



BOARD OF ADJUSTMENT

MONDAY, FEBRUARY 20, 2017

6:30 P.M.

CITY HALL - COUNCIL CHAMBERS



CITY OF MIAMI SPRINGS, FLORIDA

BOARD OF ADJUSTMENT

Chairman Manuel Pérez-Vichot
Vice Chair Ernie Aloma
Board member Bob Calvert

Board member Juan Molina
Board member Ana Paula Ibarra
Alternate Alejandro J. Gonzalez

AGENDA

Regular Meeting
Monday, February 20th, 2017
6:30 p.m.
City Hall - Council Chambers
201 Westward Drive – Miami Springs

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**
 - A) September 1, 2016**
- 3. SWEARING IN OFF ALL WITNESSES**
- 4. NEW BUSINESS**
 - A) CASE # 10-V-16
RAUL & LIZA GARCIA
535 PLOVER AVENUE
R-1B, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking after-the-fact variances in to retain a gazebo in the rear yard.

- B) CASE # 01-V-17
DANIEL ZAMUDIO
1185 LUDLAM DRIVE
R-1C, RESIDENTIAL SINGLE FAMILY**

Applicant is seeking a corner side yard setback variance in order to construct a two story addition to an existing house.

5. OLD BUSINESS

None.

6. ADJOURNMENT

The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)



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”.*

VARIANCE CASE

NO. 10-V-16

RAUL & LIZA GARCIA

535 PLOVER AVENUE

BOARD OF ADJUSTMENT

MEETING: 02-20-2017

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment

FROM: Christopher Heid, City Planner

DATE: February 20, 2017

SUBJECT: Application for Variance

CASE # 10-V-16

APPLICANT: Raul & Liza Garcia

ADDRESS: 535 Plover Avenue

ZONING DISTRICT: R-1B, Single Family Residential

REQUEST: The applicant is seeking after-the-fact variances from Section 150-042 (A)(2) in order to retain an existing gazebo in the rear yard, as follows:

1. Requests variance from Section 150-042 (A)(2) to waive 4'2" (four feet two inches) of the minimum required side yard setback of 7'6" (seven feet six inches). (Side yard setback of 3'4" [three foot four inches] requested.)
2. Requests variance from Section 150-042 (A)(2) to waive 7' (seven feet) of the minimum required distance of 10' (ten feet) between an accessory structure and the main building. (Three foot separation requested).

THE PROPERTY: The property is rectangular in shape, with 75 feet of frontage on Plover Avenue and a depth of 135 feet, for a total lot area of 10,125 square feet. There is an eight foot utility easement at the rear of the property.

THE PROJECT: The applicant is requesting after-the-fact variances in order to retain a 167 square foot gazebo in the rear yard. The gazebo was built without the required building permit.

The gazebo is approximately 12 feet x 14 feet, and is constructed of wood with a barrel tile roof that matches that of the house. There is a U-shaped counter that

partially encloses three sides, with open areas above. The fourth side, facing the pool, is fully open. The counter contains a BBQ, smoker and grill.

ANALYSIS: The gazebo is attractively designed and seemingly well built of high quality materials. (No inspections have yet been performed as the applicant must first obtain the requested variances before applying for a building permit).

However, the variances requested are significant in nature. The eave of the gazebo's roof actually extends under that of the house, and in the side yard the eave extends to within one foot of the property line, providing insufficient room for drainage.

In addition, staff is always extremely concerned with granting after-the-fact variances, fearing that this will only further encourage homeowners to built what and where they want, assuming they too will be granted relief if detected.

RECOMMENDATION: It is recommended that the request for variances be denied.



Official Use Only
 Submittal Date: _____
 Case No.: _____

Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
 www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

VARIANCE APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME <i>Raul and Liza Garcia</i>	PROPERTY ADDRESS <i>535 Plover Avenue</i>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <i>(305) 951-2465</i>	E-MAIL ADDRESS <i>lgarcia@hhconstructiongroup.net</i>

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION <i>13 5 Kent Estates</i>	LOT SIZE AND ZONING DISTRICT <i>10125 s.F R-1B</i>
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <input checked="" type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <i>13 years</i>	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? <i>\$ 7000</i>

Please include the following information in your application letter:

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

[Signature]
Signature of Owner
Raul Garcia
Printed name of Owner


[Signature]
Signature of Co-Owner
Liza Garcia
Printed name of Co-Owner


The contents of this petition are Sworn to and subscribed before me this 31 day of August, 2016.

The contents of this petition are Sworn to and subscribed before me this 31 day of August, 2016.

