



BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, FEBRUARY 2 2001 - 9:00 A.M.

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

A. INTRODUCTION OF NEW TENANT TO BOARD

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| 1. | FILE NO. 2144 | McCRORY ASSOCIATES, LTD.
(d/b/a NSU (V), INC., a/k/a KARMA)
1439/41 WASHINGTON AVENUE
WEST 12.5 FT. OF LOT 3 AND
ALL OF LOTS 4 AND 5; BLOCK 2B
ESPANOLA VILLAS, PB 7/145 |
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A variance was obtained on September 7, 1990 to sell/serve alcoholic beverages within the proximity of Fienberg-Fisher Elementary School. In accordance the Final Order, signed on October 8, 1990, condition no. 6 states:

That the Board of Adjustment retain jurisdiction of this file. If there is a change in operation, the new owner or operator shall appear before the Board for purposes of providing for the re-examination of the previously approved variances. The Board shall extend approval of these variances to the new owners or operators only if they agree to meet the conditions set forth in this Order. The Board's approval shall not be unreasonably withheld.

B. CONTINUED CASES

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| 2. | FILE NO. 2773 | 63rd STREET ASSOCIATES, LTD.
250 W. 63rd STREET (a/k/a AQUA)
ALL OF ALLISON ISLAND AND ISLAND LYING IN
INDIAN CREEK BETWEEN GOVERNMENT LOTS 2-3
AND GOVERNMENT LOTS 4 THRU 7 SOUTH OF |
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File No. 2773 (continued)

This case is continued from the meeting of January 5, 2001.

The applicant is requesting the following variances in order to construct a luxury residential development on the former Saint Francis Hospital site:

1. A variance to waive 563 sq. ft. of the minimum required apartment unit size of 1000 sq. ft. in order to construct 12 guest suites with sizes ranging from 437 sq. ft. to 743 sq. ft.
2. A variance to waive Section 142-875 which only permits new roofs to be comprised of barrel or cement tile in order to install standing seam metal roofs on a portion of the new townhouse units.
3. A variance to exceed by 500 sq. ft. the maximum allowable habitable construction of 400 sq. ft. on the roof of the townhouses, in order to construct 900 sq. ft. of habitable space.
4. A variance to waive three (3) feet of the minimum required six (6) feet front setback in order to project a second story bay window three (3) feet into the required front setback.

APPROVED.

3. **FILE NO. 2782 VLADIMIR ABRATENKO
1420 STILLWATER DRIVE
LOT 42; BLOCK 16
BISCAYNE BEACH 2nd ADDITION
PLAT BOOK 46 - PAGE 39
MIAMI-DADE COUNTY, FLORIDA**

This case is continued from the meeting of January 5, 2001.

The applicant is requesting the following variances in order to demolish an existing residence and construct a new two story single family residence.

1. A variance to waive 2.5' of the minimum required 7.5' interior side setback in order to construct a new residence 5' from the east property line; and

A variance to waive 2.5' of the minimum required 7.5' interior side setback in order to construct a new residence 5' from the west property line.

continued . . .

File No. 2782 (continued)

2. A variance to waive 2.5' of the minimum required sum of the side yards of 12.5' in order to construct a new residence with a sum of the side yards of 10'.
3. A variance to exceed by 4' the maximum permitted height of 25' for the subject property in order to construct a new residence 29' high from grade (sidewalk elevation)

Request #3 Approved as modified; Request Nos. 1 and 2 Denied.

C. NEW CASES

4. **FILE NO. 2788 VITTORIO MIRO VIGLIANESI
251 N. COCONUT LANE, PALM ISLAND
LOT 18; BLOCK 2-A
AMENDED RIVIERA AND THE FIRST AND SECOND
ADDITIONS THERETO; PLAT BOOK 32 - PAGE 37
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variances in order to construct a new single family residence with an accessory pool and deck on a vacant lot:

1. A variance to exceed by 4' the maximum permitted height of 25' for the subject property in order to construct a new residence 29' high from grade (sidewalk elevation)
2. A variance to waive 3' of the minimum required 7.5' interior side setback in order to construct an entrance stair 4.5' from the west property line.

3. A variance to waive 3' of the minimum required 7.5' interior side setback for air-conditioning equipment in order to install a/c compressors 4' from the west side property line.
4. A variance to waive 5' of the minimum required 7.5' side yard setback for pool decks in order to construct a swimming pool deck 2.5' from both side yards.

Request Nos. 1, 2 and 4 Approved. Request No. 3 Denied.

5. **FILE NO. 2789 GARY AND RENEE BLEEMER
6381 NORTH BAY ROAD
LOT 4; BLOCK 14
BEACH VIEW ADDITION; PLAT BOOK 16 - PAGE 10
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to attach a one story addition to the rear of an existing single family residence:

1. A variance to waive 9' - 3" of the minimum required 20' - 0" rear yard setback for single family residences in order to construct an addition 10' - 9" from the rear property line.

Continued to the March 2, 2001 meeting.

6. **FILE NO. 2791 LEAH-S HOUSE, INC.
a/k/a THE HOUSE RESTAURANT
1355 ALTON ROAD
LOT 16; BLOCK 108
OCEAN BEACH FLA. ADDITION. NO. 3
PLAT BOOK 2 - 81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to serve beer and wine at an existing restaurant within 300 feet of a property used as an educational facility:

1. A variance to waive 225' of the 300' minimum required distance separation from an educational facility and a commercial use offering the sale or consumption alcoholic beverages in order to

allow the serving of beer and wine at an existing restaurant located 75 feet from AA to Z for Kids Day Care@.

Continued to the March 2, 2001 meeting.

JGG/AV/ah
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