



**8. 8670-Z**

Lot(s): 9 and east 70 feet of Lot 8  
and part of undug waterway lying adjacent thereto, Block: 241  
Coral Gables Riviera Section 12, PB/PG: 28/35  
1040 Alfonso Avenue

David Wearne Johnson – Applicant  
Jeffrey and Charlotte Hicks – Owner  
David Wearne Johnson – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with proposed square foot floor area for the single-family residence at the subject property, the Applicant requests the following ruling pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a ruling in regard to excluding the proposed basement area in the maximum square foot floor area vs. gross floor area shall include all floor space used for dwelling purpose as required by Section 4-101(D)(10) of the Coral Gables "Zoning Code."

All as shown on plans which have received Final 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 \_\_\_\_\_

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**9. 8671-Z**

Lot: 3, Block: Replat of part of Block 2  
Hammock Lake Park, PB/PG: 79/27  
9100 Old Cutler Road

David Wearne Johnson – Applicant  
Daniel and Marsha LaPadula – Owner  
David Wearne Johnson – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with proposed gazebo for the single-family residence at the subject property, the Applicant requests the following variance(s) pursuant to the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed gazebo to maintain a sixty-three (63'-0") feet front setback vs. the gazebo shall maintain a minimum of seventy-five (75'-0") feet front setback as required by Section A-56(I)(1) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed gazebo to be located in the area between the street and the main residential building vs. in no case shall a gazebo be located in the area between the street and the main residential building or any part thereof as required by Section 5-101 (B) and 4-101(D)(5)(a) of the Coral Gables "Zoning Code."
3. Grant a variance to allow the proposed gazebo to be located closer to the front street vs. in no case shall a gazebo be located closer to the front street of a lot or building site than the main or principal building as required by Section 5-101(C) and 4-101 (D)(5)(b) of the Coral Gables "Zoning Code."

All as shown on plans which have received Final 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 \_\_\_\_\_

**10. 8672-Z**

Lot: 3  
French Estates, PB/PG: 66/90  
4901 Hammock Park Drive

David Wearne Johnson – Applicant  
Pedro J. and Iliana Garcia – Owner  
David Wearne Johnson – Architect/Engineer

**APPLICANT'S PROPOSAL:** In connection with the garage and determination of facing for the single-family residence at the subject property, the Applicant requests the following ruling and variance pursuant to the provisions of Ordinance No. 1525 as amended and known as the “Zoning Code.”

1. Pursuant to Section 4-101(D)(3) of the Coral Gables “Zoning Code,” consider a ruling to determine the facing of the subject property to be Hammock Park Drive vs. Southwest 49 Court.
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 required by Section 4-101(D)(12) 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 \_\_\_\_\_

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**11. Election**

- A.) Election of Chairperson
  - B.) Election of Vice Chair
  - C.) Election of Board Appointee
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THE CITY OF CORAL GABLES  
BOARD OF ADJUSTMENT

Elizabeth L. Gonzalez  
Acting 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 because of a special disability should call the City Manager’s office at (305) 460-5204 no less than five working days prior to 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.