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
DENIA CEPERO
PRINT NAME OF NOTARY PUBLIC

[Signature]
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
DENIA CEPERO
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL 
COMMISSION EXPIRES: 01/21/19
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____

STAMP SEAL 
COMMISSION EXPIRES: 01/21/19
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION: _____

LETTER OF REQUEST

DATE: September 1, 2016

TO: CITY OF MIAMI SPRINGS

REF: 535 PLOVER AVE, MIAMI SPRINGS, FL 33166

To whom it may concern:

We, Raul and Liza Garcia, are applying for a variance for a gazebo located on the north side of my existing residence, located at 535 PLOVER AVENUE, to be setback 3.7' (7.5' required) from the side (East) property line. And 3' (required 10') from existing building.

We would really appreciate if you would grant us the variance. The gazebo is of great importance to us, since we are a big and close family, we would use the gazebo to get together and unite the family even more. We love to get together to cook, play and spend time bonding outdoors and the gazebo would provide the perfect space for that. Even though our lot is big, the rear yard is not, and due to that condition the gazebo is encroaching the setbacks to the east and between buildings. Due to a utility easement, we have a fence way before our property line in the rear, and that very much forces us to get closer to the house than we are allowed. Also the distance between the pool edge and the property line also leaves us with the alternative of being too close to the pool or to the property line. A smaller space would not serve the purpose of this gazebo for our family is big and active. For that reason, we as a family would greatly appreciate and be thankful if you could grant us the variance.

Sincerely



Raul Garcia

Liza Garcia

Liza Garcia

DATE: September 12, 2016

TO: CITY OF MIAMI SPRINGS

REF: 535 PLOVER AVE, MIAMI SPRINGS, FL 33166

To whom it may concern:

Our neighbors, Raul and Liza Garcia, are applying for a variance for a gazebo located on the north side of their property located at 535 Plover Avenue.

I, Nemi Sales, owner of the property located at 531 Plover Avenue, am ok with their gazebo being in the setback 3.7' instead of the 7.5' required from the east side of their property line.

Please do not hesitate to contact me if you need any further information.

Thank you.

A handwritten signature in cursive script that reads "Nemi Sales".

Nemi Sales

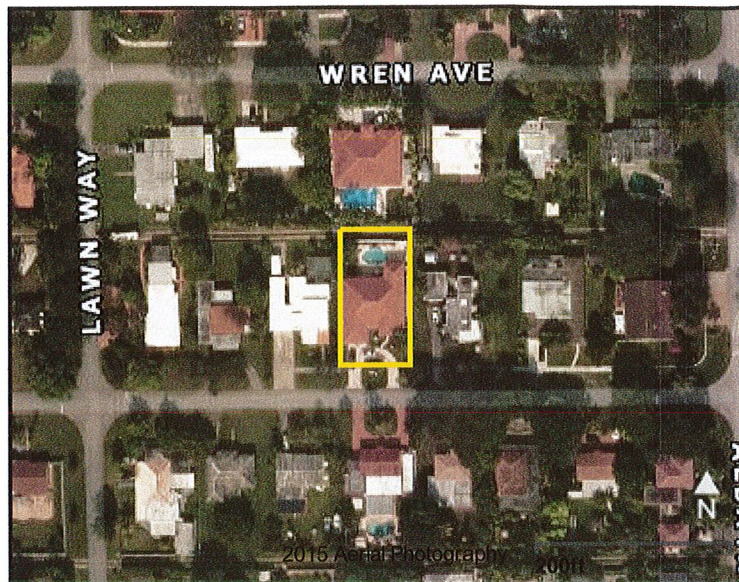


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/20/2016

Property Information	
Folio:	05-3013-005-0730
Property Address:	535 PLOVER AVE Miami Springs, FL 33166-3926
Owner	RAUL GARCIA JR
Mailing Address	535 PLOVER AVE MIAMI SPRINGS, FL 33166-3927
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,406 Sq.Ft
Living Area	2,407 Sq.Ft
Adjusted Area	3,015 Sq.Ft
Lot Size	10,125 Sq.Ft
Year Built	2003



Assessment Information			
Year	2016	2015	2014
Land Value	\$155,368	\$135,036	\$117,389
Building Value	\$307,771	\$311,269	\$306,626
XF Value	\$44,968	\$30,624	\$30,956
Market Value	\$508,107	\$476,929	\$454,971
Assessed Value	\$401,099	\$398,311	\$395,150

