BOARD OF ADJUSTMENT

TUESDAY, AUGUST 4, 2015

6:00 P.M.

CITY HALL - COUNCIL CHAMBERS

BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA

Chairman Manuel Pérez-Vichot

Vice Chair Ernie Aloma
Board member Bob Calvert
Board member Bill Tallman
Board member Juan Molina

AGENDA
Regular Meeting
Tuesday, August 4, 2015
6:00 p.m.
Council Chambers
City Hall

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES OF REGULAR MEETING

A) April 6, 2015

3. SWEARING IN OFF ALL WITNESSES AND CITY PLANNER

4. NEW BUSINESS

A) **Case # 09-V-15**
MIGUEL GARCIA
183 SOUTH DRIVE
Zoning: R-1B
Lot Size: 75 ft. X 120 ft.

Applicant is seeking a variance from Section 150-103 to continue an existing non-conforming six foot tall fence located in the front yard.

B) **Case # 10-V-15**
ANDREA LOWRY
297 POCATELLA STREET
Zoning: R-1D
Lot Size: 8,127 SQ. FT.

Applicant is seeking setback variances from Section 150-044 to construct a two story addition and open porch at an existing residence.

C) **Case # 11-V-15**
LIANA LOUGHLIN
351 DEER RUN
Zoning: R-1A
Lot Size: 10,650 SQ. FT.

Applicant is seeking a setback variance from Section 150-041 to construct a carport addition to an existence residence.

D) **Case # 12-V-15**
MANUEL BONET
14 TRUXTON DRIVE
Zoning: R-1C
Lot Size: 6,350 SQ. FT.

The applicant is seeking a variance from Section 150-034 to place pool equipment related to the construction of a new swimming pool at an existing residence in the required side yard.

5. ADJOURNMENT

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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)

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City of Miami Springs, Florida

The **Board of Adjustment** met in Regular Session at 6:30 p.m., on Monday, April 6, 2015 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 Juan Molina Bill Tallman Bob Calvert
Absent:	Vice Chair Ernie Aloma
Also present:	Planning and Zoning Director Chris Heid Board Secretary Elora R. Sakal

2) Approval of Minutes

Minutes of the March 2, 2015 meeting were approved as written.

Board member Tallman moved to approve the minutes. Board member Molina seconded the motion which was carried unanimously on voice vote.

4) New Business:

Board Secretary Sakal swore in the applicants and the Planning and Zoning Director.

A) Case # 08-V-15
PAUL LOMBARDI
1000 ORIOLE AVE
Zoning: R1-C
Lot Size: 74 x 124

Applicant is seeking a variance from Section 150-043 (E) (1), for a corner side yard setback for an addition.

Planning and Zoning Director Chris Heid clarified that the Board saw this address last month as a variance for the vertical columns supporting the porch which was denied and no appeal was made. He was under the impression that this variance was the same porch but it is a proposed replacement that does include a variance. The variance was neither requested nor advertised for the front porch so it could not be granted. The Board would have to make a stipulation that whatever porch is allowed will meet the code. He will work with the applicants and their architect to ensure that the porch meets the code and does not have a variance.

Planning and Zoning Director read his recommendation to the Board.

Board member Molina moved to approve the motion based on the conditions listed in the recommendation. Board member Tallman seconded the motion which was carried unanimously on voice vote.

6) **Adjournment**

There was no further business to be discussed and the meeting was adjourned at 6:45 p.m.

Respectfully submitted:

_____
Elora R. Sakal
Board Secretary

Adopted by the Board on
this ____ day of _____, 2015.

_____
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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VARIANCE CASE

NO. 09-V-15

MIGUEL GARCIA

183 SOUTH DRIVE

BOARD OF ADJUSTMENT

MEETING: 08-04-2015

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: August 4, 2015

SUBJECT: Application for Variance

CASE # 09-V-15

APPLICANT: Miguel Garcia

ADDRESS: 183 South Drive

ZONING DISTRICT: R-1B, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-013 (C)(3) in order to construct a six foot masonry wall in the front yard of an existing single family residential home, as follows:

1. Requests Variance from Section 150-013 (C)(3) to exceed by 2'6" (two-feet six-inches) the maximum permitted wall height of 3'6" (three-feet six-inches) in order to construct a six foot high wall in the front yard. (The proposed wall would be located 29 feet from the front property line).

THE PROPERTY: The property is rectangular in shape, with 75 feet of frontage on South Drive and a depth of 120 feet, for a total lot area of 9,000 square feet. A 16 foot wide right-of-way (alley) is at the rear (east) and south side of the property.

THE PROJECT: The applicant is requesting a variance to allow the construction of a six foot tall masonry wall in the front yard of an existing single family home. Forty-eight linear feet of six-foot tall CBS wall already exists in the front yard at a setback of 31 feet, and is considered non-conforming. The proposal would extend that wall southward an additional 27 feet, with a setback of 29 feet.

The wall would then continue eastward for 90 feet to the rear property line, raising an existing three foot wall by an additional three feet, for a total wall height of six feet. (This portion of the wall, located behind the front yard, is permitted, and is not the subject of a variance).

The wall is attractively designed, with four columns flanking an open metal gate leading to a newly created courtyard with a central fountain. The columns would be topped by decorative light fixtures. Masonry planters, two foot in height, would frame the entry.

ANALYSIS: As noted, the proposed wall would be an extension of an existing wall that runs across almost two-thirds of the property. The applicant has indicated that the new portion of the wall would be screened by Areca Palms, as is the existing wall, although this is not noted on the plans.

It is interesting to note that if the applicant chose to, a thirty foot tall structure could be built in the same location where the six foot tall wall is now proposed, but not allowed.

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

1. The driveway shall be paved in brick pavers or similar decorative material, to be approved by staff, and shall include the swale approach as well.

2. Areca palms shall be planted across the new section of wall, in a size and spacing to match those existing.

3. The proposed gate shall be of an open picket type, or other design that allows open views into the courtyard.

4. A decorative courtyard fountain, as shown on the proposed site plan, must be provided.

5. The proposed driveway, as indicated on the submitted plans, must be installed prior to the issuance of a Certificate of Occupancy for the proposed project. The swale area must also be paved to match the driveway in width and material.

Official Use Only
Submittal Date: _____
Case No.: 9-V-15

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 Miguel Garcia	PROPERTY ADDRESS 183 South Drive
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) (305)790-6387	E-MAIL ADDRESS Miguel.garcia2192@gmail.com

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 20 (LOT(S)) 93 (BLOCK) Country Club States (SUBDIVISION)	LOT SIZE AND ZONING DISTRICT 75X120 (LOT SIZE) R-1B (ZONING DISTRICT)
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES _____ NO X IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? 5 Years	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? $ 10,000.00

(I)(We) believe that the Board of Adjustment should grant this petition for the following reasons:
Our home currently has a six feet high by forty-eight feet in length concrete fence in the front (constructed almost half a century ago) with an obscure gate on the side. We respectfully request permission to extend the length of the fence by twenty-seven feet, which will include a beautiful new gated front entrance with columns and planters. Note: Permit for a new paved driveway and approach has been approved.

(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

MIGUEL A. GARCIA
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 26th day of May, 2015.

Anasha K. Bonnick
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Anasha K. Bonnick
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

Anasha K. Bonnick
COMMISSION #EE194243
EXPIRES: JUN. 24, 2016
WWW.AARONNOTARY.com

COMMISSION EXPIRES: 6/24/2016
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: FLDL# G620-541-60-229-0
exp. 6/29/2018

Signature of Co-Owner

Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this ____ day of _____, 20___.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

COMMISSION EXPIRES: _____
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: _____

Grounds for Appeal

Existing is a six feet high by forty-eight feet in length CBS fence that was constructed almost fifty years ago and covers two thirds of the front of the property. The fence's set-back is twenty-seven feet from the front property line, perfectly blending in with the set-back of all the other homes in our block. Our home's set-back is forty-four feet from the front property line, which is fourteen feet more than the required by code. Based on these set of unique circumstances we respectfully request the board to consider our petition for a variance to extend the existing fence. It is our humble opinion that by granting us this variance it will not create an infringement of Zoning Code, Article 1, Section 150-013(B)(2), nor will it set any precedent since this will be an extension/improvement to an existing fence. Approval of our request will allow us to create a beautiful new entrance that our home so desperately needs. This in turn will enhance and improve the appearance of not only our home, but that of our neighbors and the entire community of Miami Springs.

Thank you in advance for your consideration,

Miguel Garcia

Board of Adjustment of the City of Miami Springs:

I'm the owner of 193 South Drive, and Mr. Garcia has been my neighbor since 2010. Mr. Garcia and his wife Claudia have explained to me their plans to extend the six foot CBS fence in front of their home, in order to create a new entrance with a courtyard and driveway. The new extension will add some columns with light fixtures, planters, and a new gate. The permit for the new paved driveway and approach has been approved. They explained the Building and Zoning Department rejected their plans due to the fact the code limits the height of a fence to three and a half feet in the front of any property. I believe their request for a variance in order to allow them to extend the existing six foot wall should be granted. This will not only create a grand entrance to his home, but it will positively beautify and enhance our neighborhood and the entire community.

Board of Adjustment of the City of Miami Springs:

I'm the owner and resident of 168 South Drive, and have been a neighbor of Mr. Garcia since 2013. Mr. Garcia has demonstrated and explained his plans to extend and improve the six foot concrete wall that already exists in the front of his home. This will create and define a much needed new entrance which will be accentuated by four columns, two planters, a new gate, and a completely new paved driveway and approach. Mr. Garcia's home was built towards the rear of the lot, far beyond the set back permitted by code, thus making this property different from all the rest of the homes in our block. This fact should be ample reason to approve Mr. Garcia's request, as an exception to the rule that a fence in front of a property can only be forty-two inches in height. From my perspective as a general contractor, I totally and completely support this project since it will not only improve, but also enhance the façade of the property by creating a more uniform and aesthetically pleasing look for the home. This will in turn not only benefit our block, but the entire neighborhood and community of Miami Springs

Board of Adjustment of the City of Miami Springs:

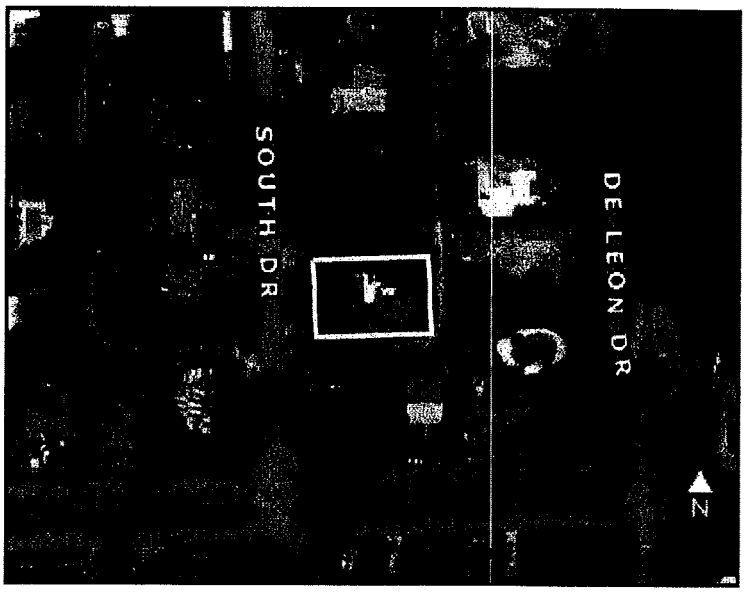
I'm the owner of 181 South Drive, and Mr. Garcia has been my neighbor since 2010. Mr. Garcia has expressed to me his desire to build a new front entrance with a courtyard and driveway for his home. His plan is to extend the existing six foot fence in the front and add columns with light fixtures, a new gate and a couple of planters. A permit for a new paved driveway and approach has already been approved. He has explained the Building and Zoning Department rejected the plans for the new extension of the six foot wall, due to the fact the code limits the height of a fence in the front, to three and a half feet. It is my humble opinion that his request for a variance to the zoning code be granted. I completely support this improvement to Mr. Garcia's home, as this can only benefit our neighborhood in a positive way as well as improve the look and image of our city.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/16/2015

Property Information	
Folio:	05-3119-013-0722
Property Address:	
Owner	
Mailing Address	
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	1 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,361 Sq.Ft
Living Area	1,851 Sq.Ft
Adjusted Area	1,746 Sq.Ft
Lot Size	9,000 Sq.Ft
Year Built	1948



Assessment Information			
Year	2015	2014	2013
Land Value	$119,250	$108,450	$77,400
Building Value	$129,577	$126,716	$101,315
XF Value	$15,214	$15,356	$15,495
Market Value	$264,041	$250,522	$194,210
Assessed Value	$193,414	$191,879	$189,044

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$143,414	$141,879	$139,044
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$168,414	$166,879	$164,044
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$143,414	$141,879	$139,044
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$143,414	$141,879	$139,044

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	$70,627	$58,643	$5,166
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).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2010	$241,000	27362-2675	Qual by exam of deed
08/01/2006	$0	24855-2096	Qual by exam of deed
03/01/1972	$20,000	00000-00000	2008 and prior year sales; Qual by exam of deed

Short Legal Description
19 53 41 PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
TR C BLK 93 &
LOTS 18 & 19 OF PB 10-79
LOT SIZE SITE VALUE

