

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON NOVEMBER 7, 2011
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 October 3, 2011 Recap

6.

BA-11-06-6352
(1 Tahiti Beach Island Road)
Lot: 1, Block: 21
Cocoplum Sec. 2 Plat E, PB/PG: 131/76
David Wearne Johnson – Applicant
Michael D. and Carolynn G. Friedman – Owners
David Wearne Johnson, AIA – Architect

APPLICANT'S PROPOSAL: In connection with the proposed swimming pool screen fence for the existing single family residence at the subject property, 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 a four feet (4'0") high aluminum picket fence with solid aluminum backing to be used for screening the pool from street view vs. In all cases where a swimming pool is constructed which will be visible from a street, a four feet (4'0") high wall shall be erected upon the premises between the street and the swimming pool as required by Section 5-108 (E).

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** _____

7.

BA-11-09-5807
(6006 Mall Street)

Lot: 9, Block: 140

Riviera Sec. 9, PB/PG: 28/29

F. W. Zeke Guilford, Guilford & Associates, P.A. – Applicant

Alejandro J. and Deirdre Chomat– Owners

Cesar M. Cano A.I.A. – Architect

APPLICANT'S PROPOSAL: In connection with the proposed swimming pool for the new single family residence at the subject property, 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 swimming pool for the new residence to be located in the area between the street and the main residential building or any part thereof vs. No accessory building or structure may be located in the area between the street and the main residential building or any part thereof as required by Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables “Zoning Code.”
2. Grant a variance to allow the proposed swimming pool for the new residence to be located closer to the front or side street of a lot or building site than the main or principal building vs. In no case shall an accessory building or structure 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 4-101 (D) (5) (b), 5-101 (C), 5-108 (D) (1), and 5-108 (I) of the Coral Gables “Zoning Code.”
3. Grant a variance to allow the proposed swimming pool for the new residence 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 5-108 (H) of the Coral Gables “Zoning Code.”

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

8.

BA-11-10-6045

(525 S. Dixie Highway

Coral Gables Fire Station #2)

Lots: 1 thru 17, Block: 36-A REV PL

Riviera Sec. 2, PB/PG: 57/13

City of Coral Gables – Applicant

City of Coral Gables– Owner

APPLICANT'S PROPOSAL: In connection with the proposed carport canopy for the **Coral Gables Fire Station #2**, at the subject property, 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 freestanding metal carport canopy for Coral Gables Fire Station #2 not simulate the appearance of canvas awning vs. carport canopies shall generally simulate the appearance of canvas awnings as required by Section 5-302 (A) (2) of the Coral Gables “Zoning Code.”
2. Grant a variance to allow the proposed freestanding metal carport canopy to be stationary and not permit quick removal vs. All carport canopies shall be so constructed as either to admit or permit quick removal such as is necessary in cases of impending storms or hurricanes as required by Section 5-302 (E) (1) of the Coral Gables “Zoning Code.”
3. Grant a variance to allow the proposed freestanding metal carport canopy not to be attached to the building, be self-supporting and freestanding vs. All carport canopies shall be attached to the building and no self-supporting or freestanding carport canopy shall be erected as required by Sections 5-302 (F) (1) (3) of the Coral Gables “Zoning Code.”

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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 Glenn Kephart, Public Works Director at (305) 460-5001, 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.