

CITY OF CORAL GABLES

-MEMORANDUM-

TO: MARIA A. JIMENEZ
ASSISTANT CITY MANAGER

DATE: SEPTEMBER 1, 2009

VIA: EDWARD M. WELLER
BUILDING & ZONING DIRECTOR
(Signature)

FROM: MARTHA SALAZAR-BLANCO
ZONING OFFICIAL
(Signature)

SUBJECT: SEPTEMBER 1, 2009
BOARD OF ADJUSTMENT
SUMMARY

Please see below a summary of the September 1, 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	Deferred by Staff

Variance Request

1. Grant a variance to allow the tenant "Razzledazzle Barbershop" to have a barber pole sign fronting on Miracle Mile vs. only one (1) sign permitted per street level, per street right-of-way frontage as stipulated by Section 5-1904 of the Coral Gables "Zoning Code."
2. Grant a variance to allow the tenant "Razzledazzle Barbershop" to have a barber pole sign vs. pennants, banners, streamers, balloons, blinking and flashing lights, streamer lights, flags except as provided in Section 5-1901 (B), herein and any other fluttering, spinning, rotating or similar type attention attractors and advertising devices are prohibited as stipulated by Section 5-1902 (D) (7) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
224 Miracle Mile	8706-Z	Denial	Approval (4/2)

Variance Request

1. Grant a variance to allow the swimming pool to be located thirty feet six inches (30'6") from the rear property line vs. swimming pools on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty-five (45'0") feet as stipulated by Section A-56 (J) (6) of the Coral Gables "Zoning Code."

Grant a variance to allow the deck to be located at twenty feet one inch (20'1") from the rear property line vs. decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40'0") feet as stipulated by Section A-56 (J) (6) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
9001 Banyan Drive	8708-Z	Approval	Approval (4/2)

Enclosure: Staff Reports

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