Version:

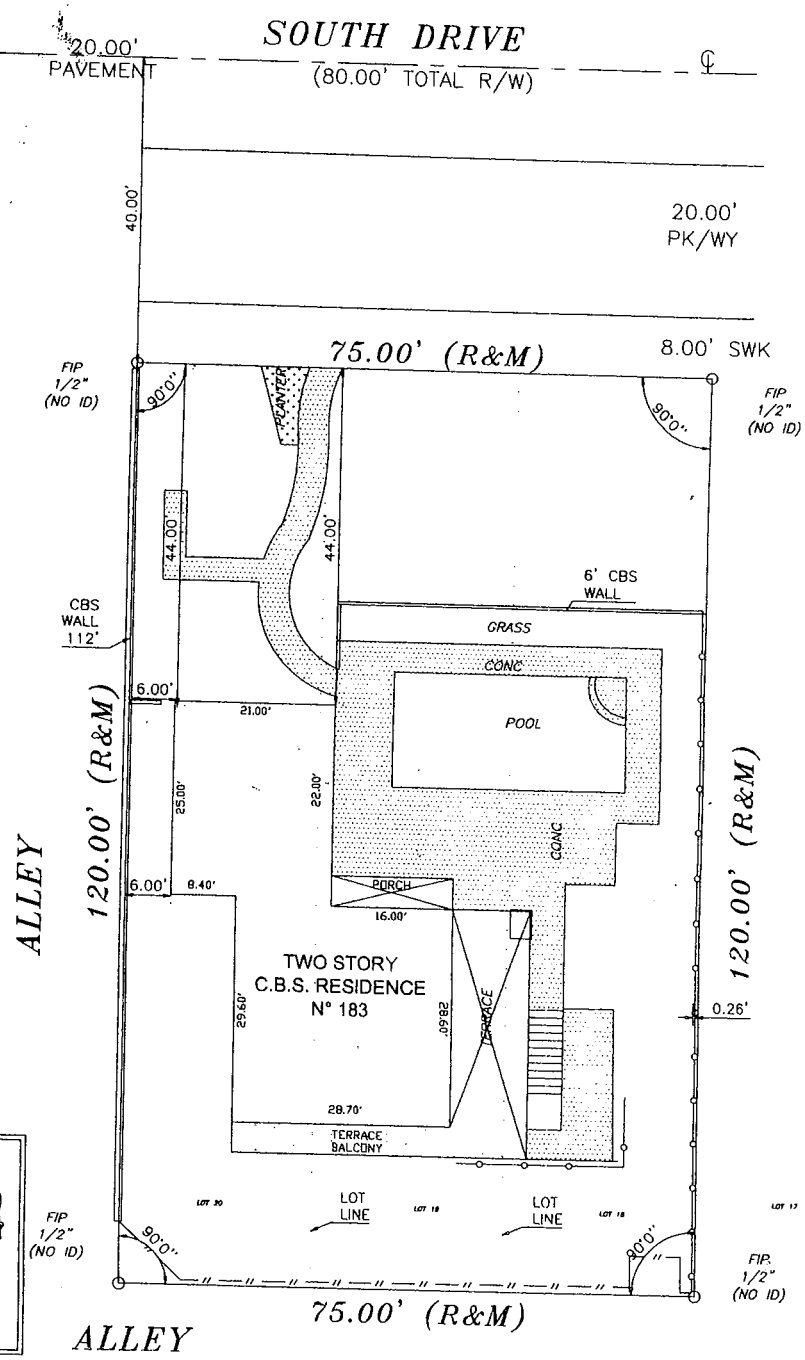
BOUNDARY SURVEY

SCALE: 1" =20'

PROPERTY ADDRESS 183 SOUTH DRIVE, MIAMI SPRINGS, FLORIDA

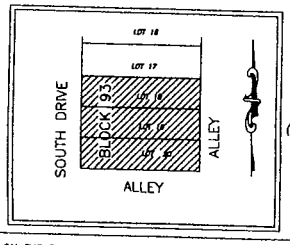
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT LOT 18 , 19 AND 20 BLOCK 93 SUBDIVISION COUNTRY CLUB ESTATES
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 79
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NO VISIBLE ENCROACHMENT OR EASEMENT VIOLATIONS OBSERVED



LOCATION SKETCH

SCALE: NTS



THIS SURVEY IS NOT VALID FOR CONSTRUCTION

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 09/11/09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AH BASE FLOOD ELEVATION 7.00' COMMUNITY 120653 PANEL NUMBER 0284 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION 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. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. FENCE OWNERSHIP NOT DETERMINED

CERTIFIED TO:
MIGUEL A. GARCIA
SOUTH FLORIDA TITLE GROUP,INC
CHICAGO TITLE INSURANCE COMPANY
BANK OF AMERICA NA
ITS SUCCESSORS AND/OR ASSIGNS,ATIMA

NOE AGUILAR
19630 FRANJO ROAD
CUTLER BAY ,FL.33157
PHONE: (305) 283-0632
FAX: (305) 259-5769

FIELD WORK
DATE: 06/18/2010

REVISIONS
DATE:

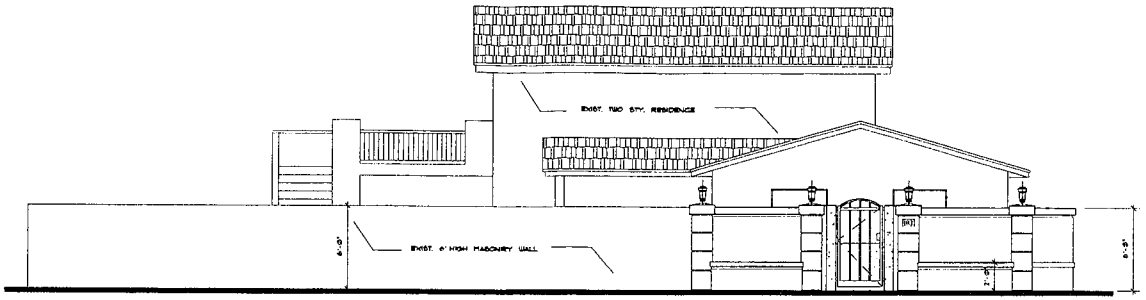
THIS CERTIFIES THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SAME MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOE AGUILAR P.S.M. 5571
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND AND ABBREVIATIONS

U.P.	= UTILITY POLE	F.N.	= FOUND NAIL	F.N.D.			=C.B.S. WALL	B/C	=BLOCK CORNER
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY	P.C.C.	= POINT OF COMPOUND CURVE		= WOOD FENCE (6' HIGH)	DRWY.	= DRIVEWAY
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT	M/L	= MONUMENT LINE	R	= RADIUS	P.O.C.	= POINT OF COMMEN-CEMENT
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL	P.C.	= POINT OF CURVATURE
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE	O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE		= FOUND NAIL/DISK
C.B.	= CATCH BASIN	F.I.R.	= FOUND REBAR	P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY		=CHAIN LINK FENCE (4' HIGH)
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.F.E.	= LOWEST FLOOR ELEVATION	P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION	Δ	= CENTRAL ANGLE
CH.	= CHORD DISTANCE	I.P.	= LIGHT POLE	P.G.	= PAGE	S.I.P.	= SET IRON PIPE		
CL.	= CLEAR	(M)	= MEASURED	P.O.B.	= POINT OF BEGINNING	STY.	= STORY		
C/L	= CENTER LINE	(R)	= RECORD	P/L	= PROPERTY LINE	SWK	= SIDEWALK		
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED	N.T.S.	= NOT TO SCALE	U.E.	= UTILITY EASEMENT		
D.M.E	= DRAINAGE MAINTENANCE EASEMENT	0.00	= ELEVATION	S.I.R.	= SET IRON ROD	P.R.C	= POINT OF REVERSE CURVE		

ORDER No. 10-340



PROPOSED WEST ELEVATION 1/4"

GENERAL ELECTRICAL NOTES:

1.- GROUNDED ROMEX MAY BE USED.

2.- CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL PANELS, WIRING DEVICES, CONDUIT, WIRING, MISCELL. SYSTEMS ETC. AS SHOWN ON PLANS OR AS REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION.

3.- FIXTURES AND LAMPS SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.

4.- DISCONNECT SWITCHES SHALL BE GENERAL DUTY.

5.- CONTRACTOR SHALL DO ALL CUTTING, SLEEVEING, EXCAVATIONS AND BACK FILLING NECESSARY FOR THE INSTALLATION OF WISMER EQUIPMENT AND THE PATCHING THEREAFTER.

6.- ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL OR NATIONAL CODES AND WITH THE UTILITY COMPANY REGULATIONS.

7. PRIOR TO THE INSTALLATION OF ROUGH ELECTRICAL, WIRING CHECK NAMEPLATE DATA OF AIR CONDITIONING EQUIPMENTS, WATER HEATERS AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRING SIZES AND OVERCURRENT PROTECTION.

8. ELECTRICAL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF N.E.C. 110-16(a) AND N.E.C. 384-2 FOR PANELBOARDS, INCLUDING INCLUDING SPACES ABOVE THE EQUIPMENT.

9. CONTRACTOR SHALL PRESWIRE ALL TELEPHONE OUTLETS WITH 4/C #24 TELEPHONE CABLE RUN IN PARTITIONS AND DROPPED CEILING FROM INCOMING TELEPHONE JUNCTION BOX.

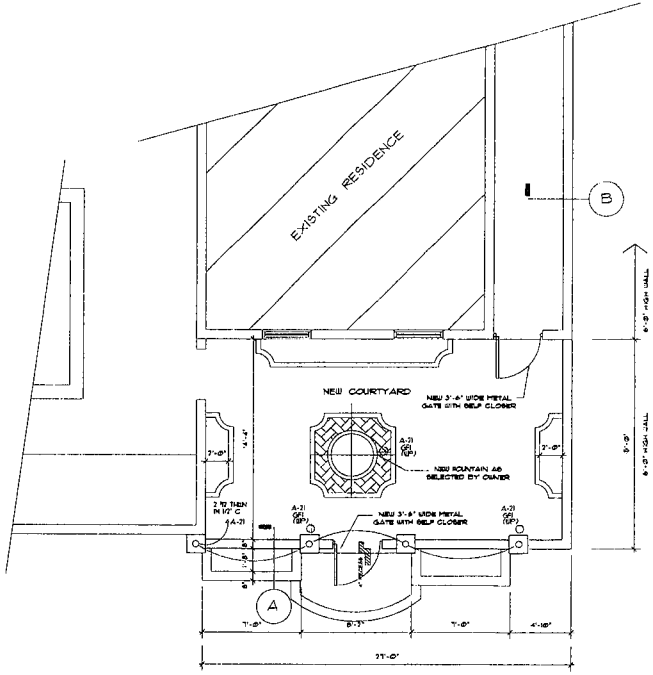
10. ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVAT SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED (SEPARATE) INDEPENDENT CICUITS FROM THOSE IN THE HABITABLE AREAS.

11. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.

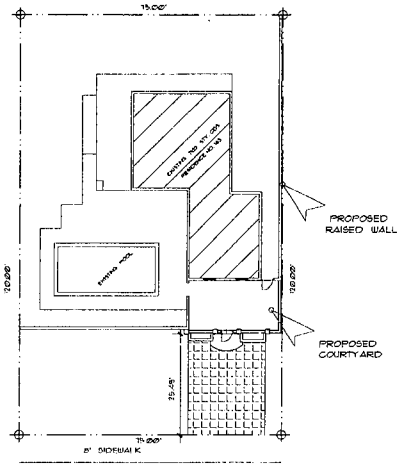
12. A/C COMPRESSORS SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.

13. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.

14. IT IS SUGGESTED THAT YOU CONFER WITH FLORIDA POWER AND LIGHT CO. TO LOCATE THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.