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction	\$107,008	\$78,618	\$59,821
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
KENT ESTATES PB 46-28 LOT 13 BLK 5 LOT SIZE 75.000 X 135 OR 19734-0536 06/2001 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$351,099	\$348,311	\$345,150
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$376,099	\$373,311	\$370,150
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$351,099	\$348,311	\$345,150
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$351,099	\$348,311	\$345,150

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2001	\$79,000	19734-0536	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





Property Information

Address: 535 PLOVER AVENUE
 MIAMI SPRINGS, FL 33166
 Location ID: 308671
 FOLIO NUMBER: 05-3013-005-0730
 Old Customer Account No.: 6001029606
 Zoning: NA UPDATE
 Subdivision: KENT ESTATES

Case General Information

Case status: AC ACTIVE
 Status date: 7/21/2016
 Case type: WWP WORK WITHOUT PERMIT
 Reported date: 7/21/2016
 Originator: AC ANONYMOUS COMPLAINT
 Default inspector: RN ROSEMARY NOVO
 Credit balance: .00

Owner Information

Owner name: GARCIA, RAUL
 Address: 536 EAST 62ND STREET
 City: HIALEAH, FL 33013
 Phone: 0
 Notice: Y
 Flip: Y

Violations

Type ----- Status Location ----- Quantity ----- Date Established ----- Date Resolved -----
 No violations exist

Case Data

Description ----- Data -----
 WORK WITHOUT A PERMIT ----- Gazebo -----

Active Inspections

Type ----- Insp Schedule -----
 No scheduled inspections exist ----- ID ----- Date -----

Case Narrative

Type	Text	Date
Case narrative	7/21/16 As per complaint, spoke with homeowner at property who claimed to build a Gazebo at rear without permits. Homeowner allowed access to rear. photos taken of construction work - Gazebo, advised to pull permits, granted 7 days. CCO NOVO.	7/21/2016

Violation comments
 Inspection comments
 001 - INITIAL INSPECTION
 Board meeting comments
 Other action comments

Type Text Date

001 - VERBAL COURTESY NOTIC
(Continued)

002 - CIVIL INFRACTION DOOR
9/30/16 Still no permit, Posted CTN with 7 more days to
comply with Permit. 9/29/2016

Land Management Information
Legal description 301300507300
.23

Lien Information



**CITY OF
MIAMI SPRINGS
Florida**

201 Westward Drive
Miami Springs, FL 33166
(305) 805-5030

CIVIL INFRACTION NOTICE!

ADDRESS: **535 PLOVER AVENUE**

The residents of Miami Springs have always taken great pride in maintaining their properties in keeping with the theme of "Beautiful Miami Springs" and we appreciate your efforts. While making inspections in your area today, I noticed the following items needing your attention and compliance:

CODE SECTION: 151-04
Work has been done without a permit - Gazebo.

CORRECTIVE ACTION NEEDED:
Apply for a permit and cease all further work until permit has been issued.

This is a Notice of Civil Infraction. If no action is taken **within 7 days**, a Civil Infraction Ticket for \$100 will be written!

Your anticipated cooperation is appreciated. Thank you for helping to keep the theme "Beautiful Miami Springs!"

9-30-16
Date

R. Novo
Code Compliance Officer

QUESTIONS OR COMMENTS? PLEASE CALL ME

**CODE TEXT
MIAMI SPRINGS CODE OF ORDINANCES**

Sec. 151-04. Application for building permits.
No person shall erect, construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether on one or more lots or tract of land, or cause the same to be done without first obtaining a building permit therefor from the City Building Department.



Rosemary Novo
Code Compliance Officer

**CITY OF
MIAMI SPRINGS**
At the Heart of it All!

201 Westward Drive Miami Springs, FL 33166
(Office) 305-805-5000 Ext 1008 (Fax) 305-805-5036 (Cell) 305-307-9294
novor@miamisprings-fl.gov
www.miamisprings-fl.gov

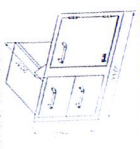




07/21/2016

LS AN

L PREMIUM
DOOR AND DRAWER
PAPER TOWEL



ONTARIO, CALIFORNIA HONRHO.

07/21/2016







VARIANCE CASE

NO. 01-V-17

DANIEL ZAMUDIO

1185 LUDLAM DRIVE

BOARD OF ADJUSTMENT

MEETING: 02-20-2017

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Board of Adjustment

FROM: Christopher Heid, City Planner

DATE: February 20, 2017

SUBJECT: Application for Variance

CASE # 01-V-17

APPLICANT: Daniel Zamudio

ADDRESS: 1185 Ludlam Drive

ZONING DISTRICT: R-1C, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-043 (E)(2) to construct a two story addition to an existing single family house as follows:

1. Requests variance from Section 150-043 (E)(2) to waive 2'11" of the minimum required side yard setback of fifteen inches. (Corner side yard setback of 12'1" proposed).

