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|  | <h1 style="text-align: center;">City of Coral Gables</h1> <h2 style="text-align: center;">Courtesy Notice of Public Hearing</h2> <p style="text-align: center;">April 26, 2018</p> |  |
| Applicant: | Mario Garcia-Serra | |
| Application: | Variance | |
| Property: | 232 Zamora Avenue, Coral Gables, Florida BA-18-04-3738 | |
| Public Hearing - Date/Time/ Location: | Board of Adjustment May 7, 2018, 8:00 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 | |

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Board of Adjustment will conduct a Public Hearing on May 7, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *Variance to reduce the minimum off-street parking setback from the front property line to allow twenty-eight (28) feet where forty (40) feet is required, pursuant to Section 4-207 of the Coral Gables Zoning Code.*
2. *Variance to reduce the setback for balconies from the front property line to allow seven (7) feet where ten (10) feet is required, pursuant to Section 4-207.F.2.a of the Coral Gables Zoning Code.*
3. *Variance to reduce the minimum buffer width for Vehicular Use Areas (VUA's) to allow three (3) feet from the rear and two (2) feet from the interior side where five (5) feet is required, pursuant to Section 5-1104.A.11 of the Coral Gables Zoning Code.*

This application has been submitted by Mario Garcia-Serra on behalf of the property owner, 232 Zamora LLC, to request variances for the property located at 232 Zamora Avenue which is currently vacant. The property owner is proposing to build a multi-family apartment building which will contain a total of seven (7) dwelling units. The building height is four-story at sixty-four feet to the top of the parapet.

All interested parties are invited to attend and participate. Further information concerning this hearing may be obtained by calling Ramon Trias, Planning and Zoning Director at (305) 460-5215. Please forward to other interested parties.

If a person decides to appeal any decision made by a board/committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Sincerely,

City of Coral Gables, Florida