FLOOR PLAN 1/4" N



SITE PLAN 1/16=1'-0" N

LEGAL DESCRIPTION:

LOTS 18, 19 AND 20, BLOCK 93 OF "COUNTRY CLUB ESTATES SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, AT PAGE 79 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

AURELIO J. RAMOS

architect
planner
interiors

1300 Southwest 126th Place
Miami, Florida 33184
Ph. 786-306-0483

Seal:

AR: 0014356
NCARB: 61005

Project:
NEW ENTRY COURTYARD TO THE RESIDENCE OF:
MR. MIGUEL A. GARCIA
183 SOUTH DRIVE
MIAMI SPRINGS, FLORIDA 33166

Revisions:

No	Description	Date

Release Date: 01/27/2015
Project No: 2015-15

Sheet No:

BEAM SCHEDULE

MARK	TOP OF BEAM ELEV	SIZE IN W X D	REINFORCING				STIRRUPS		REMARKS
			B	T	C	I	No.	SPACING	
RTB-1		8 x 12	2#5	2#5			3 ☐	4 EE @ 12" O.C. BAL @ 48"	
RTB-2		8 x 8	2#5						

FOOTING SCHEDULE

MARK	SIZE (W x D)	REINFORCEMENT	REMARKS
WF-8	8' X 8'	1 #5 CONT BOTT	THICKENED EDGE OF SLAB
WF-16	16' X 16'	2 #5 CONT BOTT.	
F-1	24" X 24" X 18"	3 #5 EA WAY BOTT.	
WF-16E	16" X 12"	2 #5 CONT BOTT.	EXISTING FOOTING

COLUMN SCHEDULE

MARK	SIZE	REINFORCING		TYPE	REMARKS
		VERTICAL	TIES		
TC	8"x12"	4 #5	#3 @ 12" O.C.	A	CONC.
FC	1 #5 VERT. IN GROUT - FILLED BLOCK CELL				
C1	16"X 16"	4 #5	#3 @ 8" O.C.	A	CONC. COL. BLOCK

COLUMN TYPE

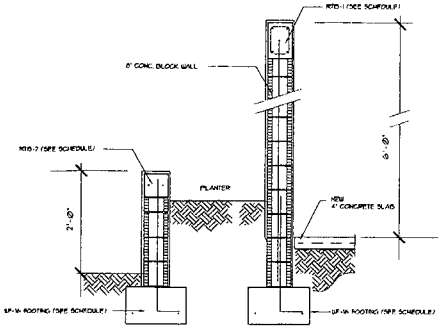
TYPE 'A'

GENERAL STRUCTURAL NOTES:

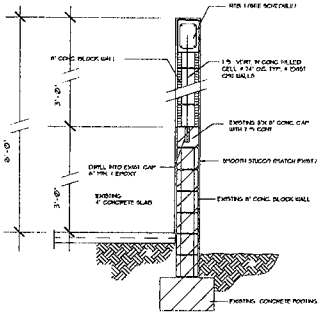
1. ALLOWABLE SOIL BEARING CAPACITY:
   SOIL IS ASSUMED TO PROVIDE 2000 PSF BEARING CAPACITY. AS FOR VISUAL INSPECTION IT APPEARS TO BE LIMEROCK AND SILICA SAND FREE FROM ORGANIC MATERIALS. - BEFORE POURING FOUNDATION CALL THE ENGINEER OR RECORD TO OBSERVER THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGNED IS BASED. A LETTER WILL BE SUBMITTED TO THE CITY OF HIALEAH CERTIFYING SOIL CONDITIONS ARE THE SAME AS STRATED ABOVE.
2. CONCRETE:
   1. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-07 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS'.
   2. ALL CONCRETE SHALL ATTAIN 3000 P.S.I MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
   3. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
   4. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
   5. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI-301-07.
3. CONCRETE COVER:
   TO BE AS FOLLOWS:

	BOTTOM	TOP	SIDES
FOOTINGS	3"	2"	3"
BEAMS	1½"	1½"	1½"
COLUMNS	---	---	1½"
SLABS	¾"	¾"	1½"
EXTERIOR SLAB	1"	1½"	1½"

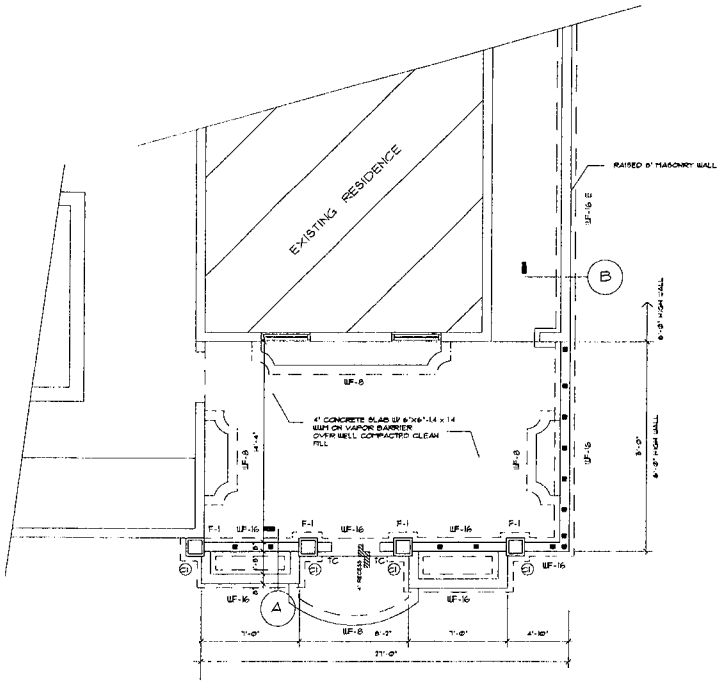
4. REINFORCING STEEL:
   TO BE NEW HIGH STRENGTH BILLET STEEL DEFORMED AS PER ASTM A-305 AND CONFORMING TO ASTM A-6151 GRADE 60. LAP CONTINUOUS BARS 36-BARS DIAMETERS. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS. ALL REINFORCING STEEL TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH 'MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES' AND THE ACI BUILDING CODE 318-07. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
5. MASONRY WALLS:
   MASONRY UNITS SHALL BE TWO CELLS HOLLOW UNITS CONFORMING TO ASTM C-90 WITH A COMPRESSIVE STRENGTH OF 1500 PSI ON THE NET GROSS SECTIONAL AREA AND SHALL BE PROVIDED AT EACH SIDE OF ALL MASONRY OPENINGS. VERTICAL CELLS TO BE GROUTED SHALL HAVE A MINIMUM CLEAR DIMENSION OF 3 INCHES AND CLEAR AREA OF 10 SQ. IN. GROUTING SHALL BE DONE IN A CONTINUOUS OPERATION IN LIFT NOT EXCEEDING FOUR (4) FT. WITH A MAXIMUM TOTAL POUR OF TEN (10) FT. THE GROUTING SHALL BE CONSOLIDATED BETWEEN LIFTS BY PUDDING, ROD DING, OR MECHANICAL VIBRATION. PROVIDE 9 GAUGE LADDER TYPE DUR-O-WALL HORIZ. JOINT REINF. @ 16" O.C. GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. SLUMP SHALL BE BETWEEN 8" TO 10" MAXIMUM.
   REINFORCED MASONARY DESIGN AND CONSTRUCTION SHALL COMPLY ACI 530-99/ASCE 5-07/TMS 402-07A CI 530.1-07/ASCE 6-07/TMS 602-07, SREF 9.1.5.3 (4) (5)
   GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C476.
6. SLAB ON GRADE :
   A. FILL AND BACKFILL TO BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST. COMPACTION LAYERS NOT TO EXCEED 12". SEE GEOTECHNICAL REPORT.
   B. ALL CONCRETE SLABS ON GRADE TO BE IN ACCORDANCE WITH THE LATEST 'GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION' (ACI 302).
   C. JOINTS SHALL BE PROVIDED IN ALL SLABS ON GRADE WHERE INDICATED ON THE PLANS.
   D. 6 MIL POLYETHYLENE MEMBRANE SHALL BE PROVIDED UNDER ALL SLABS FORMED ON FILL.
   E. COLUMNS, BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER (½" THK) COMPLYING WITH ASTM D1752, TYPE 1.



TYPICAL SECTION A 3/4"



TYPICAL SECTION B 3/4"



FOUNDATION PLAN 1/4"

AURELIO J. RAMOS

architect
planner
interiors

1300 Southwest 126th Place
Miami, Florida 33184
Ph. 786-306-0483

Seal:

AR: 0014356
NCARB: 41905

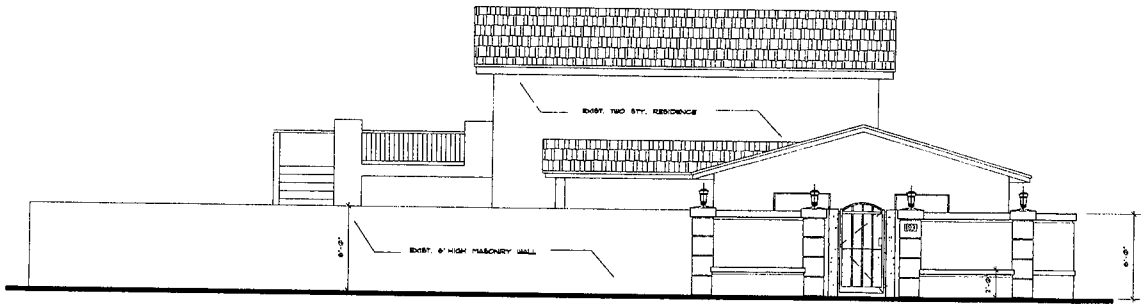
Project:
NEW ENTRY COURTYARD TO THE RESIDENCE OF:
MR. MIGUEL A. GARCIA
183 SOUTH DRIVE
MIAMI SPRINGS, FLORIDA 33166

Revisions:

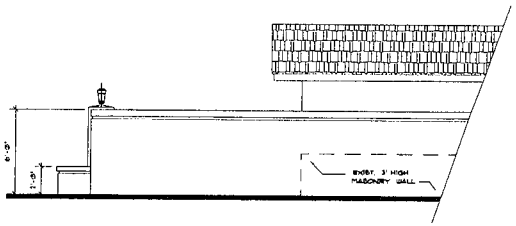
No	Description	Date

Release Date: 01/27/2015
Project No: 2015-15

Sheet No:



PROPOSED WEST ELEVATION 1/4"



PROPOSED SOUTH ELEVATION 1/4"

AURELIO J. RAMOS

architect
planner
interiors

1300 Southwest 126th Place
Miami, Florida 33184
Ph. 786-306-0483

Seal:

AR: 0014556
NCARB: 61805

Project:
NEW ENTRY COURTYARD TO THE RESIDENCE OF:
MR. MIGUEL A. GARCIA
183 SOUTH DRIVE
MIAMI SPRINGS, FLORIDA 33166

Revisions:

No	Description	Date

Release Date:
01/27/2015
Project No:
2015-15

Sheet No:

VARIANCE CASE

NO. 10-V-15

ANDREA LOWRY

297 POCATELLA STREET

BOARD OF ADJUSTMENT

MEETING: 08-04-2015

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: August 4, 2014

SUBJECT: Application for Public Hearing

CASE # 10-V-15

APPLICANT: Andrea Lowry

ADDRESS: 297 Pocatella Street

REQUEST: The applicant is seeking variances to enlarge an existing non-conforming front porch, and to add a two story addition that continues a non-conforming side yard setback of the existing residence, as follows:

1. Requests variance from Section 150-044 (D) to waive one foot (1') of the minimum required front yard setback of thirty feet (30'). (Front yard setback of 29 feet (29") proposed).

2. Requests variance from Section 24-044 (E) (3) (c) to waive one foot eleven inches (1'11") of the minimum required corner side yard setback of fifteen feet (15'). (Corner side yard setback of thirteen feet one inch (13' 1") proposed.

3. Requests variance from Section 140-XXX to exceed by three feet eleven inches (3'11") the maximum permitted encroachment for a roof overhang of three feet (3'). (Roof overhang of six feet eleven inches (6'11" into the required side yard setback proposed).

THE PROPERTY: The corner property is rectangular in shape, with 60 feet of frontage on Pocatella Street, and a depth of 135 feet on Swan Avenue, for a total lot size of 7,920 square feet.

THE PROJECT: The applicant is proposing the construction of a 1,520 square foot addition to an existing 897 square foot one story house, for a total house size of 2,417 square feet. Also, a 210 square foot open front porch would extend an existing 120 square foot enclosed porch, and a 364 square foot covered terrace would be constructed at the rear of the two story addition. All of the proposed additions are of masonry construction with barrel tiled roofs to match the existing residence.

The two story addition would provide a large open-plan living room and kitchen, while the second floor would provide two bedrooms with en- suite bathrooms.

ANALYSIS: The existing house has a non-conforming corner (north) side yard setback of 13'1", an encroachment of 1'9" into the required side yard . The proposed two story addition would continue that non-conforming building line to align with the existing residence, while a side entry's eave would extend 3'11" into the required side yard. Requiring the addition to be set back an additional 1'9" would create an awkward and less attractive house that that proposed.

Similarly, the existing enclosed front porch has a non-conforming setback of 29 feet, encroaching one foot into the required front yard setback. The proposal is to continue the existing setback for an open porch 29'4" in length. The proposed open porch, would be larger and more accommodating, and with a barrel tile roof and open railing, far more attractive than the existing, small enclosed porch

Overall, the proposed additions are a great improvement to this small house, and will be a significant upgrade to what is existing. It will be of benefit to the block specifically, and the neighborhood generally.

RECOMMENDATION: It is recommended that the variances be approved subject to the following conditions.

1. The proposed covered terrace must remain open and unenclosed.
2. The proposed front terrace shall remain open and unenclosed, and contain an open decorative railing as indicated on the plans.
3. Three on-site paved parking spaces must be provided within one year of the issuance of a Certificate of Occupancy for the proposed new construction. The swale area must also be paved to match the driveway in width and material.

Official Use Only
Submittal Date: _____
Case No.: 70-V-15

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	PROPERTY ADDRESS
Andrea Lowry	297 Porcatella St. Miami Springs, FL 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU)	E-MAIL ADDRESS
305-494-4635	aLowry@dolphins.com

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	LOT SIZE AND ZONING DISTRICT
Golf Course Add Hialeah PB 8-91 LOT 31 & N20FT LOT 30 BLK 7	60.200 x 135 or 19104-3089 04 2000 1
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT Single family residential R-1D

HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES?
YES _____ NO ✓
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:

IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY?	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE?
15 years	$ 175,000.00

(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

Andrew Lowry
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 20 day of May, 2015.