THE PROPERTY: The property is a corner lot, rectangular in shape with 90 feet of frontage on Ludlam Drive and a depth of approximately 105 feet on Wren Avenue, for a total lot area of 9,435 square feet. The property abuts a 16 foot alley at the rear (east).

THE PROJECT: The applicant is requesting a variance in order to build a two storey 1,459 square foot addition to an existing single family house. This includes a 613 square foot ground floor, and a 846 square foot second floor. The addition would replace an existing 240 square foot, flat roofed storage room.

The ground floor is comprised of a relocated kitchen and dining room, and a staircase that leads to the second floor. At the rear of the addition is a covered patio of approximately 196 square feet.

The second floor consists of a master bedroom suite, with a large walk in closet and large bathroom. There is also a small balcony accessed from the bedroom.

The design of the addition matches and complements the existing house, with smooth stuccoed walls and a flat concrete tile roof. Porcelain imitation wood siding is incorporated into both the existing house and the addition for visual interest.

ANALYSIS: The addition is well thought out and attractively designed. It is clearly an enhancement to the floor plan of the existing house, and is particularly welcome as it replaces a bleak windowless flat roofed storage room facing Wren Avenue.

The variance is relatively minor in nature, and in addition to the proposed 12 foot setback, there is an additional sixty foot wide right-of-way (Wren Avenue), placing the proposed construction 72 feet from the nearest adjacent property line to the north, on the north side of Wren Avenue..

The addition would greatly improve this property, which in turn benefits the neighborhood and, by extension, the City generally.

RECOMMENDATION: It is recommended that the request for variance be approved subject to the following conditions:

1. Plans shall substantially comply with those submitted, as follow:
 - Sheet A-1, Site Plan by Lastayo Padilla & Associates, signed, sealed on January 24, 2017 and dated November 2016.
 - Sheet A-2, Ground Floor Plan, by Lastayo Padilla & Associates, signed, sealed on January 24, 2017 and dated November 2016.
 - Sheet A-3, Second Floor Plan, by Lastayo Padilla & Associates, signed, sealed on January 24, 2017 and dated November 2016.
 - Sheet A-4, Roof Plan, by Lastayo Padilla & Associates, signed, sealed on January 24, 2017 and dated November 2016.
 - Sheet A-5, Elevations, by Lastayo Padilla & Associates, signed, sealed on January 24, 2017 and dated November 2016.
 - Sheet A-6, Elevations, by Lastayo Padilla & Associates, signed, sealed on January 24, 2017 and dated November 2016.

Substantial compliance shall be at the sole determination of the City.

2. Any variances granted by the City Council shall be null and void if the applicant does not obtain a building permit and commence construction

within one year of the date of the granting of the variance. If unusual circumstances exist, the variance may be extended by the City Council for an additional six-month period. No extensions beyond the time periods specified above are authorized.

3. Driveway swale approach shall be widened to match the width of the new driveway.
4. Proposed mechanical equipment shall be relocated so as not to be in the required side or rear yards.
5. The existing chain link fence along Wren Avenue, and the proposed chain link fence and gates in the south side yard shall be replaced with a decorative metal picket fence or alternate approved by staff.
6. If approved, the final order, including any conditions upon which the approval is granted shall be incorporated on a cover sheet of the plans submitted for building permit.



Official Use Only Submittal Date: _____ Case No.: _____
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Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

VARIANCE APPLICATION

APPLICANT INFORMATION

APPLICANT NAME <u>DANIEL RAUDIO</u>	PROPERTY ADDRESS <u>1185 LUDLAM DR.</u>
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) <u>305.989.1401</u>	E-MAIL ADDRESS <u>DZ.BAUHAUS@GMAIL.COM</u>

Request that a determination be made by the Board of Adjustment of the City of Miami Springs, on the following appeal that was denied by the Building Official for the reason that it is a matter, in which the Building official could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION

LEGAL DESCRIPTION <u>1 10 SECOND ADDITION TO SPRING VIEW</u>	LOT SIZE AND ZONING DISTRICT <u>9,300 SQ. FT. - R-1C</u>
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO <u>X</u>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? <u>2 YEARS.</u>	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? <u>\$ 150,000.00</u>

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:

(Please include a separate document indicating the grounds for the appeal and reasons with respect to the law and fact for granting the appeal or special exception or variance. SHOWING OF UNNECESSARY HARDSHIP MUST BE MADE BEFORE A VARIANCE CAN BE GRANTED; the grounds must be stated.)

