



## *City of Miami Springs, Florida*

The Board of Adjustment met in Regular Session at 6:00 p.m., on Monday, May 5, 2014 in the Council Chambers at City Hall.

### 1) Call to Order/Roll Call

The meeting was called to order at 6:57 p.m.

The following were present: Chairman Manuel Pérez-Vichot  
Ernie Aloma  
Bob Calvert

Absent: Vice Chairman Francisco Fernández  
Bill Tallman  
Alternate Michael White

Also present: City Attorney Jan K. Seiden  
City Planner Chris Heid  
Deputy City Clerk Suzanne Hitaffer

### 2) Approval of Minutes: April 7, 2014

Approval of the minutes was deferred.

### 3) New Business:

A) Case # 06-V-14  
Alex Martinez  
850 Plover Avenue  
Zoning: R-1C  
Lot Size: 9,525 sq. ft.

Applicant is seeking an after-the-fact variance to waive 2-inches of the minimum required side yard setback of 7'6" in order to retain and complete the construction of an addition in the rear yard. A side yard setback of 7'4" for a portion of the structure is proposed.

City Planner Heid stated that the structure is approximately 37-feet in length; approximately one-third or 15-feet actually crosses into the setback, while the majority meets or exceeds the setback. The applicant is constructing an 898 square foot addition to an existing 1,074 square foot house, for a total of 1,972 square feet. A master permit was issued on August 27, 2012; an initial contractor started the job, but did not complete the work and a new contractor is now in place. The new contractor requested an as-built survey before continuing the work and that is when the problem was discovered.

The encroachment is less than two inches and it has no impact on neighboring properties, according to the City Planner. The removal of the encroachment would be difficult and could cause an extreme hardship to the applicant. He recommends approval of the variance.

To answer Chair Pérez-Vichot's question, the City Planner clarified that no responses were received in regard to the proposed variance.

Board member Aloma moved to approve. Board member Calvert seconded the motion, which carried 3-0 on voice vote. Vote: Board members Aloma, Calvert and Chairman Perez voting Yes.

4) Adjournment

There was no further business to be discussed and the meeting was adjourned at 7:01 p.m.

Respectfully submitted:

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Suzanne Hitaffer  
Deputy City Clerk

Adopted by the Board on  
this 3<sup>rd</sup> day of November, 2014.



\_\_\_\_\_  
Manny Perez-Vichot, Chair

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

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*"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".*  
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