

## **VARIANCE REQUEST**

VARIANCE TO ALLOW **TWO (2) WATERCRAFT LIFTS** ON A SINGLE-FAMILY DWELLING WITH LESS THAN TWO HUNDRED (200) FEET OF WATERFRONT LOT WIDTH

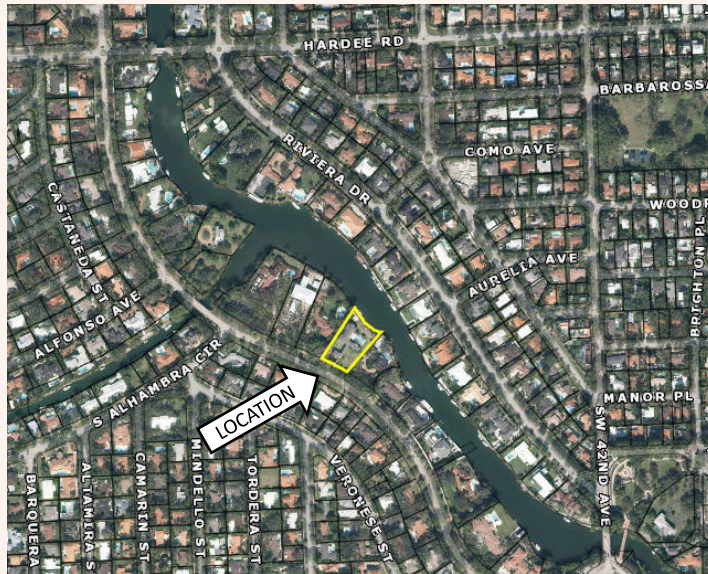
**VS.**

ONE (1) SET OF DAVITS, WATERCRAFT LIFT OR FLOATING WATERCRAFT LIFT MAY BE PERMITTED FOR EACH SINGLE-FAMILY DWELLING OR DUPLEX; AND, ON PROPERTIES WITH TWO HUNDRED (200) FEET OR MORE OF WATERFRONT LOT WIDTH ONE (1) ADDITIONAL SET OF DAVITS MAY BE PERMITTED FOR EACH SINGLE-FAMILY DWELLING OR DUPLEX, PURSUANT TO:

