

**Note: The following case(s) is/are included in this ad.  
Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>05-085</u></a>	<a href="#"><u>ABRAHAM RABAH</u></a>
<a href="#"><u>05-174</u></a>	<a href="#"><u>BAIS MENACHEM OF N. MIAMI BEACH, INC., ET AL</u></a>

HEARING NO. 05-11-CZ2-1 (05-85)

7-52-42  
Council Area 2  
Comm. Dist. 4

APPLICANT: ABRAHAM RABAH

Applicant is requesting to permit an addition to a single-family residence to setback 10.67' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Abraham Rabah," as prepared by Patience H., consisting of 4 sheets and dated 2/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, HIGHLAND MANOR, SECTION 1, Plat book 61, Page 60.

LOCATION: 745 N.E. 179 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

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APPLICANTS: BAIS MENACHEM OF N. MIAMI BEACH, INC., ET AL

- (1) SPECIAL EXCEPTION to permit the expansion of a previously approved religious facility to expand onto additional property to the east and north.
- (2) MODIFICATION of Condition #2 of Resolution 5-ZAB-193-97, passed and adopted by the Zoning Appeals Board, as follows:

FROM: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Bais Menachem of N. M. B.,' dated 10-17-96 consisting of (2) two sheets and a revised plan dated 6-2-97 consisting of 1 sheet, prepared by Lane, Pettigrew, Wood, Karp, Architects."

TO: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Bais Menachem Temple,' as prepared by Kobi Karp, consisting of 8 sheets, dated 3/1/05 and sheet LP-1 as prepared by Mariano Corral, dated 3/7/05."

- (3) DELETION of Condition #7 of Resolution 5-ZAB-193-97, passed and adopted by the Zoning Appeals Board, reading as follows:

"7. That the use shall be abated on or before June 18, 2007."

The purpose of requests #2 & #3 is to allow the applicant to submit revised plans showing the expansion of the religious facility onto additional property to the east and north and to permit the religious facility to operate beyond June 18, 2007.

- (4) Applicant is requesting to permit 20 parking spaces (198 required, 7 previously approved/28 previously required).
- (5) Applicant is requesting to permit parking within 25' of an official right-of-way (not permitted).
- (6) Applicant is requesting to permit a religious facility with a height of 40' (35' maximum permitted & 3 stories (2 stories permitted).
- (7) Applicant is requesting to permit the religious facility setback 10' (50' required) from the interior side (east) property line and spaced less than 75' from a residence under different ownership to the east (not permitted).
- (8) Applicant is requesting to permit the religious facility setback 22' (25' required) from the front (south) and (north) property lines on a dual frontage lot and setback 16' (25' required) from the side street (west) property line.
- (9) Applicant is requesting to permit a 5' wide landscape buffer (7' wide required) along rights-of-way to the south.

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HEARING NO. 05-11-CZ2-2 (05-174)

8-52-42  
Council Area 2  
Comm. Dist. 4

APPLICANTS: BAIS MENACHEM OF N.M.B., INC., ET AL

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Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & 3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #4 - #9 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 14 & 15, Block 1 of MAÑANA, Plat book 53, Page 92.

LOCATION: 1000 N.E. 173 Street, 1005 & 1015 N.E. 172 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.723 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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