(I) (We) understand this petition becomes part of the permanent records of the Board of Adjustment.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

Signature of Owner

DAVID ZAMUDIO

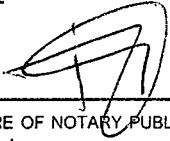
Printed name of Owner

Signature of Co-Owner

ERIKA DE ARMAS

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 3 day of FEB., 2017.



SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

TANIA MEJIAS

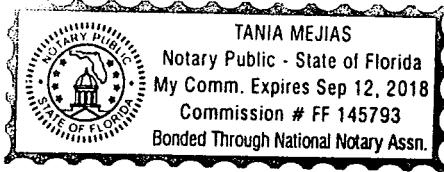
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

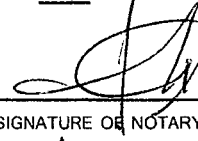
COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____



The contents of this petition are Sworn to and subscribed before me this 3 day of FEB., 2017.



SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

TANIA MEJIAS

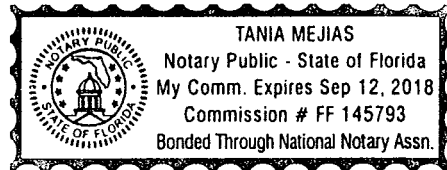
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____



January 30, 2017

Board of Adjustment
City of Miami Springs, Florida

Ref: Statement of Hardship

Property located at:
1185 Ludlam Dr.
Miami Springs, Fl. 33166

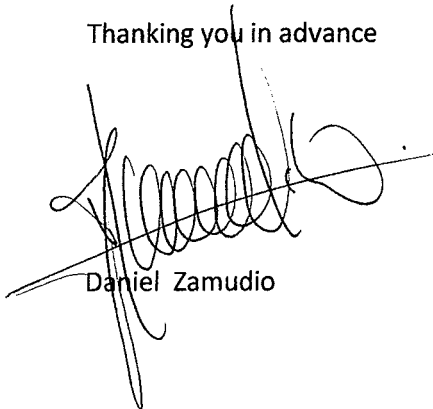
To whom it may concern:

This is to inform that I, DANIEL ZAMUDIO, owner of the above-mentioned property, am hereby petitioning from the Community Planning and Development, to obtain a variance which consists in the encroachment of the side setback: Required – 15'-0", Provided - 12'-1".

The hardship for our family, is the fact that the existing Residence is located within the site in a way that an addition on any side would encroach within the setbacks. Our family is growing and we need the proposed additional space. We strongly believe that the setback restriction represent a hardship to the full use of our property.

Furthermore aesthetically, the project in our opinion represent and enhancement on the site and surrounding neighborhood.

Thanking you in advance



Daniel Zamudio



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/6/2017

Property Information	
Folio:	05-3024-017-0450
Property Address:	1185 LUDLAM DR Miami Springs, FL 33166-4345
Owner	ERIKA LILIANA DE ARMAS DANIEL ZAMUDIO
Mailing Address	1185 LUDLAM DR MIAMI SPRINGS, FL 33166 USA
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,542 Sq.Ft
Living Area	1,278 Sq.Ft
Adjusted Area	1,378 Sq.Ft
Lot Size	9,450 Sq.Ft
Year Built	1951



Assessment Information			
Year	2016	2015	2014
Land Value	\$130,993	\$104,933	\$95,530
Building Value	\$137,469	\$103,832	\$87,641
XF Value	\$1,200	\$976	\$992
Market Value	\$269,662	\$209,741	\$184,163
Assessed Value	\$269,662	\$209,741	\$160,346

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction			\$23,817
Homestead	Exemption	\$25,000		\$25,000
Second Homestead	Exemption	\$25,000		\$25,000
Widow	Exemption			\$500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SPRING VIEW 2ND ADDN PB 51-100 LOT 1 BLK 10 LOT SIZE 90.000 X 105

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,000	\$0	\$50,500
Taxable Value	\$219,662	\$209,741	\$109,846
School Board			
Exemption Value	\$25,000	\$0	\$25,500
Taxable Value	\$244,662	\$209,741	\$134,846
City			
Exemption Value	\$50,000	\$0	\$50,500
Taxable Value	\$219,662	\$209,741	\$109,846
Regional			
Exemption Value	\$50,000	\$0	\$50,500
Taxable Value	\$219,662	\$209,741	\$109,846

