



BOARD OF ADJUSTMENT **AFTER ACTION**

FRIDAY, DECEMBER 3, 2004 – 9:00 A.M.

City Hall – Commission Chambers, Third Floor
1700 Convention Center Drive, Miami Beach, Florida

A. INTRODUCTION OF NEW TENANT

1. **FILE NO. 2144** **JOHN S. ENNIS d/b/a CLUB 112**
 formerly McCrory ASSOCIATES, LTD.
 1439 WASHINGTON AVENUE

The new tenant at 1439 Washington Avenue, John S. Ennis (Club 112), or a representative, shall introduce himself to the Board. He shall advise the Board of his understanding of the conditions listed in the Order regarding this variance, which was originally granted to McCrory Assoc., Ltd. on September 7, 1990. The new tenant shall also describe the current operation. Note: Future reports shall be at the Board's discretion.

CONTINUED TO THE JANUARY, 2005 MEETING.

B. CONTINUED CASES

2. **FILE NO. 3033** **MATTHEW MACDONALD**
 5830 LAGORCE DRIVE

This case is continued from the meeting of October 1, 2004.

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

1. A variance to waive 15' – 0" of the minimum required 20' – 0" rear yard setback in order to construct a two-story addition to the rear of an existing single family residence set back 5' – 0" from the rear property line facing the golf course.

continued on next page . . .

File No. 3033 (continued)

2. A variance to waive 2' – 4" of the minimum required 7' – 6" interior side yard setback in order to construct a two-story addition 5' – 2" from the north interior property line.

CONTINUED INDEFINITELY.

**3. FILE NO. 2993 AMERICAN INTERSTATE CORP.
2200-2236 COLLINS AVENUE**

This case is continued from the meeting of November 5, 2004.

The applicant is requesting the following variances in order to recreate a historic structure including an addition to an existing historic building with retail and residential units.

1. A variance to waive the minimum required front yard pedestal setback for residential use ranging from 20' – 0" to 16' - 0" between the 2nd and 4th floor in order to recreate a historic building and addition with a setback ranging from none to 4' - 0" from the south property line facing 22nd Street.
2. A variance to waive the minimum required interior side yard pedestal setback for residential use ranging from 7' – 6" to 2' – 6" between the 2nd and 4th floor in order to recreate a historic building and addition with a setback ranging from none to 3' - 0" from the interior property line.
3. A) A variance to waive 2' – 6" from the minimum required 7' – 6" side yard pedestal setback facing the street for residential use on the 2nd floor in order to recreate portions of a historic building setback 5' - 0" from the east property line facing Collins Avenue.

B) A variance to waive 3' – 0" from the minimum required 8' – 0" sum of the side yard setback in order to recreate portions of a historic building setback 5' - 0" from the east property line facing Collins Avenue.

CONTINUED TO JANUARY, 2005.

**4. FILE NO. 3038 BRIAN GATES
170 S. HIBISCUS DRIVE**

This case is continued from the meeting of November 5, 2004.

The applicant is requesting the following After-the-Fact variance to retain a walkway that exceeds the maximum permitted width, as an allowable encroachment within the front required yard facing South Hibiscus Drive:

1. An After-the Fact variance to exceed by 2' – 0" the maximum permitted walkway width of 3' – 0" in order to retain a 5' – 0" walkway within the front required yard facing South Hibiscus Drive.

CONTINUED TO JANUARY, 2005. IF NOT HEARD AT THAT TIME, CASE WILL BE WITHDRAWN.

**5. FILE NO. 3046 RITZ PLAZA, LLC a/k/a THE RITZ PLAZA HOTEL
1701 COLLINS AVENUE**

NOTE: THIS CASE HAS NOT YET RECEIVED HISTORIC PRESERVATION BOARD APPROVAL, AND THEREFORE, WILL NOT BE HEARD AT TODAY'S MEETING.

This case is continued from the meeting of November 5, 2004.

The applicant is requesting an interior side yard pedestal setback variance from the north interior property line in order to permit the construction of accessibility ramps and stairwells as part of the renovation and addition to an existing historic hotel.

CONTINUED UNTIL APPROVED BY THE HISTORIC PRESERVATION BOARD.

F. NEW CASES

**6. FILE NO. 3063 SOUTH BEACH HEIGHTS I, LLC
650, 710 and 720 ALTON ROAD**

The applicant is requesting the following variances in order to permit the construction of a new five-story medical office building:

1. A variance to exceed by 8' – 0" the maximum permitted height of 50' – 0" in order in to permit the construction of a five (5) story building with a proposed height of 58' – 0" as measured from grade.
2. A variance to waive all of the minimum required 10' – 0" rear yard pedestal setback in order to permit the construction of a five (5) story building 0' – 0" from the rear property line facing the alley.

APPROVED.

**7. FILE NO. 3065 535 WEST AVENUE, LLC
500-550 ALTON ROAD and 517-547 WEST AVENUE**

The applicant is requesting the following variances in order to permit the construction of a new seven-story mixed-use building:

1. A variance to waive from 0' to 41' of the maximum allowable front yard pedestal setback (build-to line) in order to construct the proposed building from 0' to 41' from the front property line facing West Avenue.
2. A variance to waive from 0' to 39.33" of the maximum allowable side yard facing a street pedestal setback (build-to line) in order to construct the proposed building from 0' to 39.33' from the side property line facing 5th Street.
3. A variance to waive from 0' to 25.5' of the maximum allowable side yard facing a street pedestal setback (build-to line) in order to construct the proposed building from 0' to 41' from the side property line facing 6th Street.
4. A variance to waive all of the minimum required front yard residential use pedestal setback of 5' in order to construct the 2nd through 4th floors of the proposed building at the front property line facing Alton Road.
5. A variance to waive all of the minimum required front yard residential use pedestal setback of 5' in order to construct the 2nd through 4th floors of the proposed building at the front property line facing West Avenue.
6. A variance to waive all of the minimum required side yard facing a street residential use pedestal setback of 5' in order to construct the 2nd through 4th floors of the proposed building at the side property line facing 5th Street.
7. A variance to waive all of the minimum required side yard facing a street residential use pedestal setback of 5' in order to construct the 2nd through 4th floors of the proposed building at the side property line facing 6th Street.

8. A variance to waive all of the minimum required front yard residential use tower setback of 50' in order to construct the tower of the proposed building at the front property line facing Alton Road.
9. A variance to waive all of the minimum required front yard residential use tower setback of 50' in order to construct the tower of the proposed building at the front property line facing West Avenue.
10. A variance to waive all of the minimum required side yard facing a street residential use tower setback of 12' – 6" in order to construct the tower of the proposed building at the side property line facing 5th Street.

APPROVED.

8. FILE NO. 3066 JOSEPH BLOUNT
2535 LAKE AVENUE, SUNSET ISLAND NO. 2

The applicant is requesting the following variances in order to permit the construction of a one (1) story addition on the south interior side of the property and a two (2) story addition on the north interior side of the property following the existing nonconforming building line.

1. A variance to waive 10' - 0" of the required sum of the side yards of 37' - 6" in order to build a one (1) story addition at 20' – 5 1/4" from the interior south side property line while retaining the existing nonconforming north side setback of 7' – 0 3/4", providing a total sum of the side yards of 27' - 6".
2. A variance to waive 7' – 11 1/4" of the minimum required 15' - 0" interior side yard setback in order to construct a two (2) story addition at 7' -0 3/4" from the north interior property line, following a nonconforming building line.

CONTINUED TO FEBRUARY, 2005.

In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.