Barbara A. Robinson
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

BARBARA A. ROBINSON
PRINT NAME OF NOTARY PUBLIC

Notary Public State of Florida
Barbara A Robinson
My Commission FF 093067
Expires 02/26/2018

STAMP SEAL

COMMISSION EXPIRES: 2-26-2018
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: Flo Drivers License
L600-001-77911-0

Pauline Lombardi
Signature of Co-Owner

Pauline Lombardi
Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 20 day of May, 2015.

Barbara A. Robinson
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

BARBARA A. ROBINSON
PRINT NAME OF NOTARY PUBLIC

Notary Public State of Florida
Barbara A Robinson
My Commission FF 093067
Expires 02/26/2018

STAMP SEAL

COMMISSION EXPIRES: 2-26-2018
PERSONALLY KNOWN: _____
PRODUCED IDENTIFICATION: Flo Drivers License
L516-660-48-678-0

Luke L. Lombardi Jr.
Luke L. Lombardi Jr

Subscribed and sworn to before me in my presence this 20 Day of May 2015
a Notary Public in the State of Flo
Signature Barbara A. Robinson
Notary Public My Commission
Expires 2-26-2018

Notary Public State of Florida
Barbara A Robinson
My Commission FF 093067
Expires 02/26/2018

City of Miami Springs
Planning Department

July 1st, 2015

Ref: Hardship Letter
297 Pocatella Street
Miami Springs, FL 33166

This application to the Building and Planning Department is for the construction of a two (2) story addition to a one (1) story existing residence. Proposed are a two (2) story addition, a roof terrace at the rear, and the extension of the existing front porch. We are requesting the following variances:

1. A variance to waive 1'-11" of the minimum required 15'-0" second front building setback (north), in order to build the two story building. Note, we will be aligning the addition to match the existing house, already encroaching 1'-11"
2. A variance to waive 1'-0" of the minimum required 30'-0" front building setback (east). Note. We will be extending an already encroaching porch, by 3" on its northeast, to the south, encroaching 1'-0" at its southeast once built.
3. A variance to waive the maximum roof encroachment of 3'-11' into the second front building setback (north), in order to roof/cover the new side entry to the proposed addition. This encroachment surpasses the 3'-0' overhang into any setback allowed,. Note: the new 2 story addition roof overhang encroaches 11" passed the 3'-0' overhang allowed, and which falls within the variance requested.

Variance requested from:
Section 150.044 (d) & (e)) Setback Requirements for a residential addition in the R-1D Single Family Residential District.

-The Front Setback of the Principal Residence required shall be no less than 30'-0".
-The Side Setback Adjacent to a Street of the Principal Residence required shall be no less than 15'-0".

We believe that the Board of Adjustment should grant these petitions due to the fact that the additions will be in line with the already encroaching existing condition of the building. Both the existing front and secondary existing front encroach 3" and 1'-11" respectively.

HARDSHIPS:

Due to the unique shape of the angled property line in the front, the extension of the porch will not be possible without encroaching 1'-0" into it. If we are to respect the front setback, we would need to demolish part of the existing porch, reduce the width of the porch by 1'-0", add new columns, and then extend it south to achieve the preferred design, incurring additional time and money. This will definitely be a costlier alternative for which the owners have not budgeted for, causing additional hardship.

The new addition will be awkward were we to comply with the secondary front setback. The addition and the existing house will be offset, not aligned. .This is not an aesthetically pleasing option, by any means or opinions. We want to be able to have a smooth transition from the existing house to the addition, as well as with the outside façade.

Respectfully Submitted,

Wilder Omonte
Project Manager, AIA Associate
305.310.3090. womonte@yahoo.com

Walter and Diana Williams
281 Pocatella Street
Miami Springs, FL 33166
June 30, 2015

Building & Planning Department
City of Miami Springs
201 Westward Drive
Miami Springs, FL 33166

Dear Building & Planning Department:

It has been brought to our attention that our next door neighbors, Jason and Andrea Lowry who live at 297 Pocatella Street are in the process of building a new addition to their existing home for the improvement of their current residence. They have reviewed the proposed plans with us, including the extension of the existing porch.

We are aware that the existing front porch is already encroaching 3'' based on the current front setback guidelines of 30'–0''. This home is among one of the residences in our community that was built several years ago before these guidelines were set in place. Due to this and the unique shape of their angled lot, we are aware that the new porch extension would be encroaching by 1'- 0'' on the southeast side. This happens to be the side closest to our property at 281 Pocatella Street.

We have been neighbors for over ten years and are aware that they have good intentions on beautifying their property as well as the neighborhood, where they wish to raise their family. Jason and Andrea specifically discussed the request with us regarding the hardship of the porch to see if we would have any hesitation or issues with this. Andrea has expressed that she would also love to be able to spend quality time with their new son Aiden on their outdoor front porch.

This letter is to formally provide our approval to Jason, Andrea and the City of Miami Springs Building & Planning Department that we have no issue with the addition of the front porch and ask that the city to provide leniency on their request.

We understand it would be extremely costly and time consuming to demolish the existing porch and roof just to gain 3'' on the northeast side and 1'-0'' on the southeast new addition side and understand their hardship in accommodating this. We also believe it

has no negative impact on the neighborhood, and will only serve to beautify a home in our community.

Please feel free to contact us if you have any questions regarding this letter or wish to discuss our approval. We may be reached at (786) 371-6114.

Sincerely,

Walter and Diana Williams

Enclosure Neighbor Front View Image

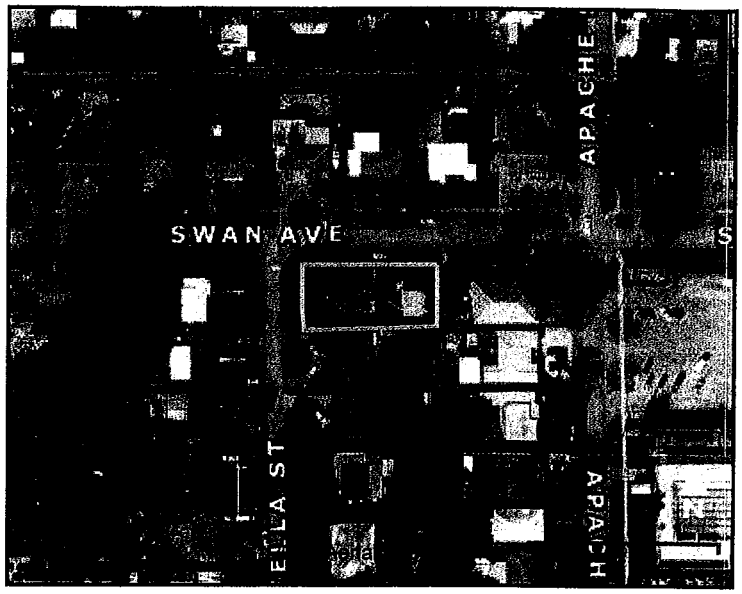

297 Pocatella St.
281 Pocatella St.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/16/2015

Property Information	
Folio:	05-3024-004-0800
Property Address:	297 POCATELLA ST
Owner	LUKE LOMBARDI & PAULINE LOMBARDI ANDREA LOMBARDI
Mailing Address	297 POCATELLA ST MIAMI SPRINGS , FL 33166-5008
Primary Zone	0500 SGL FAMILY - 1201-1400 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,587 Sq.Ft
Living Area	897 Sq.Ft
Adjusted Area	1,550 Sq.Ft
Lot Size	8,127 Sq.Ft
Year Built	1951



Assessment Information			
Year	2015	2014	2013
Land Value	$97,304	$88,374	$73,594
Building Value	$91,619	$88,783	$86,230
XF Value	$997	$1,007	$1,012
Market Value	$189,920	$178,164	$160,836
Assessed Value	$161,409	$160,128	$157,762

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$111,409	$110,128	$107,762
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$136,409	$135,128	$132,762
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$111,409	$110,128	$107,762
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$111,409	$110,128	$107,762

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	$28,511	$18,036	$3,074
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000

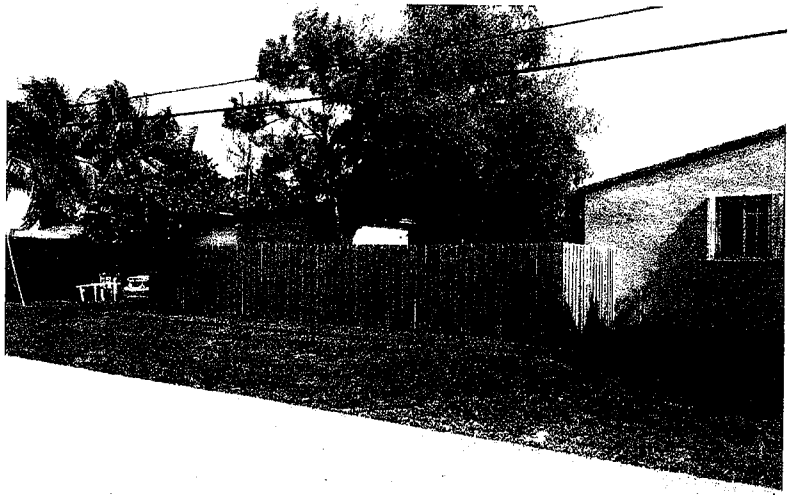
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

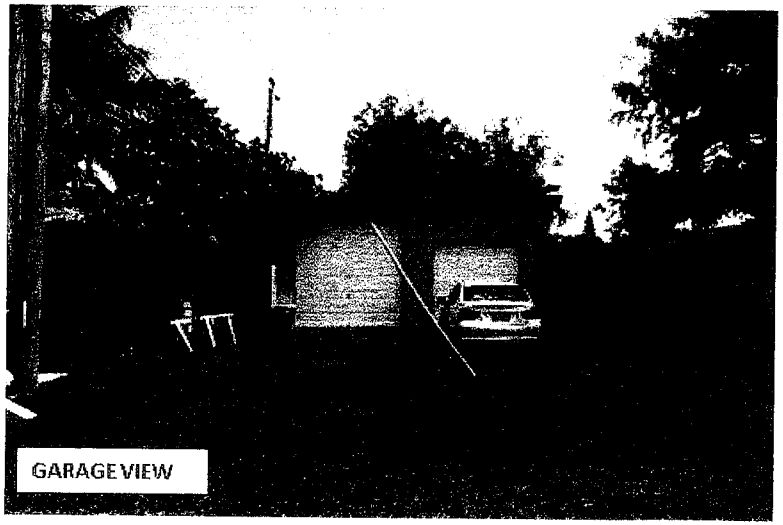
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2003	$0	22006-3195	Qual by exam of deed
04/01/2000	$118,000	19104-3089	2008 and prior year sales; Qual by exam of deed
11/01/1999	$0	18876-0833	Qual by exam of deed
05/01/1982	$69,000	11438-1115	2008 and prior year sales; Qual by exam of deed

Short Legal Description
GOLF COURSE ADD HIALEAH
PB 8-91
LOT 31 & N20FT LOT 30 BLK 7
LOT SIZE 60.200 X 135
OR 19104-3089 04 2000 1

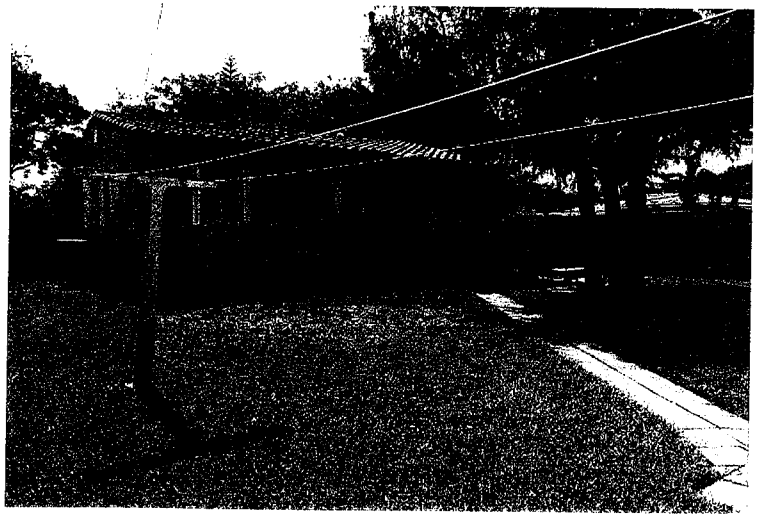
Property Images: 297 Pocatella Street, Miami Springs
SIDE FACING: WEST (FROM POCATELLA)

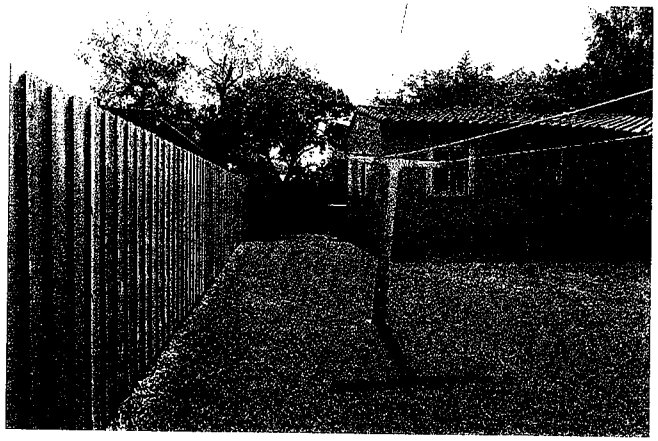
SIDE FACING: NORTH (FROM SWAN)

