

MIAMIBEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, SEPTEMBER 5, 2014

9:00 A.M.

CITY COMMISSION CHAMBERS, THIRD FLOOR
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

Note: Mr. Baron and Mr. Colin were absent.

A. CONTINUANCES / WITHDRAWALS

1. File No. 3709
Tara Realty, LLC.
126 West San Marino Drive

Continued to the November 7, 2014 meeting -Goldberg/Tandy 5-0.

B. EXTENSIONS OF TIME

1. File No. 3608
Sriram Kannan & Pooja Panjwani
2848 Prairie Avenue

The applicants, Sriram Kannan & Pooja Panjwani are requesting a one (1) year extension of time to obtain a full building permit for variances associated with the construction of an addition to a single family home.

One (1) year extension of time granted –Fox/Goldberd 5-0..

C. CONTINUED CASES

1. File No. 3720
3500 Hotel, LLC.
3500 Collins Avenue

The applicant is requesting the following variances in order to increase the size of the existing terraces into the south side and front yard of the property:

BOARD OF ADJUSTMENT AFTER ACTION REPORT

SEPTEMBER 5, 2014

1. A variance to exceed by 25% (2'-0") the maximum allowable projection of 25% (2'-0") into the required street side yard of 8'-0" in order to extend the existing terrace to the south side with 50% (4'-0") of encroachment into the required street side yard.
2. A variance to exceed by 28.7% (5'-9") the maximum allowable projection of 25% (5'-0") into the required front yard of 20'-0" in order to extend the existing terrace to the east side with 53.7% (10'-9") of encroachment into the required front yard.

Approved -Goldberg/Tandy 5-0.

D. NEW CASES

1. **File No. 3728**
Lost and Found Productions, LLC.
33 East Dilido Drive

The applicant is requesting the following variance in order to build a pool and deck for a new single family home:

- ~~1. A variance to waive 1'-0" of the minimum required side setback of 5'-0" in order to permit the installation of seven (7) air conditioning units at 4'-0" from the North side property line.~~
2. A variance to exceed by 1'-0" the maximum permitted elevation height of +8'-0" NGVD within the required rear yard in order to build portions of the pool's retaining walls and deck at +9'-0" NGVD.

Approved -Tandy/Goldberg 5-0.

2. **File No. 3732**
Mary Jo Eaton
5582 Pine Tree Drive

The applicant is requesting the following variances in order to construct a one story, two-car garage addition to the single family home:

1. A variance to waive 7'-6" of the minimum required street side setback of 15'-0" in order to build a one story garage addition at the rear of the property at 7'-6" from the north property line facing 56th Street.
2. A variance to waive 15.9% (162 s.f.) of the minimum required 70% (979 s.f.) landscaped pervious open space in the required rear yard of single family homes, in order to permit the construction of a new one story garage addition with 54.1% (757 s.f.) of landscaped pervious open space.
3. A variance to waive all of the minimum required 5'-0" distance separation from the main home to accessory structures in order to permit the construction of a new one story garage addition connected thru the roof to the existing residence.

Approved -Preira/Tandy 5-0.

3. **File No. 3733**
Milbert Mindes
1201 West 63rd Street

BOARD OF ADJUSTMENT AFTER ACTION REPORT

SEPTEMBER 5, 2014

The applicant is requesting the following variance in order to retain an existing trellis structure in the front of the single family home:

1. A variance to waive 11'-11" of the minimum required front setback of 20'-0" in order to retain an existing trellis structure located in the front yard of the single family residence at 8'-1" from the front property line.

Approved with additional condition –Preira/Tandy 5-0.

4. **File No. 3734**
c/o Kimberly Albanes Ginsburg, Esq.
Mark Keller and Carolyn Keller, 7815 Atlantic Way

The applicants are requesting the following variances in order to permit the reconstruction of an existing wall and the addition of a new wall along the south side of the property:

1. A variance to exceed by 3'-0" the maximum permitted height of 7'-0" for a wall in order to reconstruct an existing wall with a length of 78'-9" along the south side of the property and a maximum height of 10'-0", as measured from grade.
2. A variance to exceed by 3'-0" the maximum permitted height of 3'-6" for a wall located within 130'-0" west of the city's bulkhead line in the Altos del Mar Historic District in order to construct a new wall with a maximum height of 6'-6" measured from grade and not exceeding 130' of length from the Miami Beach Bulkhead Line along the south side of the property.

Approved -Goldberg/Tandy 5-0.

5. **File No. 3735**
1530 Washington Avenue LTD.
1543 Washington Avenue

The applicant is requesting the following variance in order to construct a permanent parking lot at the rear of the property:

1. A variance to waive 6'-4" of the minimum required width of 22'-0" for a two-way driveway entrance, in order to construct a permanent parking lot with a driveway entrance width of 15'-8".

Approved with additional condition –Preira/Goldberg 5-0.

6. **File No. 3736**
Drinkhouse Fire & Ice, LLC.
1672 Collins Avenue

The applicant is requesting the following variance for a bar/lounge establishment offering entertainment in order to sell alcoholic beverages, and not operate as a restaurant with full kitchen:

1. A variance to waive 71 feet of the minimum required 300 foot separation between entertainment establishments that sells alcoholic beverages for consumption and not operating as restaurants with full kitchens in order to operate a bar/lounge with

BOARD OF ADJUSTMENT AFTER ACTION REPORT

SEPTEMBER 5, 2014

entertainment and sell alcohol beverages for on-site consumption with a distance separation of 229 feet from the Rec Room located at 1690 Collins Avenue.

Approved with modified condition –Preira/Goldberg 5-0.

7. File No. 3737
Ira Lang
2054 North Bay Road

The applicant is requesting the following variance in order to construct a one story addition on the side of an existing single family home:

1. A variance to waive 9'-10" of the minimum required sum of the side yards of 25'-0" in order to provide a sum of the side yards of 15'-2".

Approved with conditions –Tandy/Goldberg 5-0.

E. DISCUSSION

1. Proposed revisions to Board of Adjustment By-Laws

-Ratification of amendments to the Board of Adjustment By-Laws.

Revised and continued to the October 3, 2014 meeting.

F. NEXT MEETING DATE

Friday, October 3, 2014

In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.

All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the Board of Adjustment c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139. The applications and all documents related thereto are available for public inspection during normal business hours in the office of the Department. Inquiries may be directed to the Department at (305) 673-7550. Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided.

Pursuant to Section 286.0105, Fla. Statue, the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.