



**BOARD OF ADJUSTMENT  
CITY OF MIAMI SPRINGS, FLORIDA**

**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, October 1, 2007  
7:00 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
  
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
  - A) September 4, 2007**
  
- 3. NEW BUSINESS**
  - 1) Case #52-V-07  
Guillermo Bergez  
242 Rosedale Drive  
Zoning: R-1C, Single-Family Residential District  
Lot size: 50 ft. x 142 ft.**

Applicant is requesting a variance from Code Section 150-017 *Recreational vehicles* (B) *Parking and storage* (3): To maintain an RV in the side yard of his property.

- 2) **Case #53-V-07**  
**Luis & Angela Garcia**  
**401 Payne Drive**  
**Zoning: R-1C, Single-Family Residential District**  
**Lot size: 75 ft. x 94 ft.**

Applicants are requesting a variance from Code Section 150-043 *R-1C district (F) Rear yard required*: To construct an addition to the rear of their home which will encroach into the minimum required rear yard setback.

- 3) **Case #56-V-07**  
**Rene Lavado**  
**233 Hunting Lodge Drive**  
**Zoning: R-1B, Single-Family Residential District**  
**Lot size: 75 ft. x 178 ft.**

Applicant is requesting a variance from Code Section 150-042 *R-1B district (D) Front yard required (3)*: To construct a front entry porch to their home which will encroach into the minimum required front yard setback.

- 4) **Case #59-V-07**  
**Jesus Machado**  
**621 Plover Ave.**  
**Zoning: R-1B, Single-Family Residential District**  
**Lot size: 75 ft. x 135 ft.**

Applicant is requesting the following variances:

- i. From Code Section 150-042 *R-1B district (D) Front yard required*: To construct a new home on the lot which will encroach into the required front yard setback.
- ii. From Code Section 150-042 *R-1B district (E) Side yard requirements*: The new home is proposed to have a second story (less than 50% of the area of the first story) that does not have a side setback from the first floor.
- iii. From Code Section 150-016 *Off-street parking facilities (G) (8) (a)*: To install two new driveway approaches, one 15 ft., 2 in. in width and the other 15 ft., 6 in. in width.
- iv. From Code Section 150-016 *Off-street parking facilities (G) (4)*: The two new approaches will cover at least 50% of the front yard.
- v. From Code Section 150-041 *R-1A district (A) (2)*: The construction of the new home will result in a separation of less than 10 feet from an existing garage.

- vi. From Code Section 150-041 *R-1A district* (A) (2): The construction of the new home will result in that existing garage occupying 17.4% of the back yard.

**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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