



## ***BOARD OF ADJUSTMENT***

**Chairman Manuel Perez-Vichot  
Board member Kevin Berounsky  
Board member Ariana Fajardo**

**Vice Chairman Francisco Fernandez  
Board member Daniel Espino  
Alternate Richard A. Mikluscak**

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**AGENDA  
Regular Meeting  
Monday, January 5, 2009  
7:00 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
  
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
  - A) December 1, 2008**
  
- 3. NEW BUSINESS**
  - A) Case # 38-V-08  
36th Street Hotel Holdings, Inc.  
5335 N. W. 36th Street  
Zoning: AHMBD; Airport, Highway, Marine Business District  
Lot size: 40,500 sq. ft. total**

Applicants are requesting a variance from Code Section 150-025 *Awnings and canopies in all zoning districts (D) Horizontal area*: To install an awning at their property, the Comfort Inn, which covers a total horizontal area greater than 450 square feet.

- B) Case # 43-V-08**  
**Juan and Rasma Ponce**  
**438 Swan Avenue**  
**Zoning: R-1C, Single-Family Residential**  
**Lot size: 50 ft. x 122 ft.**

Applicants are requesting the following variances:

1. From Code Section 150-043 *R-1C district (C) Building site area required:* For new construction on an undersize lot.
2. From Code Section 150-010 *Roof materials, requirements and re-roofs (E):* For the construction of a screened patio/terrace with a flat roof to an existing home with a hipped/gabled roof.

- C) Case # 44-V-08**  
**City of Miami Springs**  
**1401 Westward Drive**  
**Zoning: P-1, Public Property District**  
**Lot size: 156,638 sq. ft. total**

Applicants are requesting the following variances:

1. From Code Section 150-090 *P-1 district (F) Maximum building height:* For a new structure proposed to be greater than 40 ft. in height.
2. From Code Section 150-016 *Off-street parking facilities (E) Minimum number of off-street parking spaces (5):* For 209 proposed parking spaces where 330 parking spaces would be required.

#### **4. ADJOURNMENT**

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The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)  
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