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/27/2015	\$330,000	29716-4171	Qual by exam of deed
12/30/2014	\$220,000	29450-4860	Qual by exam of deed
05/12/2014	\$100	29186-1149	Corrective, tax or QCD; min consideration

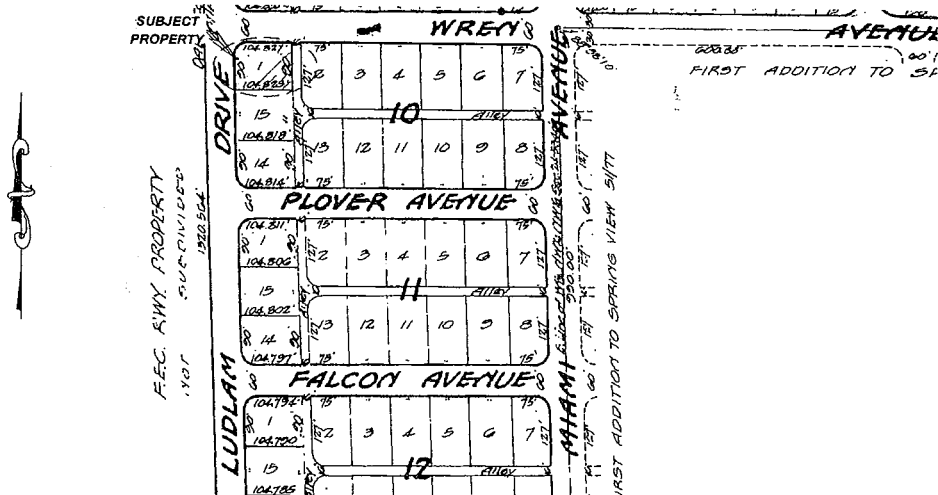
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

SURVEY OF LOT 1, BLOCK 10, OF SECOND ADDITION TO SPRING VIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1185 LUDLAM DR, MIAMI SPRINGS, FL 33166
 FOR: ERIKA LILIANA DE ARMAS

LOCATION SKETCH Scale 1" = NT.S.



ABBREVIATION AND MEANING

- | | |
|---|---|
| A = ARC | FNIP = FEDERAL NATIONAL INSURANCE PROGRAM |
| A/C = AIR CONDITIONER PAD | IN & EG. = INGRESS AND EGRESS EASEMENT |
| A.E. = ANCHOR EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION |
| AVR = ALUMINIUM ROOF | L.M.E. = LAKE MAINTENANCE EASEMENT |
| AVS = ALUMINIUM SHED | L.P. = LIGHT POLE |
| ASPH. = ASPHALT | M. = MEASURED DISTANCE |
| B.C. = BLOCK CORNER | MH = MANHOLE |
| B.C.R. = BROWARD COUNTY RECORDS | N.A.P. = NOT A PART OF |
| B.M. = BENCH MARK | NGVD = NATIONAL GEODETIC VERTICAL DATUM |
| B.O.B. = BASIS OF BEARINGS | N.T.S. = NOT TO SCALE |
| C = CALCULATED | O.H.L. = OVERHEAD UTILITY LINES |
| C.B. = CATCH BASIN | O.R.B. = OFFICIAL RECORD BOOK |
| C.B.W. = CONCRETE BLOCK WALL | O/S = OFFSET |
| CH = CHORD | OVH. = OVERHANG |
| CH.B. = CHORD BEARING | P.B. = PLAT BOOK |
| CL = CLEAR | P.C. = POINT OF CURVE |
| C.L.F. = CHAIN LINK FENCE | P.C.C. = POINT OF COMPOUND CURVE |
| C.M.E. = CANAL MAINTENANCE EASEMENTS | PL = PLANTER |
| CONC. = CONCRETE | P.L.S. = PROFESSIONAL LAND SURVEYOR |
| C.P. = CONCRETE PORCH | P.O.B. = POINT OF BEGINNING |
| C.S. = CONCRETE SLAB | P.O.C. = POINT OF COMMENCEMENT |
| D.E. = DRAINAGE EASEMENT | P.P. = POWER POLE |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | P.P.S. = POOL PUMP SLAB |
| DRIVE = DRIVEWAY | P.R.C. = POINT OF REVERSE CURVE |
| ENCR. = ENCROACHMENT | PRM = PERMANENT REFERENCE MONUMENT |
| E.T.P. = ELECTRIC TRANSFORMER PAD | PT. = POINT OF TANGENCY |
| F.F.E. = FINISHED FLOOR ELEVATION | PVMT. = PAVEMENT |
| F.H. = FIRE HYDRANT | PWY = PARKWAY |
| F.I.P. = FOUND IRON PIPE | R. = RECORD DISTANCE |
| F.I.R. = FOUND IRON ROD | |
| F.N. = FOUND NAIL | |
| F.N.D. = FOUND NAIL & DISK | |

