



City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Thursday, September 1, 2016 in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 6:36 p.m.

The following were present: Chairman Manuel Pérez-Vichot
Bob Calvert
Juan Molina
Alejandro Gonzalez

Absent: Vice Chair Ernie Aloma
Martin L. Marquez

Also present: Zoning and Planning Director Chris Heid
Board Secretary Juan D. Garcia

2) Approval of Minutes

The minutes for the August 9, 2016 meeting were approved as written.

Board member Molina moved to approve the minutes as written. Board member Gonzalez seconded the motion, which passed unanimously 4-0 on voice vote.

3) Swearing In of All Witnesses and Zoning and Planning Director:

Board Secretary Garcia swore in the Zoning and Planning Director, the applicants or representatives of the applicants who would testify should the Board have any questions.

4) New Business:

- A) **Case # 09-V-16
RICARDO VALENCIA & JOHANA CASTILLO
401 PAYNE DRIVE
Zoning: R-1C, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a rear yard setback variance in order to construct a one story addition to an existing single family house by squaring off an existing legal non-conforming setback.

Zoning and Planning Director Heid read his recommendation to the Board.

Chair Pérez-Vichot asked if there were any correspondence in favor or against this case. Zoning and Planning Director Heid responded that no correspondence have been received

Chair Pérez-Vichot asked the applicant if the three inches encroachment for the door was necessary for this project. He also asked the applicant if the existing canopy will be removed.

The applicant, Johanna Castillo responded that the three inch variance request was to handle the swing of the door better as it opens to the landing. Mrs. Castillo informed the Board that the existing canopy will be removed.

Zoning and Planning Director Heid added that the three inch variance request was minor and was added along with the significant request for the rear yard setback because it did not create much impact on the rest of the project. Zoning and Planning Director Heid added that if this was the only variance that was being requested, he would have advised the applicant against this and to just leave the maximum permitted thirty-six inches encroachment as is.

Chair Pérez-Vichot asked if there were any further questions or discussion from any Board members. There was no further discussion at this time.

Board member Molina moved to approve the variance requested with the three conditions listed in the Zoning and Planning Director's recommendation. Board member Gonzalez seconded the motion, which passed 4-0 on voice vote.

Chair Pérez-Vichot advised the applicant of the 10 day appeal period.

5) Old Business: None.

6) Adjournment

There was no further business to be discussed and the meeting was adjourned at 6:46 p.m.

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Respectfully submitted:

Juan D. Garcia
Board Secretary

Adopted by the Board on
this ___ day of _____, 2016.

Manny Perez-Vichot, Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes.
All other words remain unchanged.

*“The comments, discussions, recommendations and proposed actions of City Citizen
Advisory Boards do not constitute the policy, position, or prospective action of the City,
which may only be established and authorized by an appropriate vote or other action of
the City Council”.*
