



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, APRIL 6, 2001 - 9:00 A.M.

A. DISCUSSION ITEMS

- I. CONFLICT OF INTEREST
 - a. CODE OF ETHICS
- II. TIME LIMITATIONS FOR VARIANCES

THE CITY ATTORNEY (GARY HELD) THAT NORMALLY HANDLES THE BOARD OF ADJUSTMENT WAS NOT PRESENT AT THIS HEARING AND THESE ITEMS WERE NOT DISCUSSED.

B. EXTENSION OF TIME

- 1. **FILE NO. 2754 JODY SCHWARTZ**
919 COLLINS AVENUE

The applicant is requesting an extension of time to obtain a building permit to construct a new two story residential/commercial addition to an existing structure. Variances were granted on September 8, 2000 and a building permit obtained by March 8, 2001.

APPROVED AS REQUESTED

C. CONTINUED CASES

- 2. **FILE NO. 2789 GARY AND RENEE BLEEMER**
6381 NORTH BAY ROAD

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 7' - 8" of the minimum required 20' - 0" rear yard setback for single family residences in order to construct an addition 12' - 4" from the rear property line.

APPROVED AS REQUESTED WITH CONDITIONS

3. **FILE NO. 2795** **MUTUAL HOLDINGS, INC.**
900-906 4th STREET

The applicant is requesting the following variance in order to construct a new six (6) unit apartment building with nine (9) parking spaces on a vacant lot, as follows:

1. A variance to waive 2' of the minimum required 7' rear yard setback in order to construct the above building 5' from the rear property line.

CONTINUED TO MAY 4TH MEETING

D. **NEW CASES**

4. **FILE NO. 2796** **BUBBLES L.L.C.**
423 - 16th STREET

The applicant is requesting the following variance in order to sell/serve alcoholic beverages at a bar located within 300 feet of a religious institution:

1. A variance to waive 215' of the minimum required 300' distance separation between a religious institution and a bar in order to serve alcoholic beverages at the subject property, located 85' from the United Methodist Church (a/k/a Iglesia Metodista Unida Mision) located at 414 16th Street.

DENIED

5. **FILE NO. 2797** **RONEY ASSOCIATES**
2301 COLLINS AVENUE

The applicant is requesting the following variance in order to construct a trash enclosure for an existing residential building:

1. A variance to waive 44' of the minimum required 50' pedestal side setback in order to construct a trash enclosure 6' from the side property line facing 24th Street.

APPROVED WITH CONDITIONS

6. **FILE NO. 2798** **ROY COOPER**
70 W. SAN MARINO DRIVE

The applicant is requesting the following variances in order to construct a single family residence on an existing vacant lot:

1. A variance to waive 6' of the minimum required 60' lot width in order to construct a new single family on an existing 54' wide lot.

2. A variance to waive 45 sq. ft. of the minimum required 10,000 sq. ft. lot size in order to construct the above mentioned single family residence on an existing 9,955 sq. ft. lot.

APPROVED WITH CONDITIONS

7. **FILE NO.2799 PAUL BUCHELE
610 W. DILIDO DRIVE**

The applicant is requesting the following variance in order to retain an existing swimming pool and deck:

1. A variance to waive 5.5' of the minimum required 7.5' side setback for pool decks and 3.5' of the minimum required 9' side setback to the waters edge in order to retain an existing swimming pool deck 2' from the south interior side property line and the existing swimming pool 5.5' from the south interior side property line.

CONTINUED TO THE MAY 4TH MEETING

8. **FILE NO. 2800 C R ALLIANCE L.L.C.
7700 COLLINS AVENUE**

The applicant is requesting the following variances associated with the construction of a new 5 story, 10 unit residential building with 15 parking spaces:

1. A variance to waive 3' - 2" of the minimum required 22' - 0" backup and aisle widths for 90E parking spaces in order to construct the above new building with 18' - 10" backup and aisle widths.
2. A variance to waive 250 sq. ft of the minimum required 450 sq. ft. size for commercial swimming pools and 5' of the minimum required dimension of 15' in order to construct a 200 sq ft swimming pool (10' x 20') on the roof of the proposed building.

CONTINUED TO THE MAY 4TH MEETING

9. **FILE NO. 2802 INTERLINK COMMUNICATIONS PARTNERS, L.L.C.
d/b/a CHARTER COMMUNICATIONS
1951 - 71st STREET**

The applicant is requesting the following variance in order to install a satellite dish to be used for city-wide cable television reception:

1. A variance to exceed by 6' - 11" the maximum permitted height of 15' - 0" for satellite dishes in order to install a 21' - 11" high satellite dish at the office/headquarters of Charter Communications, the City's cable television provider.

CONTINUED TO THE MAY 4TH MEETING

**10. FILE NO. 2803 BELLA AND ISRAEL GROSZ
425 WEST 28th STREET**

The applicant is requesting the following variances in order to construct a swimming pool and deck in the front of an existing single family residence:

1. A variance to waive 10' of the minimum required 20' front setback in order to construct a swimming pool and deck 10' from the front property line facing 28th Street.
2. A variance to waive 2.5' of the minimum required 7.5' side setback for pool decks and waive 3.5' of the minimum required 9' side setback for swimming pools in order to construct a pool deck 5' from the east side property line and a swimming pool 6.5' from the east side property line.

CONTINUED TO THE MAY 4TH MEETING

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