



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**

**AGENDA
Regular Meeting
Monday, December 3, 2007
7:00 p.m.**

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES OF REGULAR MEETING

1) November 5, 2007

III. NEW BUSINESS

**1) Case #67-V-07
Rafael Posada
589 S. Esplanade Drive
Zoning: R-1A, Single-Family Residential District
Lot size: 125.68 ft. x 83.97 ft. x 126.62 ft. x 49.51 ft.**

Applicant is requesting a variance from Code Section 150-033 *Permanent electrical generators* (B) *Installation standards and requirements* and Section 150-041 *R-1A district* (F) *Rear yard required*: To install a generator in the back yard of his property that will encroach in the rear yard setback.

- 2) **Case #68-V-07**
Aileen Vega
220 Lawn Way
Zoning: R-1C, Single-Family Residential District
Lot size: 50 ft. X 127.2 ft.

Applicant is requesting a variance from Code Section 150-043 *R-1C district (C) Building site area required*: To construct an addition to the rear of her property on an undersize lot.

- 3) **Case #70-V-07**
Hugo Hernandez
375 Falcon Avenue
Zoning: R-1C, Single-Family Residential District
Lot size: 50 ft. X 127.2 ft.

Applicant is requesting a variance from Code Section 150-043 *R-1C district (C) Building site area required*: To construct an addition to the rear of his property on an undersize lot and Section 150-041 *R-1A district (A) Uses permitted (2)*: The proposed addition, once constructed, will occupy 24% of the rear yard.

- 4) **Case #71-V-07**
Norman Anderson
887 Heron Avenue
Zoning: R-1B, Single-Family Residential District
Lot size: 194 ft. x 55 ft. x 169 ft. x 94 ft.

Applicant is requesting the following variances:

1. From Code Section 150-042 *R-1B district (E) Side yard requirements* and (F) *Rear yard required*: To construct a new decorative wall in the rear yard of his property which will encroach in the minimum rear and side yard setbacks.
2. From Code Section 150-042 *R-1B district (E) Side yard requirements* and (F) *Rear yard required*: To construct a new wood deck in the rear and side yard of his property which will encroach in the minimum rear and side yard setbacks.
3. From Code Section 150-034 *Installation of central air conditioning and heating units, pool pumps, etc., (A)*: To install a/c and pool equipment in the side yard of his lot.

IV. ADJOURNMENT

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)
