

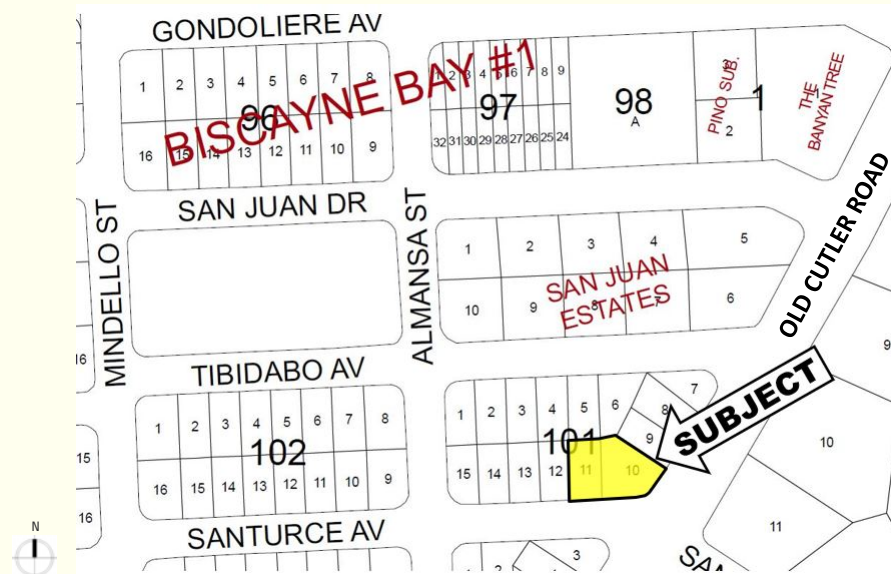
1

REQUEST: VARIANCE

1. TO ALLOW A SWIMMING POOL AND POOL DECK TO BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING VS. NO ACCESSORY BUILDING OR STRUCTURES MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING, AS REQUIRED BY SECTIONS 2-101.D(5) AND 3-301.B OF THE CORAL GABLES ZONING CODE.
2. TO ALLOW A SWIMMING POOL AND POOL DECK TO BE LOCATED CLOSER TO THE SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING VS. IN NO CASE SHALL A SWIMMING POOL 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 2-101.D(5), 3-301.C, AND 3-308.I OF THE CORAL GABLES ZONING CODE.
3. TO ALLOW A SWIMMING POOL AND POOL DECK TO BE VISIBLE IN BOTH THE FRONT AND SIDE STREET ELEVATION 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 ELEVATION, AS REQUIRED BY SECTION 3-308.H OF THE CORAL GABLES ZONING CODE.

2

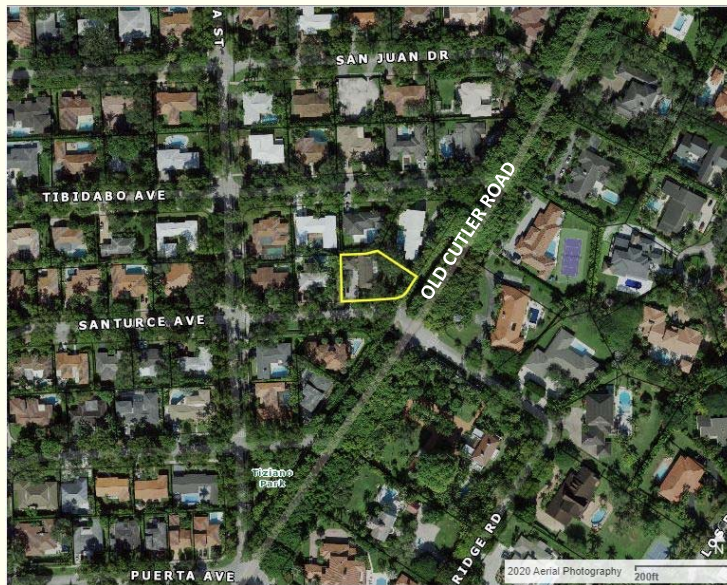
LOCATION



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3

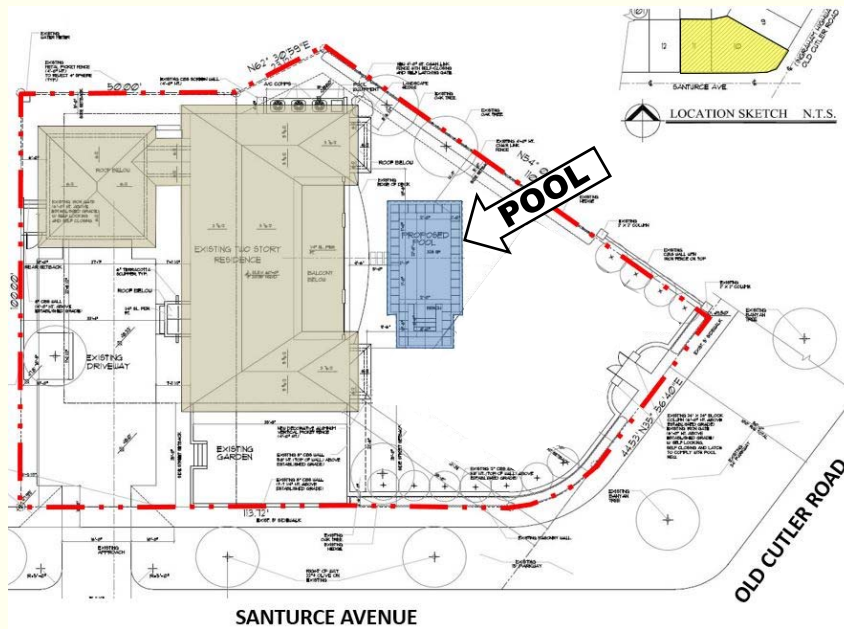
AERIAL



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4

SITE PLAN



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5

VIEW FROM OLD CUTLER ROAD



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6

FINDINGS OF FACT

- STAFF'S EVALUATION FINDS THE APPLICATION IS "CONSISTENT" WITH THE STANDARDS FOR VARIANCES.
- ALL OTHER IMPROVEMENTS ON THE PROPERTY SHALL MEET ALL APPLICABLE ZONING CODE REQUIREMENTS.
- STAFF RECOMMENDS **APPROVAL**.

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7



7550 Old Cutler Road

VARIANCE

BOARD OF ADJUSTMENT
JUNE 7, 2021



8