.	CHORD DISTANCE	—	EMERGENCY
CL.	CLEAR	—	EMERGENCY
STY.	STORY	—	EMERGENCY
SYN.	SYNTHETIC	—	EMERGENCY
T.	TANGENT	—	EMERGENCY
U.E.	UTILITY EASMENT	—	EMERGENCY
REC.	RECORD	—	EMERGENCY
U.P.	UTILITY POLE	—	EMERGENCY
V.G.	VALLEY GUTTER	—	EMERGENCY
W.M.	WATER METER	—	EMERGENCY
W.V.	WATER VALVE	—	EMERGENCY

ABBREVIATIONS

N.T.S.	NOT TO SCALE
O.E.	OVERHEAD ELECTRIC LINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF CONVENIENCE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.M.	PERMANENT MONUMENT
H.	HEIGHT
L.F.E.	LOWEST FLOOR ELEVATION
M.D.E.	Maintenance & Drainage Easement
MEAS.	MEASURED
M.H.	MARSH
M.V.L.	MONUMENT LINE
M.S.	METAL SHEET ON CONCRETE
M.V.D.	NATIONAL GEODIGIC VERTICAL DATUM
N.G.V.D.	NATIONAL GEODIGIC VERTICAL DATUM

LOCATION SKETCH

N.T.S.

SURVEYOR'S NOTES:

- CONTAINING 5,625 SQ.FT. MORE OR LESS BY CALCULATIONS.

THE NATIONAL FLOOD INSURANCE RATE MAP DATED 07-17-1995 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DELINEATES

THE HERON DESCRIBED LAND TO BE SITUATED WITHIN ZONE X COMMUNITY NO. 120639 PANEL 190 SUFFIX J

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also that there are no above ground encroachments unless shown. This survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title. This survey is not intended for design nor construction purposes. For those purposes a Topographic Survey is required.

CERTIFIED TO:

THOMAS MOONEY & GILDA BATLLE
AILEEN ORTEGA, P.A.
LAWYERS TITLE INSURANCE CORPORATION
CIMA MORTGAGE BANKERS, as their respective interests may appear

JUAN J. BONFILL
PROFESSIONAL SURVEYOR AND MAPPER NO. 3179
STATE OF FLORIDA

DATE: 05-01-02

NOT VALID WITHOUT THE ORIGINAL RAISED
SEAL AND SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

J. Bonfill & Associates, Inc.

Registered Surveyor and Mapper, State of Florida. LB No. 3398
9360 S.W. 72nd STREET, Suite 265
Miami, Florida 33173 (305) 598-8383 FAX: 598-0023

REVISION: _____

REVISION: _____

CLIENT: _____

ORDER NO. 02-0307