LEGEND TYPICAL

- OH— OVERHEAD UTILITY LINES
- ===== C.B.S. = WALL (CBW)
- x-x- C.L.F. = CHAIN LINK FENCE
- O— I.F. = IRON FENCE
- W.F.— W.F. = WOOD FENCE
- * 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY; IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
 - 2) THIS IS A SPECIFIC PURPOSE SURVEY.
 - 3) THE CLOSE IN THE BOUNDARY SURVEY IS ABOVE 1,750 FT.
 - 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929 CITY OF MIAMI BENCH MARK# M-49 LOCATOR# 3014 N ELEVATION 6.77 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra*
 GEORGE IBARRA (DATE OF FIELD WORK) 8-9-16

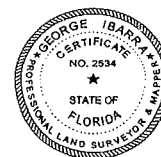
PROFESSIONAL LAND SURVEYOR NO. 2534
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: _____
 REVISED ON: _____

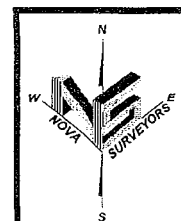
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AH COMMUNITY/PANEL/SUFFIX: 120653 0283 L DATE OF FIRM: 09/11/2009
- BASE FLOOD ELEVATION: 7 FT.

CERTIFIED TO: ERIKA LILIANA DE ARMAS



SURVEYOR'S SEAL



Nova Surveyors Inc.

