

NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
TO BE HELD ON JUNE 6, 2016
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 Minutes for November 9, 2015 and January 11, 2016
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6.

BA-16-04-6280
(311 Leucadendra Drive)
GABLES ESTATES NO. 2, PB/PG: 60/37, LOT: 15, BLK: B
Giorgio Balli, Architect – Applicant
Juan Carlos and Vivian Mas – Owners
Giorgio Balli, Balli-Trautman Architects LLC– Architect

APPLICANT'S PROPOSAL: In connection with the proposed guesthouse and a porte-cochere for the existing 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 guesthouse with a porte-cochere to be located in the area between the street and the main residential building or any part thereof vs. No accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof; with the exception of fountains, reflecting pools, planters and flagpoles, pursuant to Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables “Zoning Code.”
- 2) Grant a variance to allow the proposed guesthouse with a porte-cochere 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; with the exception of fountains, reflecting pools, planters and flagpoles pursuant to Sections 4-101 (D) (5) (b), 5-101 (C) of the Coral Gables “Zoning Code.”

- 3) Grant a variance to allow the proposed guesthouse to be located in the front yard vs. A guesthouse shall be located in the rear yard pursuant to Section 5-105 (F) of the Coral Gables “Zoning Code.”
- 4) Grant a variance to allow the proposed porte-cochere to have a minimum depth of eighteen feet (18’0”) vs. The minimum dimension of a porte-cochere shall be twenty-two feet (22’0”) as required by Section 5-1402 (5) (a) of the Coral Gables “Zoning Code.”

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

ADJOURNMENT

**THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT**

Elizabeth L. Gonzalez
Secretary

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.

Any person, or persons, wishing to appeal any decision made by a Board/Committee with respect to any matter considered at a meeting or hearing, interested 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 with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City’s ADA Coordinator Dona M. Spain (E-mail:dspain@coralgables.com, Telephone: 305-460-5095, TTY/TDD: 305-460-5010), at least three (3) days before the meeting.