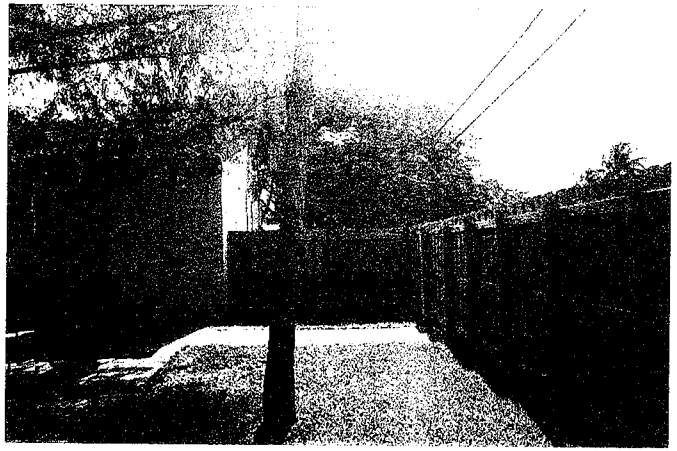


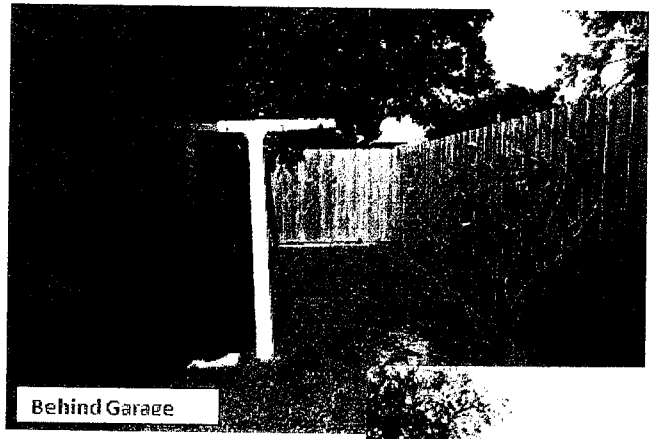


SIDE FACING: EAST (BACKYARD)

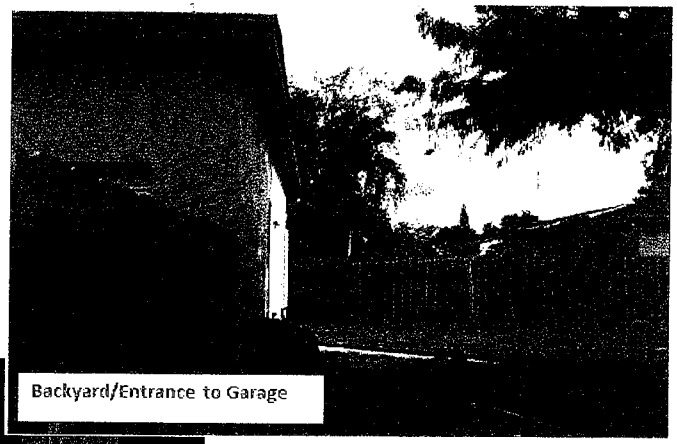




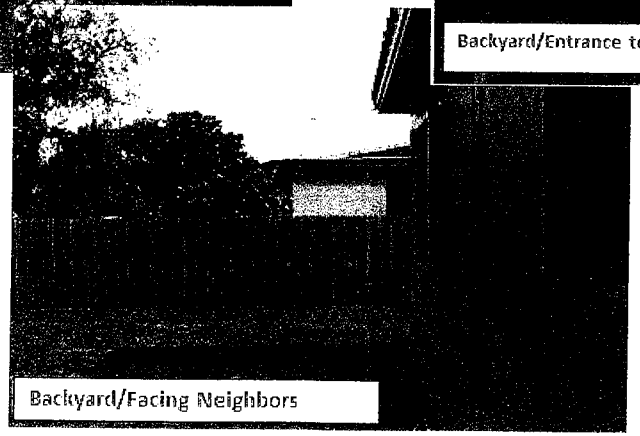




Behind Garage

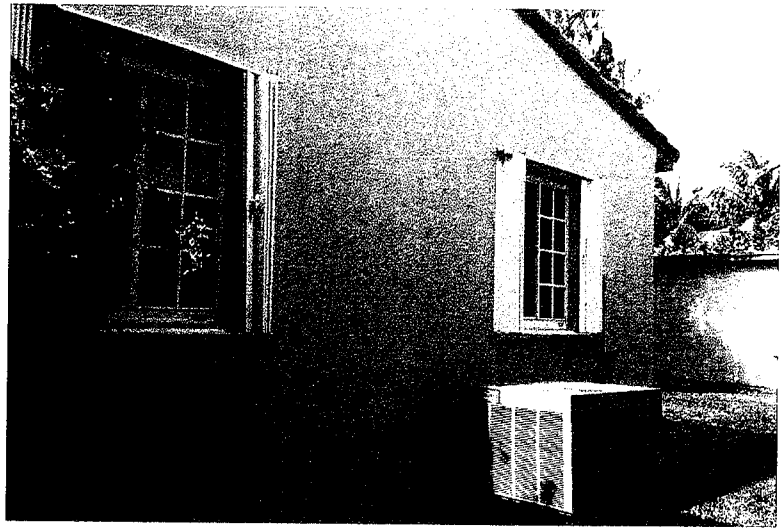


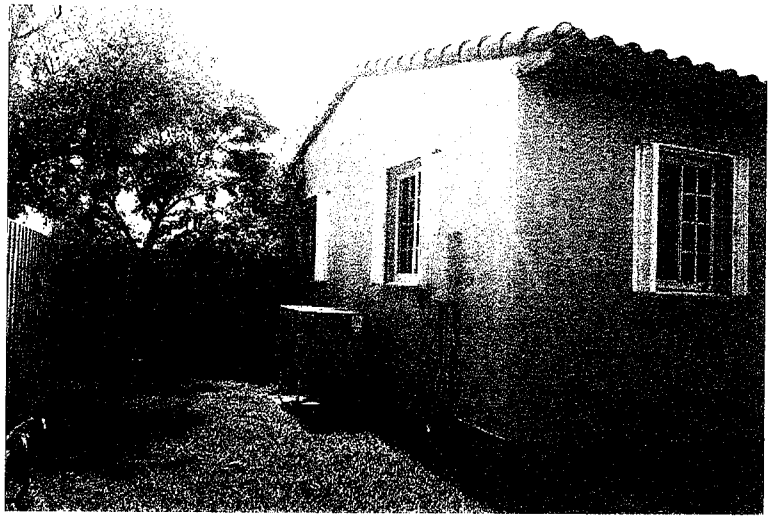
Backyard/Entrance to Garage

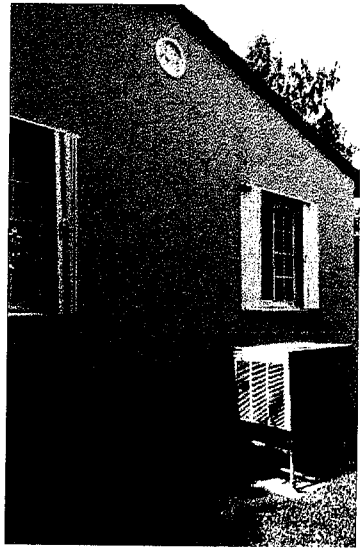


Backyard/Facing Neighbors

SIDE FACING: SOUTH







THE LOWRY RESIDENCE

297 POCATELLA ST., MIAMI SPRINGS, FL 33166

VARIANCE SET

JULY, 2015

APPLICABLE CODES

1. FLORIDA CODE FOR BUILDING CONSTRUCTION 2010 EDITION
2. FIRE SAFETY CODE NFPA 101, 2006 EDITION
3. MIAMI SPRINGS ZONING CODES AND ORDINANCE

SCOPE OF WORK

THE ADDITION AND REMODELING TO AN EXISTING ONE STORY RESIDENCE OF A RANCHWAY STYLE ARCHITECTURE

LEGAL DESCRIPTION

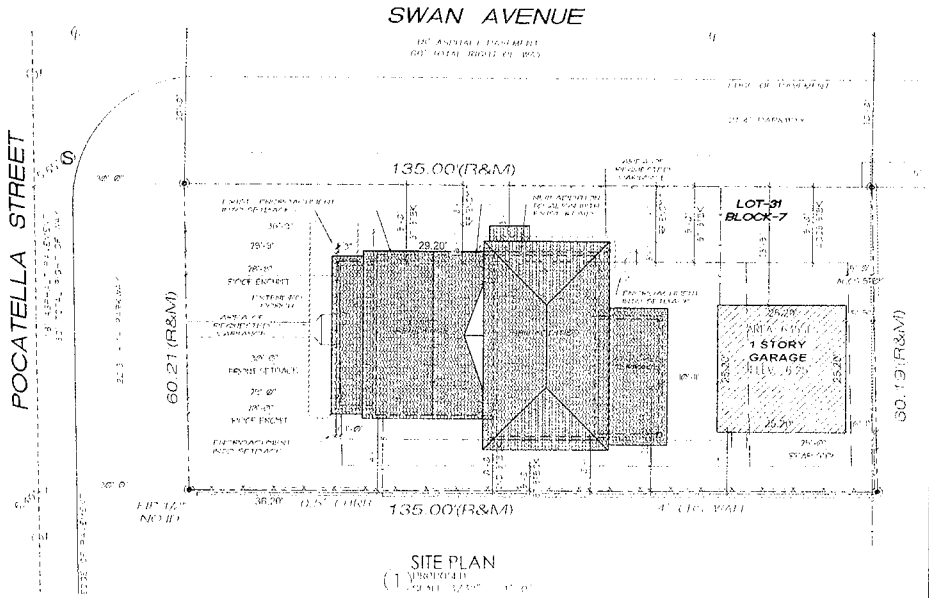
GOLF COURSE AND BALANCE OF R 93 109 (LESS ROADS) LOT 30 BLK 7 LOT SIZE 60.200 X 135 OR 19104 5080 09 2008 1

PREPARED BY

WILLIER DUGUAY
MA ARCHITECT
9743 LONTABRE BLVD, SUITE 207
MIAMI, FL 33172

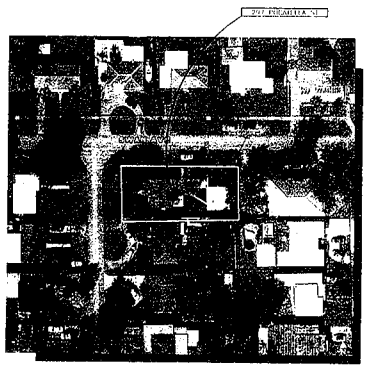
ZONING AND BUILDING DATA

CLASSIFICATION	REQUIRED/ALLOWED	PROVIDED
MUNICIPALITY	CITY OF MIAMI SPRINGS	
FOLIO #	05 3024 004 0200	
ZONING DISTRICT	SINGLE FAMILY RESIDENTIAL (R-1D)	
HEIGHT ALLOWED	30 FEET ABOVE THE AVERAGE STREET ELEVATION, 2 STORIES	2 STORIES, 30'-0" ABOVE THE AVERAGE STREET ELEVATION (15'-0" ABOVE)
LOT AREA	12000 SF MINIMUM	12000 SF
BUILDING SITE AREA	5,000 SF MINIMUM / 75' AVG. WIDTH	8,127 SQ.FT. (0.20 AC) (LOT 31)
SETBACKS:		
PRINCIPAL BUILDING SETBACKS:		
FRONT	30'-0"	29'-0"
REAR	25'-0"	74'-0"
SIDE INTERIOR 1 STORY	10% OF WIDTH (60.20') = 6.02' BUT 20% LESS THAN 10'-0"	10'-1"
2 STORY	10% OF WIDTH (60.20') = 6.02' + 2% OF HEIGHT OVER THIRD 10'-0"	10'-1"
SIDE YARD ADJ. TO STREET	15'-0"	15'-1"
ACCESSORY STRUCTURE(S):		
SETBACKS FRONTAGE	15'-0"	25'-0"
REAR	5'-0"	6'-0"
NO. ACCS. ALLOWED	2	1
SIZE OF REAR YARD	15% OF LIVEABLE YARD 4,100 - 1024 SF	815 SF (LIVEABLE AREA 2005) PROPERTY CAPACITY TO REMAIN

