



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, JULY 7, 2000 - 9:00 A.M.

1700 Convention Center Drive
Commission Chambers - Third Floor
Miami Beach, Florida 33139

A. CONTINUED CASE

1. **FILE NO. 2744 CLAY HOTEL PARTNERSHIP, LTD.
d/b/a LAVA CAFE, INC.
512 ESPANOLA WAY
LOTS 1 AND 2 LESS THE N. 3,000 FT. FOR ROAD
BLOCK 4B; ESPANOLA VILLAS 1st ADDITION
PLAT BOOK 9 - PAGE 147
MIAMI-DADE COUNTY, FLORIDA**

This case is continued from the meetings of May 5 and June 2, 2000.

The applicant is requesting the following variance in order to sell/serve beer and wine at a proposed restaurant:

1. A variance to waive 235 feet of the minimum required 300 feet separation between a business that sells/serves alcoholic beverages and an educational facility (Fisher-Feinberg Elementary School) in order to sell/serve beer and wine at a proposed restaurant.

The applicant failed to obtain approval.

2. **FILE NO. 2749 ROYAL ATLANTIC ASSOCIATION
a/k/a ROYAL ATLANTIC CONDOMINIUM
465 OCEAN DRIVE
LOTS 1 AND 2; BLOCK 116
OCEAN BEACH ADDITION NO. 2; PB 3/151
MIAMI-DADE COUNTY, FLORIDA**

This case is continued from the meeting of June 2, 2000.

The applicant is requesting the following variances in order to install a sign on an existing residential building:

File No. 2749 (continued)

1. A variance to exceed by 204 sq. ft. the maximum permitted size for flat wall signs of 30 sq. ft. in order to install a 234 sq. ft. sign with copy reading **ARoyal Atlantic®**, along with a building logo, on the south elevation facing 5th St. and Lummus Park.
2. A variance to waive Section 138-172 which does not permit flat signs to be located above the ground floor in order to install the above mentioned sign on the top floors of the south elevation facing 5th St. and Lummus Park.

Denied.

B. NEW CASES

3. **FILE NO. 2750 DANIEL AND CHAYA WUENSCH
2729 NORTH BAY ROAD
LOT 9; BLOCK 11
AMENDED PLAT OF SUNSET LAKE SUBDIVISION
PLAT BOOK 8 - PAGE 52
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a one story addition to a single family residence which connects an existing detached accessory structure to the main residence, as follows:

1. A variance to waive 15' - 0" of the minimum required 20' - 0" rear setback in order to connect the existing detached accessory structure, via a new addition, to the main residence which results in a 5' - 0" rear setback.
2. A variance to waive 7.3' of the minimum required 11.8' interior north side yard setback and a variance to waive 3' of the minimum required 7.5' side yard setback in order to connect the existing detached accessory structure, via a new addition, to the main residence which results in a 4.5' north side yard.

Granted.

4. **FILE NO. 2751 OMNI SOUTH BEACH L.P.
1680 MICHIGAN AVENUE
LOTS 10 TO 12; BLOCK 38**

**PALM VIEW SUBDIVISION
PLAT BOOK 6 - PAGE 29
MIAMI-DADE COUNTY, FLORIDA**

File No. 2751 (continued)

The applicant is requesting the following variance in order to install a building identification sign, on an existing office building, which does not face a street, as follows:

1. A variance to waive Section 138-171,(d) which only permits signs to face a street or waterway in order to locate the permitted Building Identification sign for Michigan Avenue on the south elevation facing the City parking lot.

Granted.

5. **FILE NO. 2752 DANIEL & ARACELI DI MATTEO
940 W. 48TH STREET
LOT 12; BLOCK 11
NAUTILUS ADDITION; PLAT BOOK 8 - PAGE 130
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct an open covered terrace addition to a single family residence and to retain a swimming pool and deck, as follows:

1. A variance to waive 12' - 5" of the minimum required 20' - 0" rear yard setback for a single family residence in order to construct an open covered terrace 7' - 7" from the rear property line.
2. ~~A~~After-the-fact @variances to waive 3.3' of the minimum required 6' rear setback for pool decks and to waive 1.5' of the minimum required 7.5' rear setback for swimming pools, in order to retain an existing pool deck at 2.7' from the rear property line and a swimming pool 6' from the rear property line.

Granted.

6. **FILE NO. 2753 JEROME JACOBS & DELBY CARNET JACOBS
5223 PINETREE DRIVE
LOT 13; BLOCK 1
BEACH VIEW SUB.; PLAT BOOK 9 - PAGE 158
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to install a spiral staircase on the side of an existing single family residence, as follows:

File No. 2753 (continued)

1. A variance to waive 7' - 0" of the minimum required 13' - 3" south side yard setback in order to install a spiral stair 6' - 3" from the south side yard.

Granted.

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