

BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, MAY 4, 2001 - 9:00 A.M.

A. ELECTION OF OFFICERS - *CONTINUED TO THE JUNE 1, 2001 MEETING*

B. DISCUSSION ITEMS - *CONTINUED TO THE JUNE 1, 2001 MEETING*

I. CONFLICT OF INTEREST

a. CODE OF ETHICS

II. TIME LIMITATIONS FOR VARIANCES

C. CONTINUED CASES

1. 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.

APPROVED

2. 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.

DENIED

D. NEW CASES

**3. FILE NO.2799 PAUL BUECHELE
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.

APPROVED

**4. 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.

APPROVED

**5. 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.

APPROVED

**6. FILE NO. 2804 ISAAC STARKMAN a/k/a JERRY-S FAMOUS DELI
1450 ESPANOLA WAY**

The applicant is requesting the following variances in order to install two projecting signs with copy reading AJerry-s Delicatessen@facing Espanola Way and Collins Avenue:

1. A variance to exceed by 98 sq ft the maximum permitted size of 15 sq ft for projecting signs in order to install a 113 sq ft projecting sign with copy reading AJerry-s Delicatessen@facing the corner of Espanola Way and Collins Avenue.
2. A variance to exceed by 2 sq ft the maximum permitted size of 15 sq ft for projecting signs in order to install a 17 sq ft projecting sign with copy reading AJerry-s Delicatessen@facing Espanola Way.
3. A variance to exceed by seven (7) feet the maximum permitted height of three feet above the main roof line for projecting signs in order to install the above sign which projects ten (10) feet above the main roof line.

APPROVED

**7. FILE NO. 2801 MARIZA DE GUZMAN COBB
415 SOUTH SHORE DRIVE**

The applicant is requesting the following variance in order to construct an open covered porch in the rear yard of an existing single family residence:

1. A variance to waive 6.5' of the minimum required 20' rear yard setback in order to construct an open covered porch 13.5' from the rear property line facing the golf course.

CONTINUED TO THE JUNE 1, 2001 MEETING

**8. FILE NO. 2805 ABRAHAM AND BARBE SHAULSON
3190 PINETREE DRIVE**

The applicant is requesting the following variance in order to expand the kitchen of an existing single family residence:

1. A variance to waive 3' - 8" of the minimum required 15' - 0" street side setback for single family districts in order to construct an addition 11' - 4" from the side property line facing 34th Street.

APPROVED

**9. FILE NO. 2806 VIOLA AND GARY VIOLET
1410 and 1420 WEST 21st STREET**

The applicant is requesting the following Aafter the fact@variances in order to complete the construction of a privacy trellis/wall along the rear property line of an existing single family residence, facing the waterway:

1. A variance to waive 3' - 3" of the minimum required rear setback of 7' - 6" for accessory structures in order to continue the construction of an 8' high trellis 4' - 3" from the rear property line along the waterway.

2. A variance to waive all of the 7'- 6" west side yard setback for accessory structures in order to continue the construction of the above mentioned 8' high trellis up to the west interior side yard.

APPROVED

**10. FILE NO. 2807 DOMINION INDUSTRIAL HOLDINGS, LTD.
94 PALM AVENUE**

The applicant is requesting the following variances in order to retain an existing two story garage/accessory structure located in the front yard of an existing single family residence which is undergoing a substantial renovation:

1. A variance to waive 14.5' of the minimum required front yard setback of 20' for single family districts in order to retain an existing two story garage/accessory structure located 5.5' from the front property line facing Palm Avenue.
2. A variance to waive 5.5' of the minimum required side yard setback of 7.5' in order to retain the above mentioned two story garage/accessory structure 2' from the east side property line.

APPROVED

**11. FILE NO. 2808 ALAN LIEBERMAN a/k/a ANGLERS HOTEL
634 and 642 WASHINGTON AVENUE**

The applicant is requesting the following variances in order to remodel an existing hotel, construct five (5) story and four (4) story hotel additions, and construct an accessory swimming pool, a jacuzzi, decks and walkways:

1. A variance to waive 13' - 3" of the minimum required rear yard pedestal setback of 14' - 0" in order to construct a four story and five story hotel addition 9 inches from the rear property line.
2. A variance to waive 7' of the minimum required south side yard setback of 12' in order to construct a 5 story hotel addition 5' from the south side yard.
3. A variance to waive 7' of the minimum required north side yard setback of 12' in order to construct a 4 story hotel addition 5' from the north side yard.
4. A variance to waive 14' of the minimum required 24' sum of the side yards in order to construct the above additions with a sum of the side yards of 10'.
5. A variance to waive all of the 7' - 6" side yard setbacks for decks in order to construct an elevated deck and stair along the south side yard.
6. A variance to waive all of the 7' - 6" side yard setbacks for decks in order to construct an elevated deck and stair along the north side yard.
7. A variance to waive 5' of the minimum required dimension of 15' for a commercial swimming pool in order to construct a 10' wide swimming pool.
8. A variance to waive the required 4' walkway around the swimming pool in order to construct the above mentioned swimming pool.
9. A variance in order to allow a jacuzzi in the front yard of the proposed hotel located approximately 8' from the front property line facing Washington Avenue.

CONTINUED TO THE JUNE 1, 2001 MEETING

12. **FILE NO. 2809 LINCOLN CENTER ASSOCIATES, L.L.C.
1617 EUCLID AVENUE**

The applicant is requesting the following variances in order to construct an FPL transformer vault and trash room in the rear of an existing parking lot:

1. A variance to waive 2' - 6" of the minimum required rear yard setback for accessory structures in order to construct a transformer vault and trash room 5' - 0" from the rear property line:
2. A variance to waive 2' - 4" of the minimum required side yard setback for accessory structures in order to construct the above mentioned transformer vault and trash room 5' - 2" from the rear property line:

APPROVED

13. **FILE NO. 2810 BETA EPSILON CADILLAC, L.L.C.
3925 COLLINS AVENUE**

The applicant is requesting the following variance in order to construct balconies on the south facade of an existing hotel building currently undergoing a substantial renovation:

1. A variance to exceed by 3' - 9" the maximum permitted projection of 1' - 3" in order to construct balconies which project 4' - 0" into the required south side yard facing 39th Street.

APPROVED

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