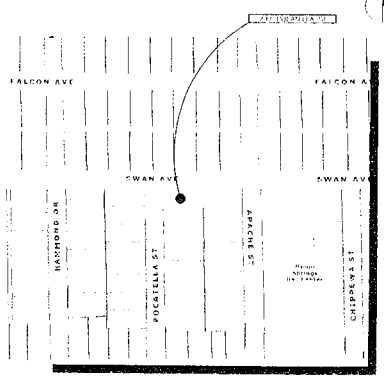


SITE PLAN

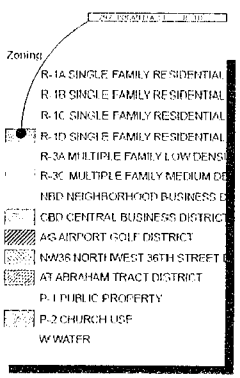
AERIAL MAP



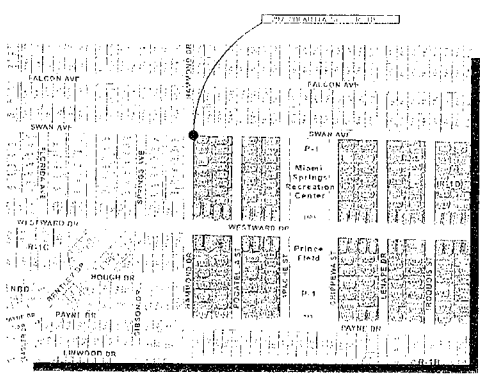
LOCATION MAP



ZONING LEGEND



ZONING MAP



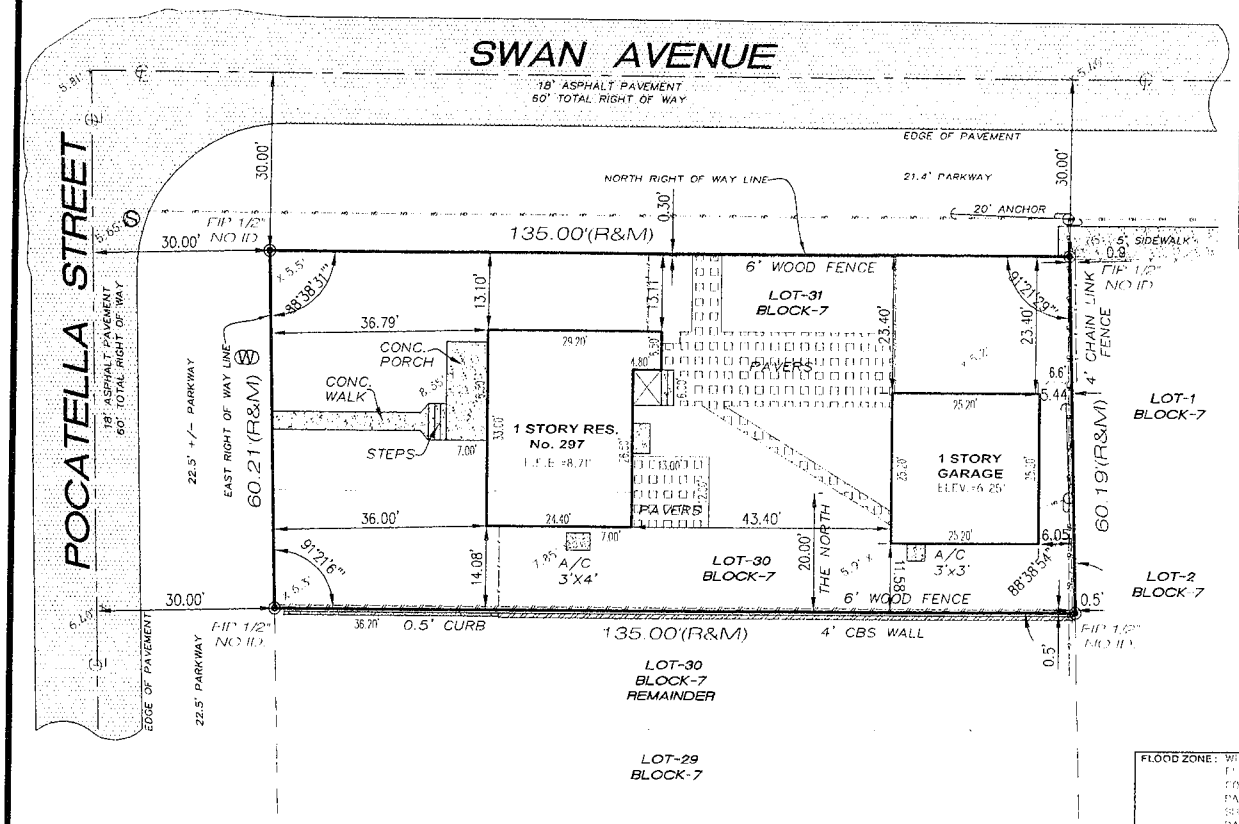
EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE, SUITE D-203
MIAMI, FL 33129
T. (305) 250-9939 F. (305) 250-9940

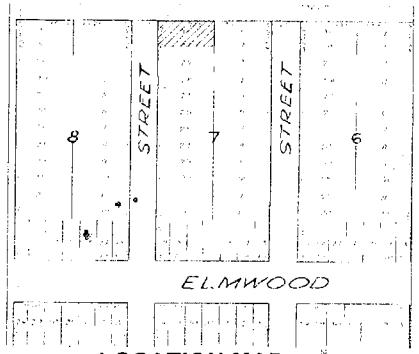
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

COVER PAGE & SITE DATA

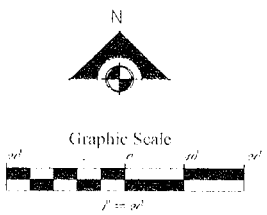
A0.0

BOUNDARY SURVEY





LOCATION MAP
(NOT TO SCALE)



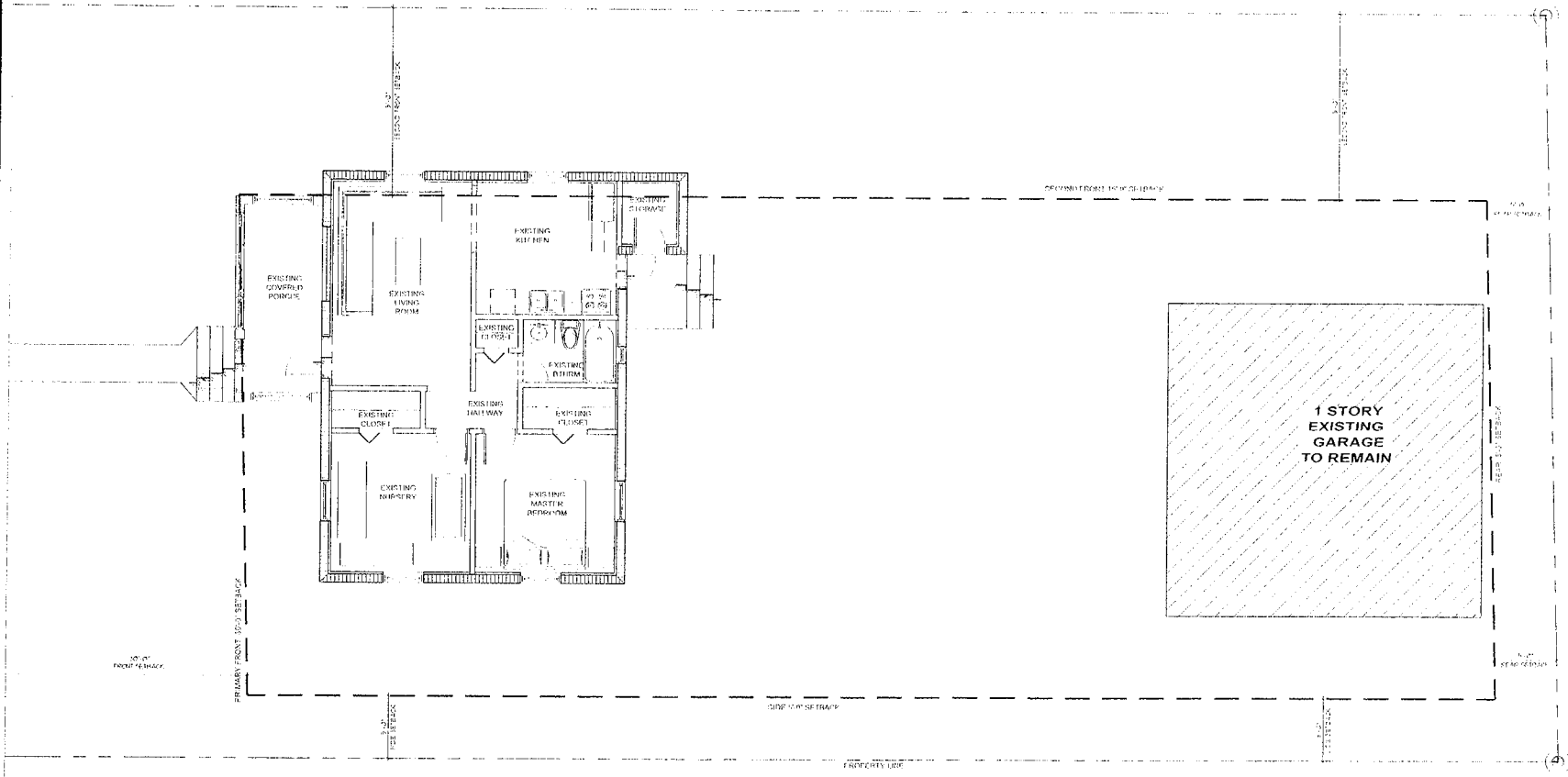
LEGEND OF SURVEY ABBREVIATIONS

LEGAL DESCRIPTION:
Lot 31 and the North 20 feet , in Block 7, of "GOLF COURSE ADDITION TO THE TOWN OF HIALEAH", according to the Plat thereof, as recorded in Plat Book 8, at Page 91, of the Public Records of Miami Dade County, Florida.

FLOOD ZONE: WITHIN ZONE: AH ELEVATION: 7.0' COMMUNITY: 120653 PANEL No: 0293 SUFFIX: J DATE: 09 11 2009	ORDER NO.: M-10459 FIELD BOOK: TILE DATE: 02 27 2015 UPDATE:	PROPERTY ADRESS: 297 POCATELLA STREET MIAMI SPRINGS, FL 33166 FOR: LUGE, PAULINE & ATUBOLA COMBAHEE
I HEREBY CERTIFY THAT THIS DRAWING REPRESENTS THE RESULTS OF A SURVEY OF THE WITHIN DESCRIBED PROPERTY AND THIS DRAWING AND SAID SURVEY WERE PREPARED BY ME OR UNDER MY DIRECTION. THERE ARE NO ENCROACHMENTS UNLESS SHOWN HEREON.		THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES
* THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
* EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO RESTRICTIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
* LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR AND STATE TITLE COMPANY.
* UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT AN ATTORNEY TO LOCATE EASEMENTS AND/OR RESTRICTIONS.
* NOT VISIBLE ENCROACHMENTS WERE FOUND ON THE PROPERTY UNLESS SHOWN.
* IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. 1929.
* BENCH MARK USED No. M 1.0, WITH ELEVATION:

MARK [illegible] CHAMBLIS
PROFESSIONAL LAND SURVEYOR AND MAPPER
No. 2220
STATE OF FLORIDA
[illegible] SURVEYORS
MIAMI, FL 33141
TEL: (305) 949-[illegible] (305) [illegible]
E-MAIL: [illegible]



EXISTING FLOOR PLAN

(1) SCALE: 1/4" = 1'-0"

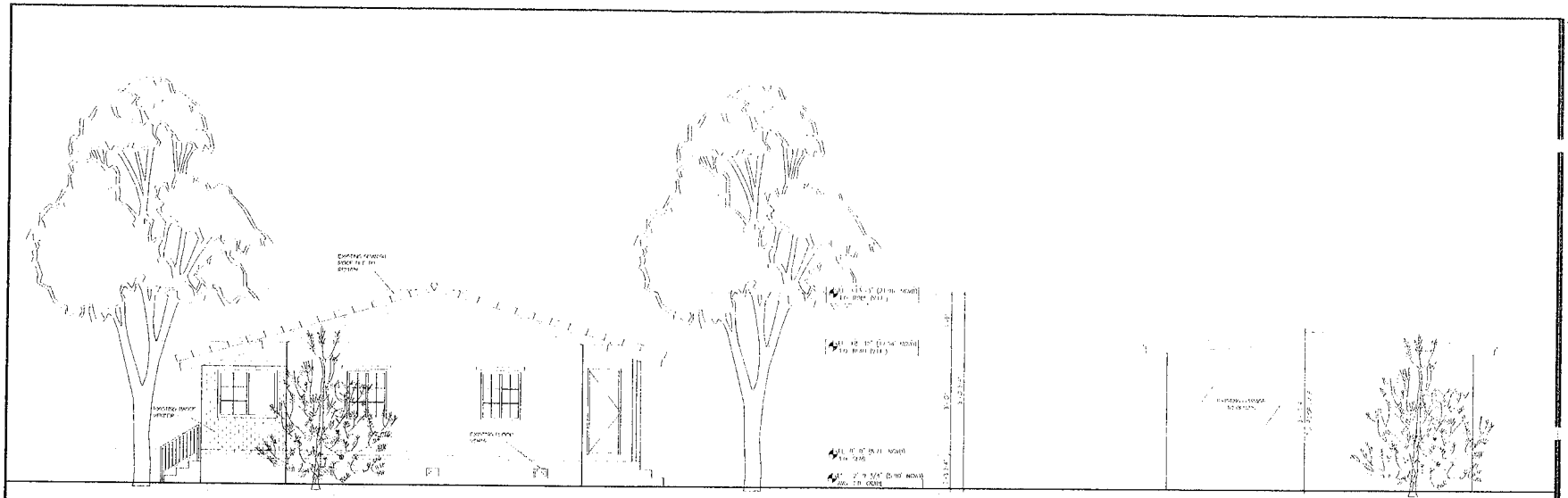
VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE. SUITE D-203
MIAMI, FL 33129
T: (305) 250-9939 F: (305) 250-9940