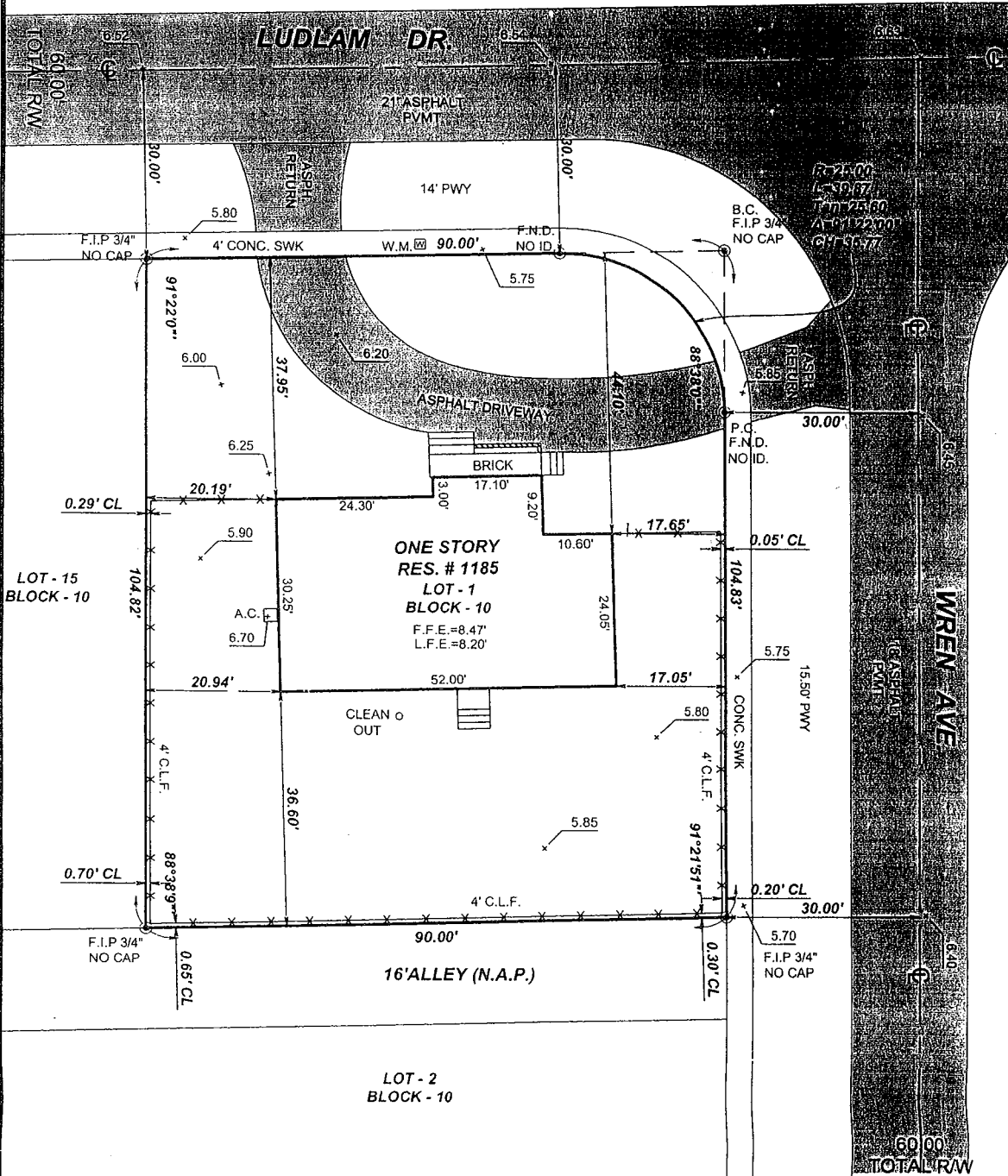
LAND SURVEYORS

DRAWN BY: AL

SHEET No. 2 OF 2

BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:

* There may be Easements recorded in the Public Records not shown on this Survey.

Building Photographs

16-000892-1

See Instructions for Item A6.

For Insurance Company Use:

Building Street Address (including Apt., Unit, Suite and/or Bldg. No.) or P.O. Route and Box No.

Policy Number

1185 LUDLAM DR

City
MIAMI SPRINGS

State
FL

ZIP Code
33166

Company NAIC Number



Front View

Date of Photograph: 08/09/2016



Rear View

Date of Photograph: 08/09/2016

Building Photographs

Continuation Page

For Insurance Company Use:

5-0000892-1

Building Street Address (including Apt., Unit, Suite and/or Bldg. No.) or P.O. Route and Box No.

Policy Number

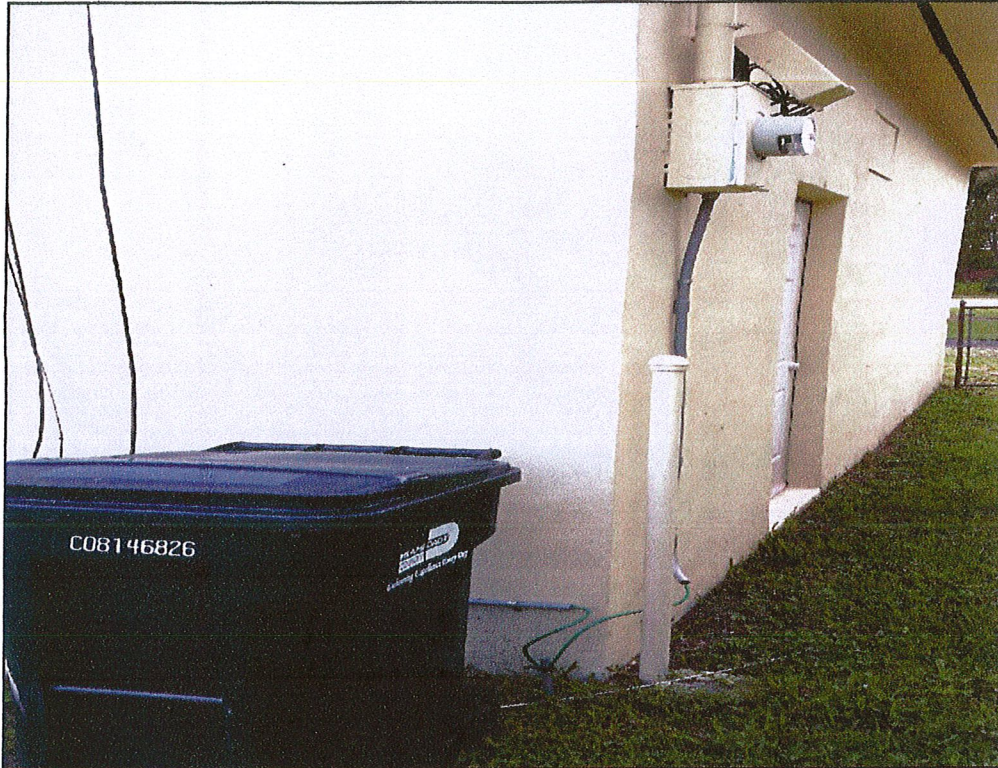
85 LUDLAM DR

Company NAIC Number

City
AMI SPRINGS

State
FL

ZIP Code
33166



Left Side View

Date of Photograph: 08/09/2016



Right Side View

Date of Photograph: 08/09/2016