



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, OCTOBER 4, 2002 - 9:00 A.M.

A. PROGRESS REPORT

1. **FILE NO. 2871** **VIA SOFIA, INC.**
 437 ESPANOLA WAY

The applicant will present a progress report regarding the operation of this restaurant, which obtained a variance on June 7, 2002 to sell/serve alcoholic beverages within the proximity of Fienberg-Fisher Elementary School. The presentation of this report is a condition of the Final Order signed on July 17, 2002.

Applicant required to present a progress report 60 days after re-opening.

B. NEW CASES

2. **FILE NO. 2885** **GILLER MERIDIAN LLC**
 927 – 929 MERIDIAN AVENUE

The applicant is requesting the following variances in order to substantially remodel two existing residential buildings and construct an addition between both buildings:

1. A variance to waive 13' -- 0" of the minimum required drive width of 22' -- 0" in order to construct a two-way drive at a width of 9' -- 0".
2. A variance to waive 3' -- 0" of the minimum required 5' -- 0" setback for at-grade parking lots on the same lot in order to construct a drive 2' -- 0" from the south side property line.
3. A variance to waive 5' -- 0" of the minimum required 5' -- 0" rear setback for at-grade parking on the same lot in order to construct two parking spaces parallel to the alley.
4. A variance to waive 1' -- 9" of the minimum required 7' -- 6" north side setback in order to align the infill construction with the existing buildings.

Approved

**3. FILE NO. 2889 FIRST MERIDIAN PROPERTIES, LLC
234 MERIDIAN AVENUE**

The applicant is requesting the following variances in order to remodel an existing apartment building, construct a partial second story addition to said building and construct a new four story residential addition in the rear of the property:

1. A variance to exceed by 6' the maximum permitted height of 35' in order to construct a new 41' high four story addition.
2. A variance to waive 8' – 4" of the minimum required pedestal rear yard setback of 14' – 0" in order to construct the above addition 5' – 8" from the rear property line.
3. A variance to waive all of the required rear yard setback of 5' for at-grade parking in order to construct four (4) parking spaces adjacent to the rear alley.
4. A variance to waive 1' – 8" of the minimum required parking space depth of 18' in order to construct the above four parking spaces adjacent to the alley with a depth of 16' – 4".

Continued to November 1, 2002

**4. FILE NO. 2894 1700 MERIDIAN ASSOCIATES, LLC
1700–1724 MERIDIAN AVENUE a/k/a THE MONTCLAIR**

The applicant is requesting the following variances in order to construct a new five story 41 unit apartment building with 41 parking spaces:

1. A variance to waive 7.5' of the minimum required south side pedestal setback of 15' in order to construct the above building 7.5' from the south side property line facing 17th Street.
2. A variance to waive 12' – 0" of the minimum required north side pedestal setback of 15' in order to construct the above building 3' – 0" from the north interior side property line.
3. A variance to waive 0' – 10" of the minimum required front yard pedestal setback of 20' in order to construct the above building 18' – 2" from the front property line facing Meridian Avenue.

- 4. A variance to waive 10' of the minimum required rear yard pedestal setback of 15' in order to construct the above building 5' from the rear property line.
- 5. A variance to waive the required loading space for the proposed project.
- 6. A variance to exceed by 3' – 6" the maximum permitted height of 50' in order to a construct a 53' – 6" high building to the top of the roof slab.
- 7. A variance to waive 7.5' of the minimum required rear tower setback of 22.5' in order to construct the above building with the tower portion located 15' from the rear property line.
- 8. A variance to waive 3" of the minimum required interior tower setback of 15' – 3" in order to construct the above building with a south side tower setback of 15'.

Approved

- 5. **FILE NO. 2900 1600 EUCLID ASSOCIATES, INC.
1600 EUCLID AVENUE a/k/a THE EVELYN**

The applicant is requesting the following variance in order to substantially renovate an existing multifamily building and construct a new required stairway:

- 1. A variance to waive 9' -- 10" of the minimum required 15' -- 0" rear setback in order to construct a new stair tower 5' -- 2" from the rear property line.

Continued to November 1, 2002

- 6. **FILE NO. 2902 TODD B. AND C. ISABEL TRAGASH
261 PALM AVENUE**

The applicant is requesting the following variances in order to construct a two-story addition to an existing single family residence:

- 1. A variance to waive 15' – 4" of the minimum required front yard setback of 20' along Coconut Lane in order to construct a second story over the existing garage 4' – 8" from the property line. The addition also consists of a two story portion which is setback 9' – 8" from the property line facing Coconut Lane.

2. A variance to waive 2' – 6" of the minimum required side yard setback of 7' – 6" in order to construct the above second story addition 5' – 0" from the west side yard.

Approved

7. **FILE NO. 2903 JERRY AND ALLISON SOKOL
437 N. HIBISCUS DRIVE
LOT 2 AND THE S.W. ½ OF LOT 3; BLOCK 2
HIBISCUS ISLAND; PLAT BOOK 8, PAGE 75
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct a new single family residence:

1. A variance to exceed by 1' – 6" the maximum permitted height of 33' for single family districts in order to construct the above new single family residence with a height of 34' – 6".

Approved

C. DISCUSSION ITEM

The Board has requested an update from City staff regarding concurrency determination and traffic studies in the vicinity of the 63rd Street flyover.

The Board adopted a motion, made by Mr. Berman and seconded by Ms. Santamarina, approving a resolution encouraging the City Commission to continue to evaluate the recommendation, as outlined in the Duany Plater Zyberk study, to return Collins Avenue and Harding Avenue to two-way streets.