**SECTION 5-805(D)(1)(2) OF THE ZONING CODE.**

## LOCATION

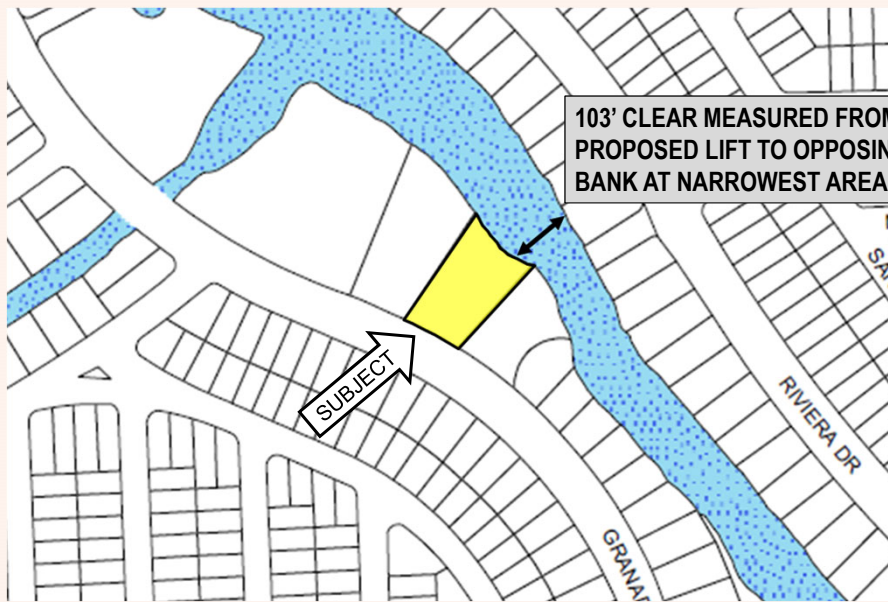
6847 GRANADA AVENUE



LOCATED WITHIN  
THE  
**RIVIERA**  
**SECTION**  
PART 11 OF  
CORAL GABLES

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## DISTANCE ANALYSIS



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## BACKGROUND

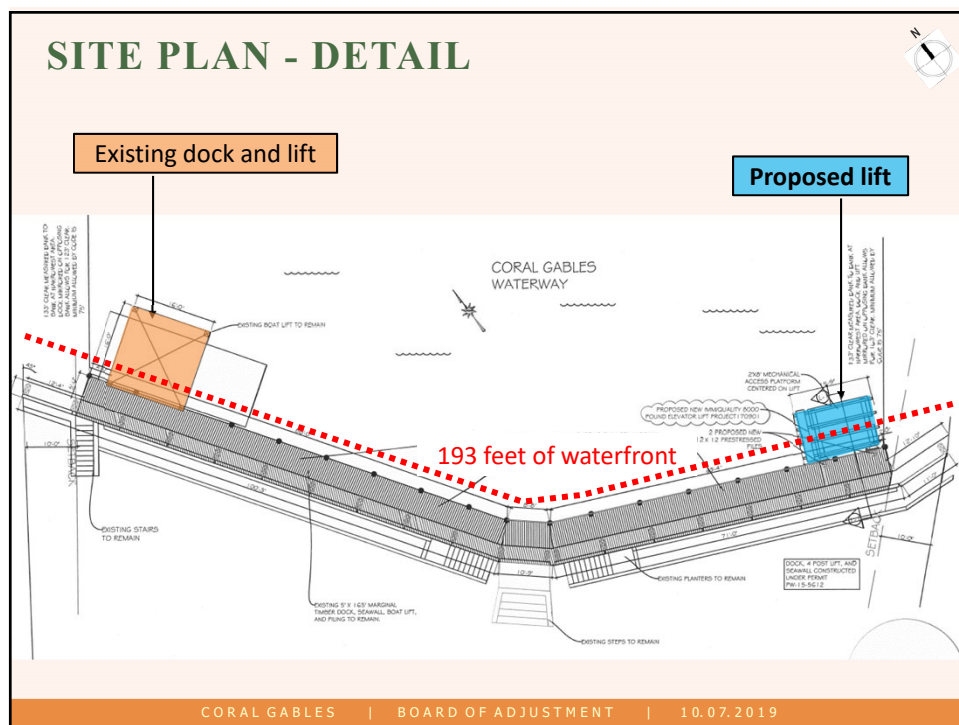
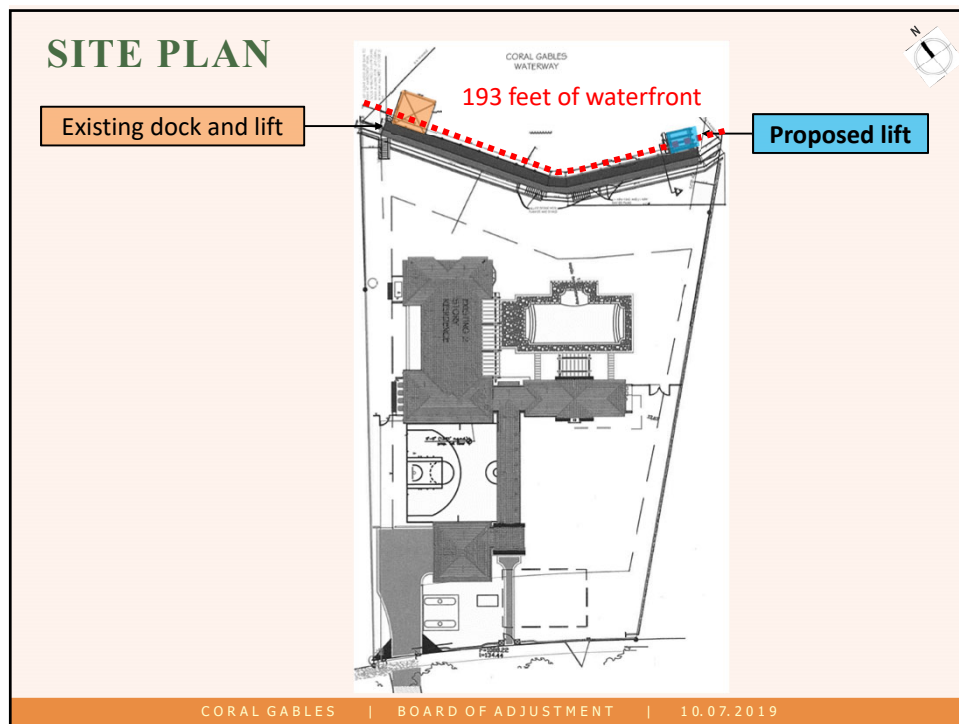
- THERE IS AN EXISTING SINGLE-FAMILY HOME, A DOCK AND A BOAT LIFT ON THE SUBJECT PROPERTY.
- THE PROPERTY ABUTS THE *CORAL GABLES WATERWAY* WITH **193 FEET** OF WATERFRONT.
- **103 FEET** CLEAR MEASURED AT NARROWEST AREA FROM PROPOSED LIFT TO THE OPPOSING BANK.

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## AERIAL VIEW



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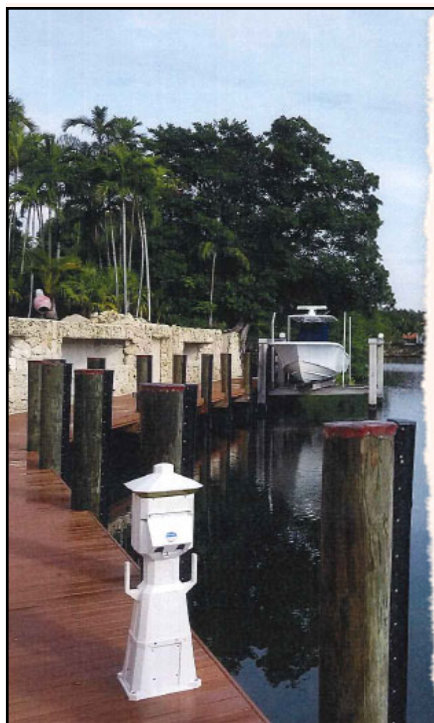




## FINDINGS OF FACT

- STAFF'S EVALUATION FINDS THE APPLICATION IS "CONSISTENT" WITH THE STANDARDS FOR VARIANCES.
- STAFF RECOMMENDS APPROVAL WITH CONDITIONS:
  1. PROPOSED LIFT IS FOR JET SKI OR SIMILAR SMALL VESSEL.
  2. NO ADDITIONAL LIFT STRUCTURES WILL BE ALLOWED IN THIS PROPERTY.
  3. THE MAXIMUM PROJECTION FOR THE PROPOSED LIFT WILL BE TEN FEET FROM THE DOCK.
  4. ALL THE REMAINING REQUIREMENTS OF SECTION 5-805 SHOULD BE SATISFIED.

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*6847 Granada Blvd*

VARIANCE

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OCTOBER 7, 2019

