

**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>02-068</u></a>	<a href="#"><u>RICARDO HORACIO RODRIGUEZ</u></a>
<a href="#"><u>02-185</u></a>	<a href="#"><u>BJ'S WHOLESALE CLUB, INC.</u></a>
<a href="#"><u>02-309</u></a>	<a href="#"><u>7480 BIRD ROAD LLC</u></a>
<a href="#"><u>03-083</u></a>	<a href="#"><u>ROBERT S. NEUMANN</u></a>
<a href="#"><u>03-085</u></a>	<a href="#"><u>RICARDO &amp; MARIA CARBONELL</u></a>

APPLICANT: RICARDO HORACIO RODRIGUEZ

- (1) Applicant is requesting approval to permit an existing single family residence setback 7.3' from the interior side (east) property line. (The underlying zoning district regulation requires 7.5').
- (2) Applicant is requesting approval to permit spacing of 7.1' between a workshop building and the house. (The underlying zoning district regulation requires 10').
- (3) Applicant is requesting approval to permit spacing of 8.16' between a utility shed and the main structure. (The underlying zoning district regulation requires 10').
- (4) Applicant is requesting approval to permit a detached workshop building setback 6.7' from the interior side (west) property line. (The underlying zoning district regulation requires 7.5').
- (5) Applicant is requesting approval to permit an existing detached utility shed setback 4.48' from the rear (north) property line. (The underlying zoning district regulation requires 5').
- (6) Applicant is requesting approval to permit accessory buildings to occupy 33% of the rear yard area. (The underlying zoning district regulation allow 30%).

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

A plan is on file and may be examined in the Zoning Department entitled "Mr. Horacio Rodriguez As-Built Plans," as prepared by Carlos Navaro, P.E.," dated 4/9/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 1, GOLFERS HAVEN, Plat book 45, Page 21.

LOCATION: 5973 S.W. 41 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,135' sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-6-CZ12-2 (02-185)

30-54-40  
Council Area 12  
Comm. Dist. 10

APPLICANT: BJ'S WHOLESALE CLUB, INC.

MODIFICATION of Condition #2 of Resolution 5-ZAB-43-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Value Center-Lamar Companies,' as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet, except as herein modified to relocate the truck storage area adjacent to the membership warehouse and to provide a 5' high hedge as indicated, said site plan to be reviewed and approved by the Building and Zoning and the Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Value Center,' as prepared by V.S.N. Engineering, Inc. Civil Engineers, dated received 6/7/02 and consisting of 8 sheets."

The purpose of the requests is to permit the applicant to submit a revised plan for an existing shopping center showing a gasoline service station in lieu of a previously approved truck rental in conjunction within the existing membership warehouse on this site.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93)

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 6801 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.1 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 03-6-CZ12-3 (02-309)

23-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANT: 7480 BIRD ROAD LLC

BU-2 to IU-1

SUBJECT PROPERTY: Tract "A", BECKER AND SMITH SUBDIVISION, Plat book 94, Page 97.

LOCATION: 7480 S.W. 40 Street (Bird Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.03 Acres

BU-2 (Business – Special)

IU-1 (Industry – Light)

HEARING NO. 03-6-CZ12-4 (03-83)

5-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: ROBERT S. NEUMANN

EU-M to RU-1

SUBJECT PROPERTY: Lots 7 & 8, the east 14' of Lot 22, all of Lot 23 and the west 41' of Lot 24 in Block 3 of CORRECTED PLAT OF SECTIONS A, B & C OF GREATER MIAMI, Plat book 25, Page 65.

LOCATION: 9720 S.W. 92 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 99.99' x 234.65'

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

RU-1 (Single Family Residential)

HEARING NO. 03-6-CZ12-5 (03-85)

3-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: RICARDO & MARIA CARBONELL

- (1) Applicant is requesting approval to permit a proposed pool setback 45' from the front (south) property line. (The underlying zoning district regulations require 75').
- (2) Applicant is requesting approval to permit a proposed pool setback 6' from the interior side (east) property line. (The underlying zoning district regulations require 10').

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

A plan is on file and may be examined in the Zoning Department entitled "Ricardo & Maria Carbonell," as prepared by Jose A. Martinez, P.E., dated 12/01 and consisting of 1 sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1 of OAKS AND PINES, Plat book 139, Page 70.

LOCATION: 10055 S.W. 78 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 115'

PRESENT ZONING: RU-1 (Single Family Residential)