

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON AUGUST 5, 2013
COMMENCING AT 8:00 A.M.
CORAL GABLES CITY HALL, 405 BILTMORE WAY, COMMISSION CHAMBER,
CORAL GABLES, FLORIDA

1. **Call to Order**
2. **Roll Call**
3. **Review of purpose, procedure, swearing-in of interested parties**
4. **Changes to the Agenda**
5. **Approval of the June 3, 2013 Recap**

6.

DEFERRED BY STAFF

BA-13-06-0634
(201 Sevilla Avenue)
Lot: 32 thru 34, Blk: 15
Coral Gables Crafts Section, PB/PG: 10/40

F.W. Zeke Guilford, Esq. Guilford and Associates – Applicant
LSA Property Holdings LLC – Owner
Francilis J. Domond, R.A., DNB Design Group, LLC – Architect

APPLICANT'S PROPOSAL: In connection with the proposed addition for the existing commercial building, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

1. Grant a variance to allow the proposed fourth floor addition to maintain four feet two inches (4’2”) front setback vs. the front setback for the portion of a building above fifteen feet (15’0”) shall be set back ten feet (10’0”) from the property line above forty feet (40’0”) as required by Section 4-302 (D) (3) (a) (ii) of the Coral Gables “Zoning Code.”
2. Grant a variance to allow the proposed fourth floor addition to maintain four feet five inches (4’5”) interior side setback (west side) and maintain five feet ten inches (5’10”) interior side setback (east side) vs. nineteen feet (19’0”) as the required setback for portions of a building greater than forty five feet (45’0”) in height shall be fifteen feet (15’0”) plus one foot (1’0”) for additional setback for each three (3’0”) feet of height above forty five feet (45’0”) as required by Section 4-302 (D) (3) (b) (i) of the Coral Gables “Zoning Code.”

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

7.

BA-13-06-1561

(750 Jeronimo Drive)

Lot: 2 Less SWLY 34.25 FT & SWLY 34.25 FT lot 3, Blk: 24

Coral Gables Riviera Section Pt. 1, PB/PG: 28/31

Noam Alperin – Applicant

Jennifer Ohl and Noam Alperin– Owners

Eusebio M. Mora – Architect

APPLICANT'S PROPOSAL: In connection with the proposed addition for the existing residence, the Applicant requests the following variance pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

1. Grant a variance to allow the proposed addition to maintain twenty five feet eight inches (25’8”) rear waterway setback vs. the minimum setback from the waterway shall be thirty five feet (35’0”) as required by Section 4-101 (D) (4) (d) of the Coral Gables “Zoning Code.”

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

APPROVED _____ **DENIED** _____ **DEFERRED** _____

THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez
Secretary

NOTE: 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).

Any person requiring special accommodations for participation in the meeting should contact Ernesto Pino, Assistant Public Works Director at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the meeting.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk.