



This property received a variance on December 7, 2001 to allow the selling/serving of alcoholic beverages at a bar within 300 feet of a religious institution. A change of ownership has occurred and a condition of approval requires the new owner(s) (16<sup>th</sup> Street Corporation) to appear before the Board and affirm their understanding of the conditions of approval adopted by the Board. Additionally, the new owner is requesting a modification to a condition of approval that only allows the serving of beer, wine and champagne to include the sale and consumption of liquor.

***Granted. Applicant shall present a Progress Report in 6 months.***

**C. CONTINUED CASES**

4. **FILE NO. 2869 OCEAN WASHINGTON ASSOCIATES LTD.  
a/k/a SCOTT ROBINS COMPANIES  
230 – 5<sup>TH</sup> STREET**

This case is continued from the meeting of May 3, 2002.

The applicant is requesting the following variance in order to install a building identification sign on the second floor of an existing building:

1. A variance to exceed by 32 sq. ft. the maximum permitted size of 22 sq. ft. for a building identification sign in order to install a 54 sq. ft. sign with copy reading “Scott Robins Companies” on the south elevation facing 5<sup>th</sup> Street.

***Granted.***

5. **FILE NO. 2870 SEVILLE BEACH HOTEL CORP.  
2901 COLLINS AVENUE**

The applicant is requesting the following variances in order to construct a one story parking structure in the rear of the property, reconstruct the pool deck and two levels of cabana type hotel suites over the new parking structure, a two story rooftop addition and substantially remodel the existing hotel:

1. The applicant is requesting a variance to waive Section 118-398 that does not permit a nonconforming building to be altered or extended unless the alteration or extension decreases the degree of nonconformity.

**File No. 2870 (continued)**

2. A variance to waive 46’ of the minimum required 50’ rear pedestal

setback from the bulkhead line, in order to construct the above improvements 4' from the bulkhead line at the southern end of the property and 14' from the bulkhead line along the northern end of the property.

3. A variance to waive 16.7' of the minimum required north side yard pedestal setback of 18' in order to construct the above improvements 1.3' from the north property line facing 30th Street.
4. A variance to waive 15.4' of the minimum required south side yard pedestal setback of 18' in order to construct the above improvements 2.6' from the south property line.
5. A variance to waive 9.5' of the minimum required front tower setback of 50' in order to construct a two story penthouse addition 40.5' from the front property line facing Collins Avenue.
6. A variance to waive all of the required 10' rear yard setback from the bulkhead line for structures located within the oceanfront overlay zone.
7. A variance to waive 3,375 sq. ft. of the minimum required open space of 8,608 sq. ft. (50%) within the rear 50 feet of oceanfront properties in order to provide 5,233 sq. ft. of open space.
8. A variance to exceed by 4.8' the maximum allowable deck height of 12.7' (2.5' above the height of the dune) in order to construct a pool deck, with parking underneath, 17.5' high.
9. A variance to waive Section 142-802 that does not permit structures within the Oceanfront Overlay area to be used for dwelling purposes in order to construct four hotel units within the rear 50' of the property.

***Continued to July 2, 2002.***

**D. NEW CASES**

- 6. FILE NO. 2871 VIA SOFIA, INC.  
437 ESPANOLA WAY**

The applicant is requesting the following variance in order to sell/serve alcoholic beverages at an existing restaurant:

1. A variance to waive 181 feet of the minimum required 300 foot separation between a business that sells/serves alcoholic beverages and an educational facility (Fisher-Feinberg Elementary School) in order to sell/serve alcoholic beverages at an existing restaurant.

***Granted. Progress Report in 3 months.***

**7. FILE NO. 2872 SUN SOUTH PLACE  
530 MERIDIAN AVENUE**

The applicant is requesting the following variance in order to substantially remodel an existing hotel building:

1. A variance to waive 159 sq. ft. of the minimum required hotel room size of 300 sq. ft. in order to substantially remodel an existing hotel with rooms ranging in size from 141 sq. ft. to 171 sq. ft.

***Granted. Applicant shall present a Progress Report each 6 months for the first year, from the time of the C.O., and future reports shall be at the Board's discretion.***

**8. FILE NO. 2874 CASABLANCA VILLAS, L.L.C.  
6343-6363 INDIAN CREEK DRIVE**

The applicant is requesting the following variances in order to construct a new 44 unit, six-story apartment building:

1. A variance to waive 9' – 8" of the minimum required 14'–8" ft side setback for at-grade parking and driveways in order to construct a driveway and loading space 5' – 0" from the north side property line and a driveway 5' – 0" from the south side property line.
2. A variance to exceed by 4' – 8" the maximum permitted 60' height limit in order to construct the above building with a height of 64' – 8".
3. A variance to exceed by 2' – 4" the maximum allowable height for pool decks above the main roof of 3' – 0" in order to construct a pool deck that is 5' – 4" above the roof deck with a total elevation of 62' – 0".

***Granted.***

**9. FILE NO. 2875 MONICA and FERNANDO RAUCCI**

