



**8. 8692-Z** Lot(s): North 50 feet of Lot 1, all of Lot 2, and Lot 3 less north 35 feet, Block: 1  
Coral Gables Douglas Section, PB/PG: 25/69  
(838 Salzedo Street)

Noscohue Investments, LLC - Applicant  
Noscohue Investments, LLC - Owner  
Marshall Bellin, Bellin & Pratt Architects, LLC - Architect

**APPLICANT’S PROPOSAL:** In connection with the proposed four-story, Mediterranean style apartment building at the subject property, the Applicant requests the following variance(s) and ruling pursuant to the provisions of the Ordinance No. 1525 as amended and known as the “Zoning Code.”

1. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a front setback of six (6'-0") feet for the townhouses and eighteen (18'-0") feet for the tower vs. the proposed mid-rise, Mediterranean style apartment building having a front setback of twenty-five (25'-0") feet as required by Section 3-4(h)1 of the Coral Gables “Zoning Code.”
2. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a south side setback of seven feet, seven inches (7'-7") vs. the proposed mid-rise, Mediterranean style apartment building having a side setback of ten (10'-0") feet as required by Section 3-4(h)3 of the Coral Gables “Zoning Code.”
3. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a rear setback of ten feet, six inches (10'-6") vs. the proposed mid-rise, Mediterranean style apartment building having a rear setback of twenty (20'-0") feet as required by Section 3-4(h)4 of the Coral Gables “Zoning Code.”
4. Grant a variance to allow the proposed mid-rise, Mediterranean style apartment building to have a Floor Area Ratio of 1.7 vs. the proposed mid-rise Mediterranean style apartment building to have a Floor Area Ratio of 1.5 as provided by Section 3-4(t) and Section 28-7 (a)(b)and(c) of the Coral Gables “Zoning Code.”
5. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback below fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet as provided by Section 3-4(h) 5 of the Coral Gables “Zoning Code.”
6. Grant a variance to allow four (4) tandem parking spaces vs. each parking space shall be accessible without driving over or through any parking spaces as required by Section 13-2(b) of the Coral Gables “Zoning Code.”
7. Consider a waiver of Section 24-9 of the Coral Gables “Zoning Code,” limiting the effective time period for a variance(s) from six (6) months to one (1) year.

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 \_\_\_\_\_

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.