

CITY OF CORAL GABLES

-MEMORANDUM-

TO: MARIA A. JIMENEZ
ASSISTANT CITY MANAGER

DATE: AUGUST 3, 2009

VIA: EDWARD M. WELLER
BUILDING & ZONING DIRECTOR

FROM: MARTHA SALAZAR-BLANCO
ZONING OFFICIAL

SUBJECT: AUGUST 3, 2009
BOARD OF ADJUSTMENT
SUMMARY

Please see below a summary of the August 3, 2009, 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 elevations 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 elevations as required by Section 5-108 (H) of the Coral Gables "Zoning Code."
4. Grant a variance to allow the proposed swimming pool for the existing residence to have setbacks less than the required setbacks for the residence vs. the proposed swimming pool shall provide the same required setbacks for a residence located on the parcel where the pool is to be constructed as required by Section 5-108 (D) (1) of the Coral Gables "Zoning Code."
5. Grant a variance to allow the proposed swimming pool for the existing residence to have a side street setback (Hardee Road) of eleven (11'0") feet vs. the proposed swimming pool to maintain a minimum side street setback of twenty-five (25'0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."

6. Grant a variance to allow the proposed pool deck for the existing residence to have a side street setback (Hardee Road) of seven feet six inches (7'6") vs. the proposed pool deck to maintain a minimum side street setback of twenty-five (25'0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."
7. Grant a variance to allow the proposed swimming pool for the existing residence to have a street setback at the radial intersection of Hardee Road and Manati Avenue of ten (10'0") feet vs. the proposed swimming pool to maintain a minimum setback of twenty-five (25'0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."
8. Grant a variance to allow the proposed pool deck for the existing residence to have a street setback at the radial intersection of Hardee Road and Manati Avenue of five feet four inches (5'4") vs. the proposed pool deck to maintain a minimum setback of twenty-five (25'0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."
9. Grant a variance to allow the proposed pool equipment for the existing residence to have a side street setback (Manati Avenue) of fourteen feet six inches (14'6") vs. the proposed pool equipment to have a side setback of fifteen (15'0") feet as required by Sections 4-101 (D) (4) (b) and 5-108 (D) (1) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
950 Hardee Road	8693-Z	DENIAL	DEFERRED ITEMS 1-9/(5-0)

Variance Request

1. Grant a variance to allow the tenant "Starbucks Coffee" to have two (2) signs vs. only (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 "Starbucks Coffee" to have a cabinet sign vs. cabinet signs are prohibited as stipulated by Section 5-1902 (D) (4) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
475 S. Dixie Hwy.	8701-Z	DENIAL	DENIAL ITEMS 1 & 2 (5-0)

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 (3-2) ARTIGUES, BELLO & DE BLIJ (3) BRIGGLE & LUKACS (2)

Variance Request

1. Grant a variance to allow the proposed single-family residence to have a maximum height of thirty-one feet, five and a half inches (31'-5 1/2") vs. single-family residence shall not exceed a height of twenty-nine (29'0") feet above established grade as provided for by Section 4-101 (D) (6) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the garage that faces upon a street to exceed one-third (1/3) of the width of the façade of the residence vs. a garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence as provided by Section 4-101 (D) (12) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
630 Sunset Drive	8703-Z	APPROVAL	APPROVAL ITEMS 1 & 2 (5-0)

Variance Request

1. Grant a variance to allow the proposed single-family residence to have glass exterior walls on the portion of the house facing east (Biscayne Bay) vs. all exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick as required by Section 5-606 of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed single-family residence a forty (40) square feet portion of the south exterior wall to have wood facing vs. wood facing shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road as stipulated by Section 5-607 of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed single-family residence to have an open wood structure surrounding the mechanical units attached to the south side of the house vs. all exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick as required by Section 5-606 of the Coral Gables "Zoning Code."
4. Grant a variance to allow the proposed single-family residence to have a flat roof deck with a thirty-six (36") inch parapet and an elevation of twenty-five (25'0") feet above established grade and the top of the parapet twenty-eight (28'0") feet above established grade vs. the roof

deck of the flat roof with a maximum thirty (30") inch high parapet shall not exceed twenty-four (24'0") feet above established grade and the top of the parapet shall not exceed twenty-six feet six inches (26'6") above established grade as stipulated by Section 5-1603 (B) of the Coral Gables "Zoning Code."			
ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
6815 Sunrise Drive	8704-Z	Item No. 1 – Withdrawn Item Nos. 2, 4 – APPROVAL Item No. 3 – Withdrawn	APPROVAL ITEMS 2 & 4 (5-0)

Variance Request

1. Grant a variance to allow the proposed tennis court, side and back nets for the existing residence to have setbacks less than the required setbacks for the residence vs. the proposed tennis court, side and back nets, fences or walls shall be in accordance with the minimum setbacks required located of the underlying zoning district as required by Section 5-112 (A) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed tennis court, side and back nets to have a side setback of thirteen (13'0") feet from the North side boundary property line and six (6'0") feet from the Northeasterly side boundary property line vs. the proposed tennis court, side and back nets shall provide a minimum side setback of twenty (20'0") feet as required by Section A-56 (K) (2) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed tennis court, side and back nets to have a rear setback of six (6'0") feet vs. the proposed tennis court, side and back nets shall provide a minimum of seven feet six inches (7'6") as required by Section A-56 (K) (4) of the Coral Gables "Zoning Code."
4. Grant a variance to allow the chain link fence surrounding the tennis court to have a maximum height of ten (10'0") feet vs. walls and fences may have a maximum height of six (6'0") feet as required by Section A-56 (F) of the Coral Gables "Zoning Code."

ADDRESS	CASE NO.	STAFF RECOMMENDATION	BOARD DECISION
9540 Old Cutler Road	8705-Z	APPROVAL	APPROVAL ITEMS 1-4 (4-1) DE BLIJ (1)

Enclosure: Staff Report

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