



## BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, AUGUST 3, 2001 - 9:00 A.M.

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

### A. INTRODUCTION OF NEW TENANT TO BOARD

1. FILE NO. 2371 MAENZA INC. d/b/a MIRO CAFÉ  
formerly Toy Corp./Toy Gallery  
448 ESPANOLA WAY

The new tenants at 448 Espanola Way, Norberto Cobo and Jorge Garcia, d/b/a Miro Cafe, or their representative, shall introduce themselves to the Board. They shall advise the Board of their understanding of the conditions listed in the Order regarding this variance, which was originally granted to Toy Corp./Toy Gallery on March 4, 1994. The new tenants shall also describe their current operation. Note: Future reports shall be at the Board's discretion.

**CONTINUED TO OCT. 5, 2001 MEETING.**

### B. NEW CASES

2. FILE NO. 2822 RICHARD MURRY & PETER GREGORY GRIFFIN  
5925 LA GORCE DRIVE

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

1. A variance to waive 10.75' of the minimum required front setback of 20' in order to install a swimming pool deck, consisting of pavers set in sand, 9.25' from the front property line.

**CONTINUED TO OCT. 5, 2001 MEETING.**



6. FILE NO.2826 NAROCA PARTNERS III LTD.  
8041 HARDING AVENUE  
LOT 1 LESS THE WEST 2.5 FT. THEREOF; BLOCK 6  
ALTOS DEL MAR NO. 3 SUB.; PB 8-41  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variances in order to construct a three (3) story, six (6) unit multifamily building with nine (9) parking spaces.

1. A variance to waive 100 sq. ft. of the minimum required lot size of 5,600 sq. ft. in the RM-1 zoning district in order to construct a new residential building on the subject property which contains only 5500 sq. ft.

**If the above variance is approved, the applicant then requests the following additional variances:**

2. A variance to waive 15' of the minimum required front setback of 20' in order to construct the above building 5' from the front property line facing Harding Avenue.
3. A variance to waive 6' of the required rear yard setback of 11' in order to construct the above building 5' from the rear property line facing the alley.
4. A variance to waive all of the minimum required rear yard setback of 5 feet in order to install three parking spaces in the rear of the building along the alley.

**GRANTED WITH CONDITIONS.**