

**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>02-067</u></a>	<a href="#"><u>PHILOMA LUBIN</u></a>
<a href="#"><u>02-148</u></a>	<a href="#"><u>NEW HOPE MISSIONARY BAPTIST CHURCH</u></a>
<a href="#"><u>03-068</u></a>	<a href="#"><u>ANTONIO SAMUEL SUAREZ</u></a>
<a href="#"><u>03-093</u></a>	<a href="#"><u>CIMS HOMES CORPORATION</u></a>

HEARING NO. 03-7-CZ8-1 (02-67)

35-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: PHILOMA LUBIN

- (1) Applicant is requesting approval to permit a single family residence setback varying from 3.2' to 3.45' from the side street (east) property line. (The underlying zoning district regulation requires 15').
- (2) Applicant is requesting approval to permit two porch additions setback varying from 18.5' to 19.5' from the front (south) property line. (The underlying zoning district regulation requires 25').
- (3) Applicant is requesting approval to permit lot coverage of 34.76%. (The underlying zoning district regulation permits 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 "Proposed Screened Porch/Aluminum Carport Legalization," as prepared by Donovan Pessoa, P. E., consisting of 2 sheets, dated stamped received 3/5/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 28, Block 1, NORTH SILVER CREST ADDITION, Plat book 17, Page 38.

LOCATION: 1101 N.W. 106 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 47.47' x 103.5'

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANT: NEW HOPE MISSIONARY BAPTIST CHURCH

- (1) MODIFICATION of Condition #2 of Resolution 4ZAB-512-88, passed and adopted by the Zoning Appeals Board and further modified by Resolution CZAB8-26-99, passed and adopted by Community Zoning Appeals Board #8 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 'Site Plan,' as prepared by The Architects Hall Designers, Inc., dated June 26, 1991 and 'Floor Plan,' as prepared by Hilborn, Werner, Carter & Assoc., dated 5-8-99."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' as prepared by The Architects Hall Designers, Inc., consisting of 7 sheets: SP-1.00, A-1.0 through A-3.0 and LP-1.00, dated 5/2/02, A-4.0 dated 4/2/01."

- (2) MODIFICATION of Condition #5 of Resolution CZAB8-26-99, passed and adopted by Community Zoning Appeals Board #8 reading as follows:

FROM: "5. That the use shall be restricted to a maximum number of 30 children."

TO: "5. That the use shall be restricted to a maximum number of 160 children."

The purpose of the requests is to allow the applicant to submit plans showing the addition of 5 modular buildings and increase the number of children for a previously approved day care center.

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

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

SUBJECT PROPERTY: Lot 12, less the north 75' of the west 200' thereof; and Lots 13 & 15 through 19, less the south 15' of Lots 13 & 15 through 19 for right-of-way, Block 4, RIVER GULFAIR, Plat book 40, Page 75.

LOCATION: 1881 N.W. 103 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.66± Acres

PRESENT ZONING: RU-1 (Single Family Residential)  
RU-2 (Two Family Residential)

HEARING NO. 03-7-CZ8-3 (03-68)

3-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: ANTONIO SAMUEL SUAREZ

USE VARIANCE to permit used car sales in the BU-2 zone as would be permitted in the BU-3 zone.

Plans are on file and may be examined in the Zoning Department entitled "Nations Auto Sales," as prepared by Juan Carlos Salinas, Architect, consisting of 4 sheets, Sheet A-1, dated last revised 3/7/03; Sheet A-2 dated last revised 2/15/03 and Sheets A-3 & A-4 dated last revised 2/18/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 4, COMMERCIAL GULFAIR, Plat book 41, Page 85.

LOCATION: 9641 N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 120'

PRESENT ZONING: BU-2 (Business – Special)

HEARING NO. 03-7-CZ8-4 (03-93)

25-52-41  
Council Area #8  
Comm. Dist. 3

APPLICANT: CIMS HOMES CORPORATION

Applicant is requesting approval to permit a lot frontage of 60' and a lot area of 6,000 sq. ft. (The underlying zoning district regulations require 75' frontage and 7,500 sq. ft. lot area).

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

Plans are on file and may be examined in the Zoning Department entitled "Residence for CIMS Homes Corp.," as prepared by Robert T. Garcia, P.E., dated 3/15/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, less the north 30' & all of Lot 3, Block 11, ALHAMBRA HEIGHTS, SECTION 2, Plat book 19, Page 71.

LOCATION: Lying east of N.W. 5<sup>th</sup> Avenue and 70' south of N.W. 121 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.14 Acre

PRESENT ZONING: RU-1 (Single Family Residential)