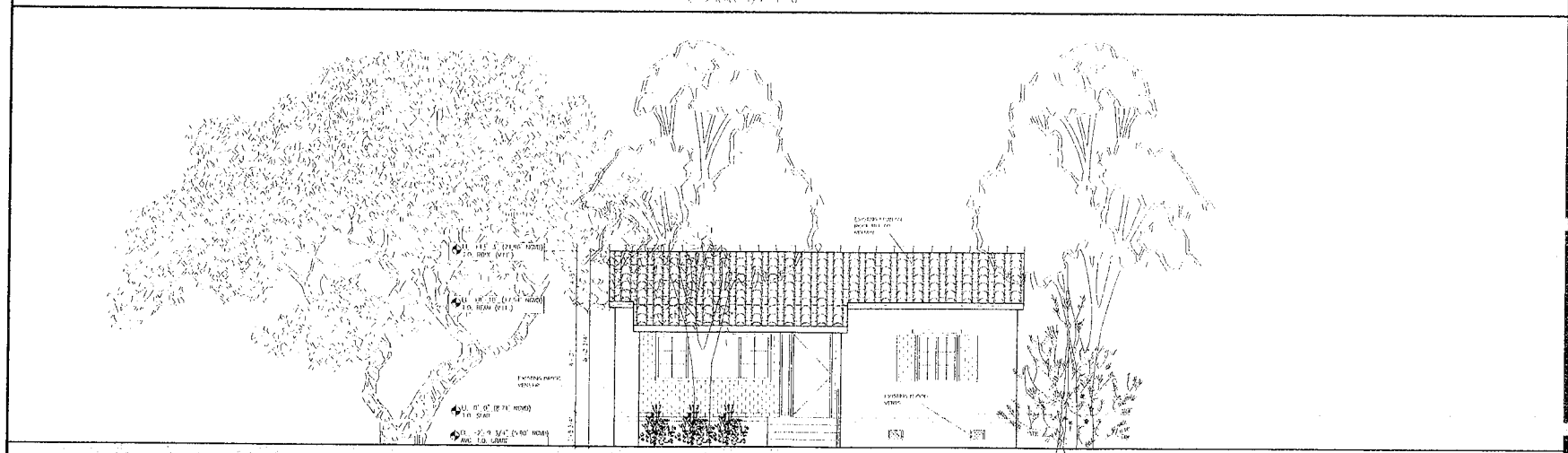
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

EXISTING FLOOR PLAN

A1.0



SOUTH ELEVATION
(2) EXISTING
SCALE: 1/4" = 1' 0"



WEST ELEVATION
(1) EXISTING (FRONT)
SCALE: 1/4" = 1' 0"

VARIANCE SET SUBMITTAL: JULY 1ST, 2015

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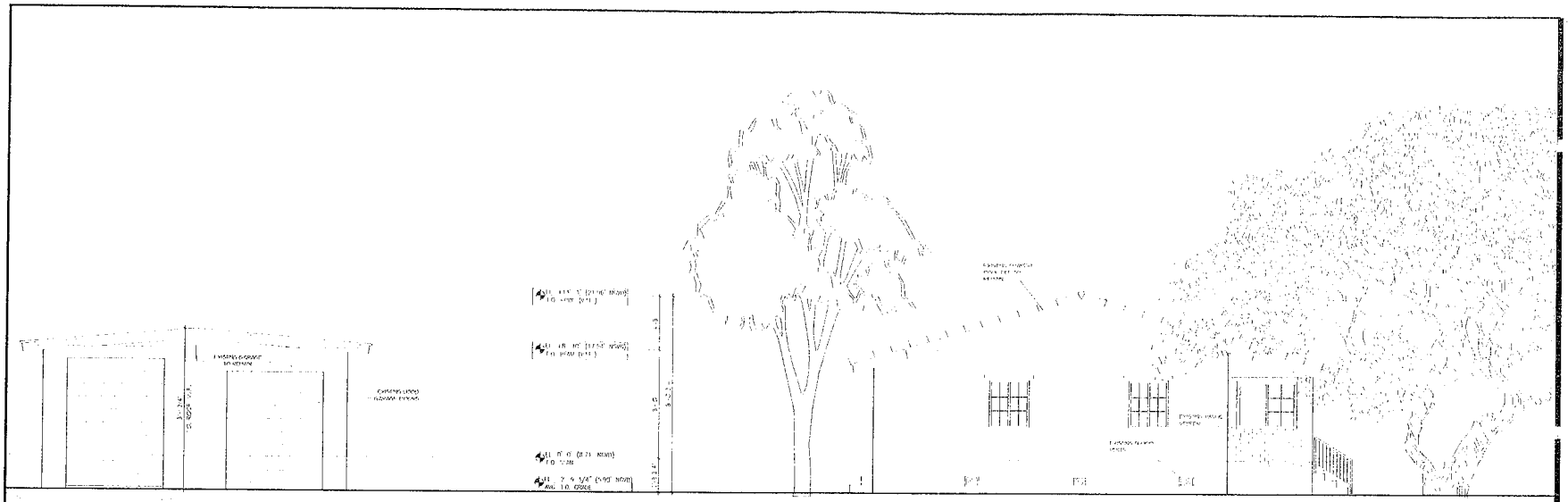
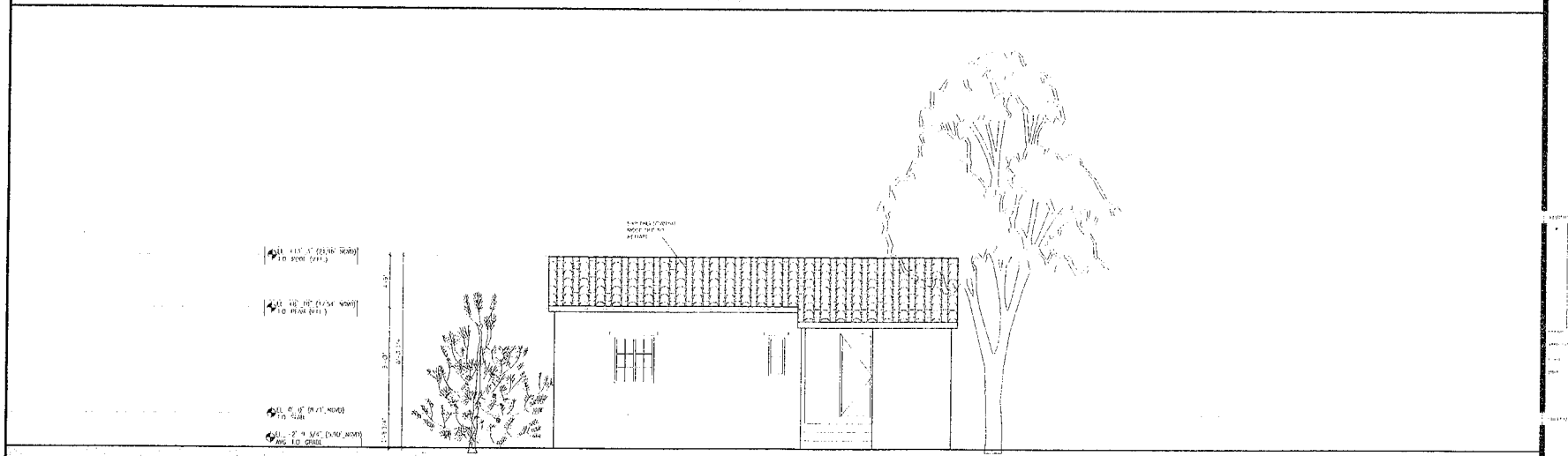
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

EXISTING ELEVATIONS

A1.1



NORTH ELEVATION
(2) EXISTING
SCALE: 1/4" = 1' - 0"



EAST ELEVATION
(1) EXISTING (REAR)
SCALE: 1/4" = 1' - 0"

VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE. SUITE D-203
MIAMI, FL 33129
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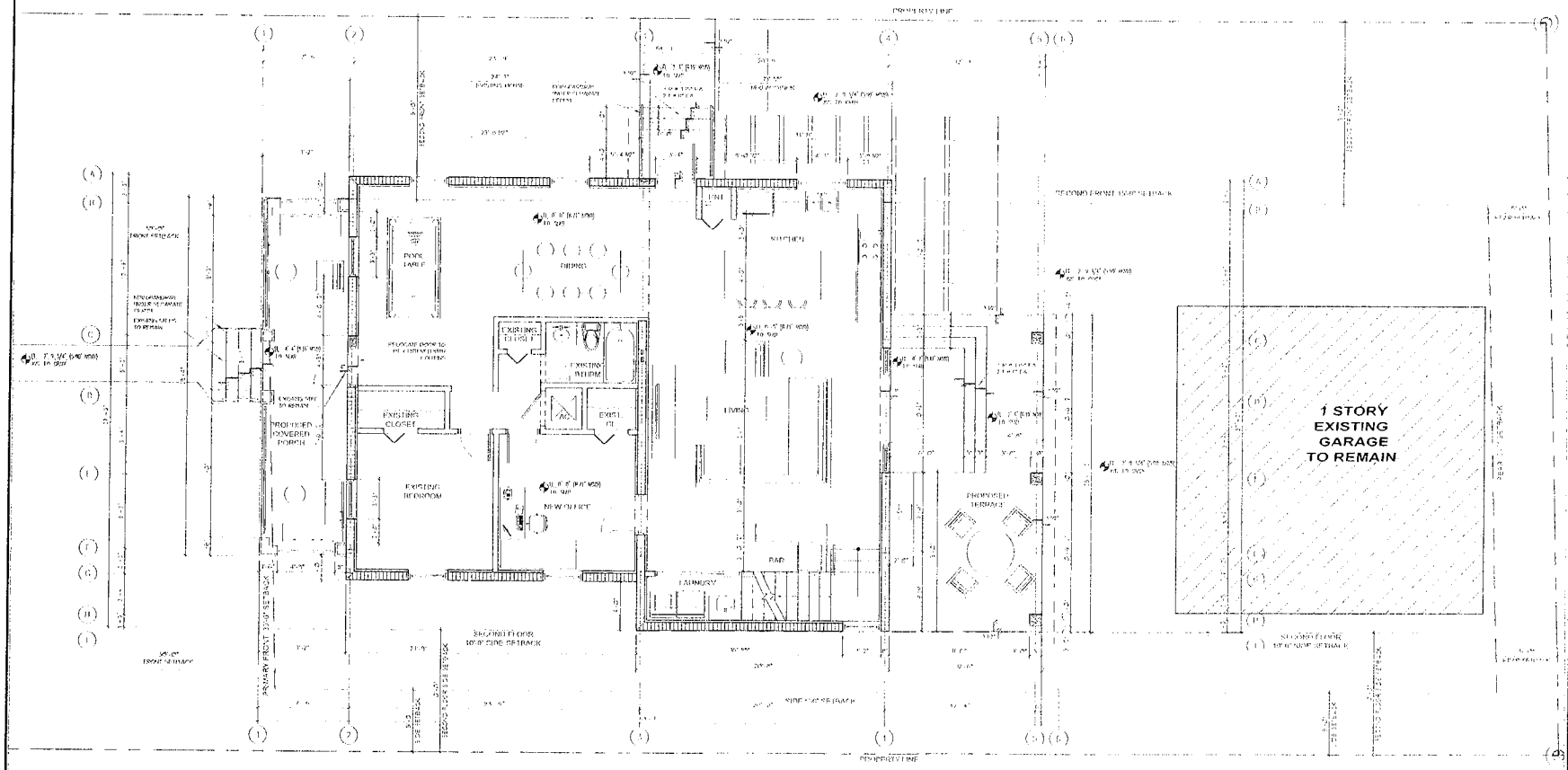
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

EXISTING ELEVATIONS

A1.2



FIRST FLOOR PLAN
(1) PROPOSED
SCALE: 1/4" = 1'-0"

VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE, SUITE D-203
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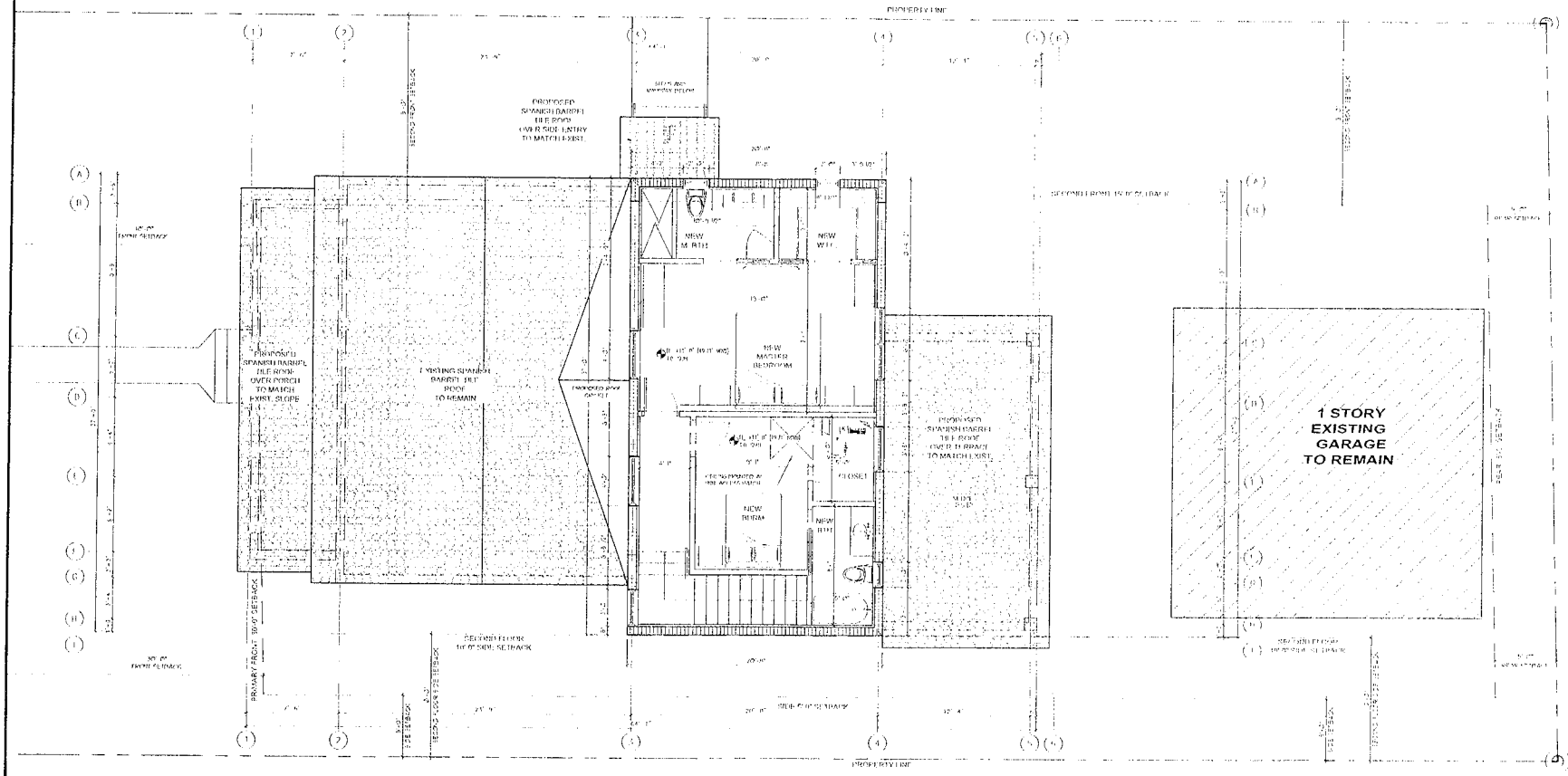
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

PROPOSED FIRST FLOOR PLAN

A2.0



SECOND FLOOR PLAN

(1) PROPOSED
SCALE: 1/4" = 1'-0"

VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
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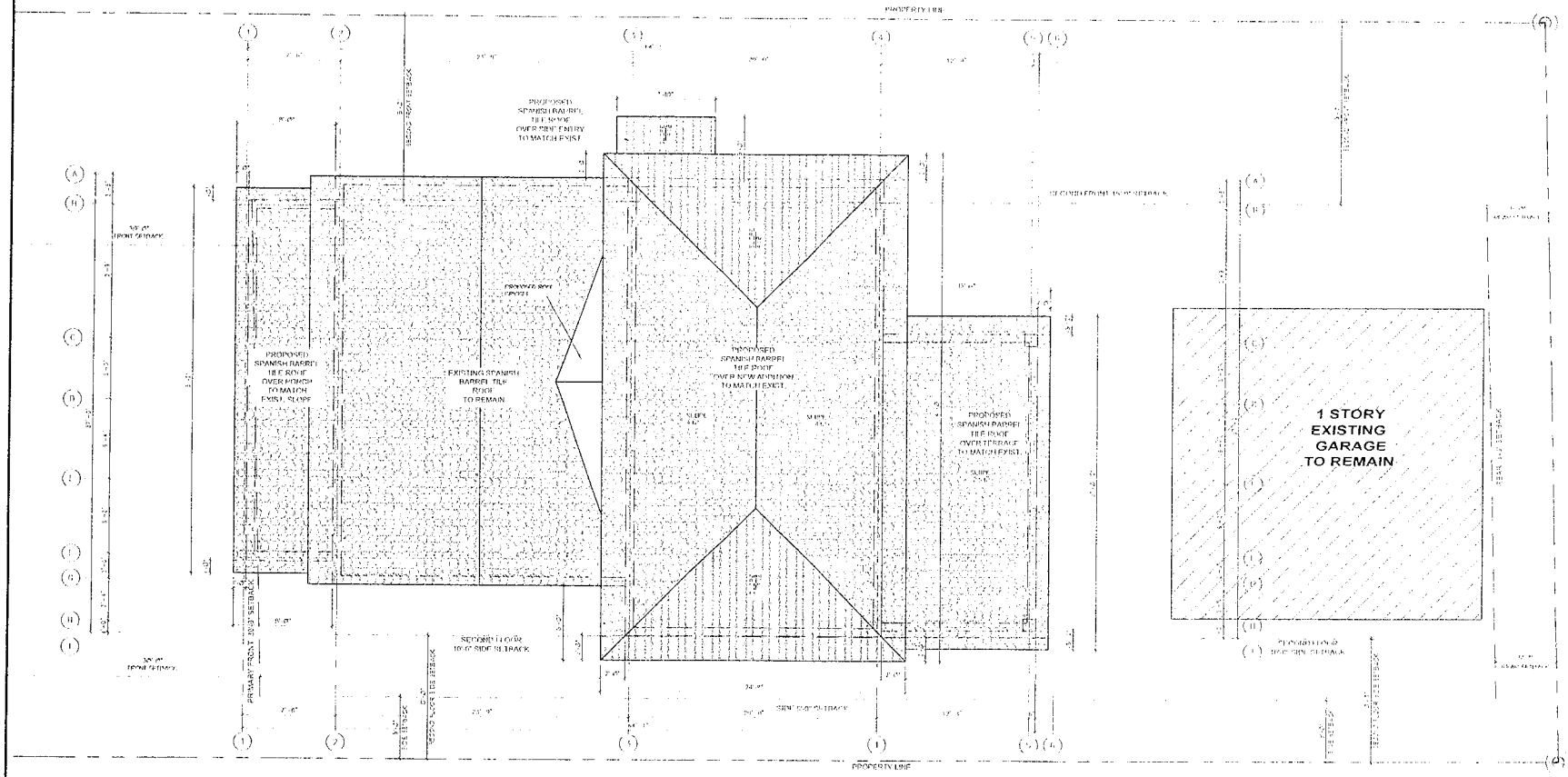
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

PROPOSED SECOND FLOOR PLAN

A2.1



ROOF PLAN

(1) PROPOSED
SCALE: 1/4" = 1'-0"

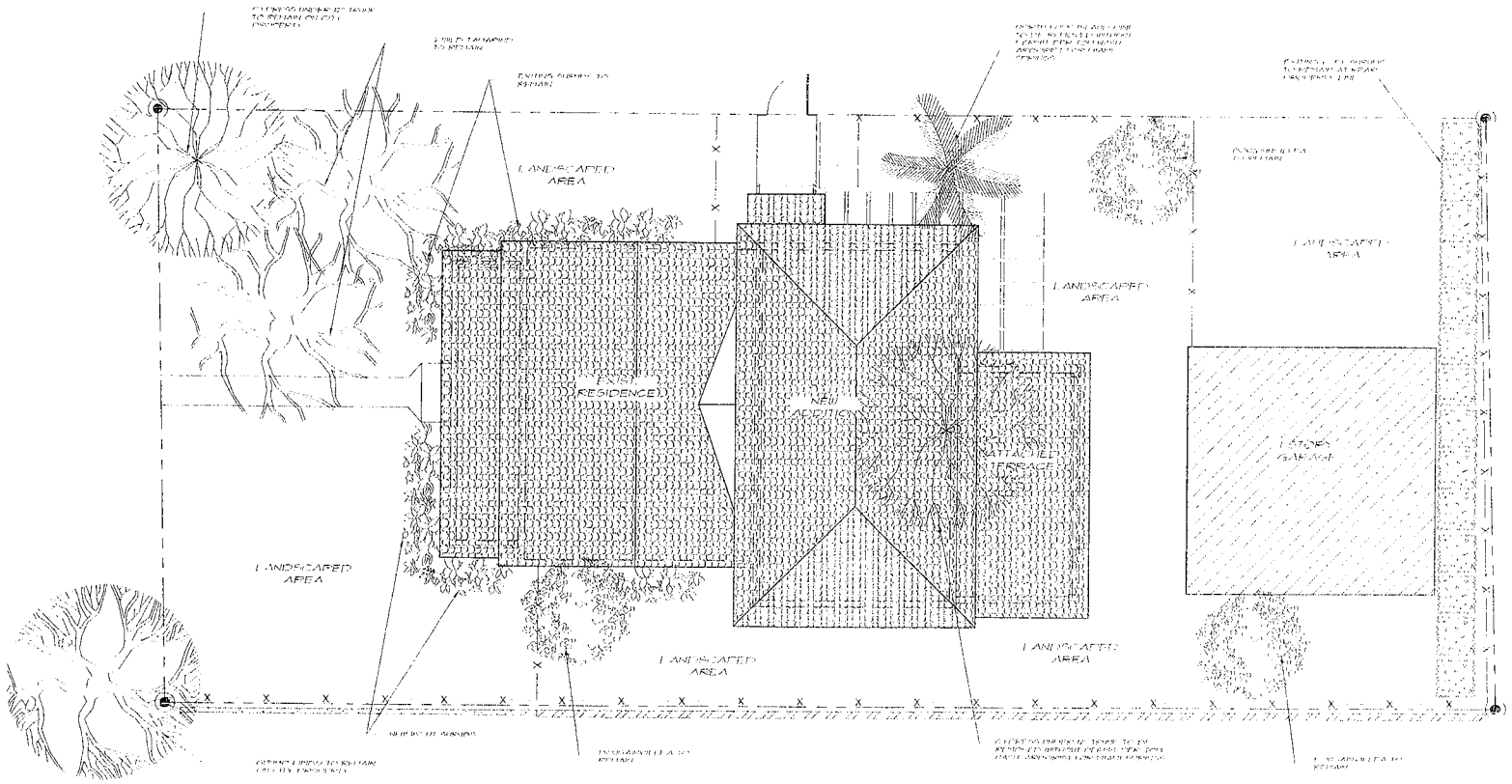
VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE. SUITE D-203
MIAMI, FL 33129
T: (305) 250-9939 F:(305) 250-9940

THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

PROPOSED
ROOF PLAN

A2.2



LANDSCAPE PLAN
1 PROPOSED
SCALE: 1/16" = 1'-0"

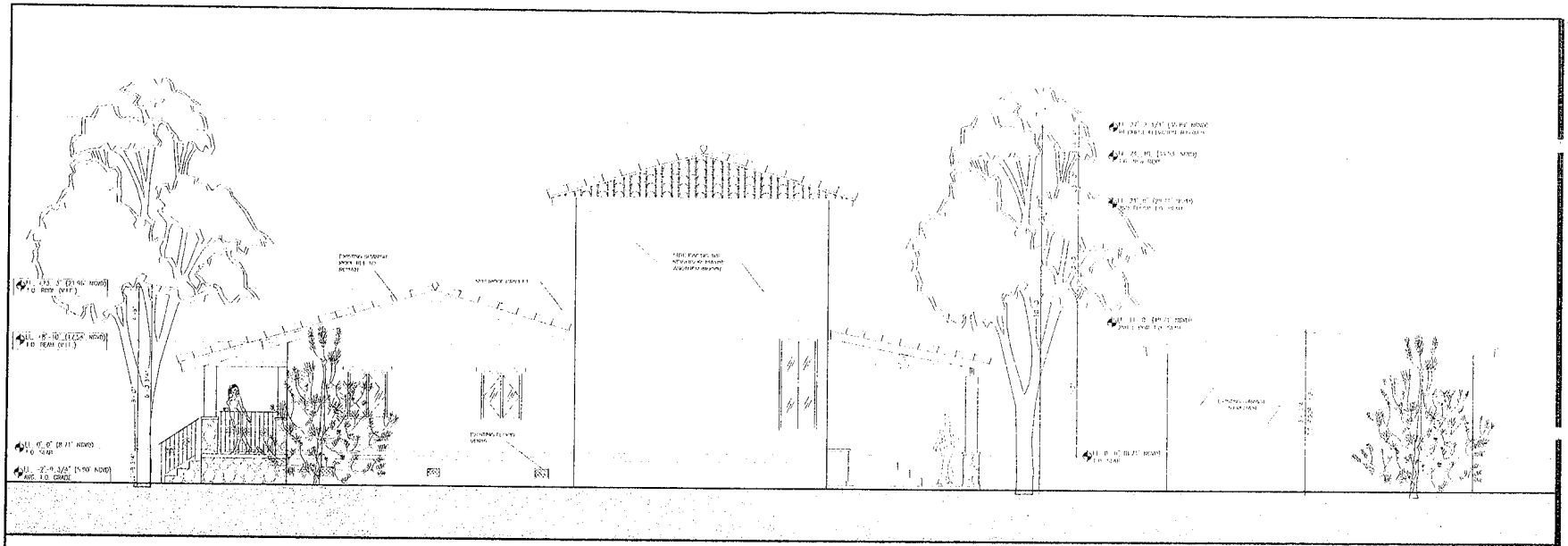
VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE, SUITE D-203
MIAMI, FL 33129
T: (305) 250-9939 F: (305) 250-9940

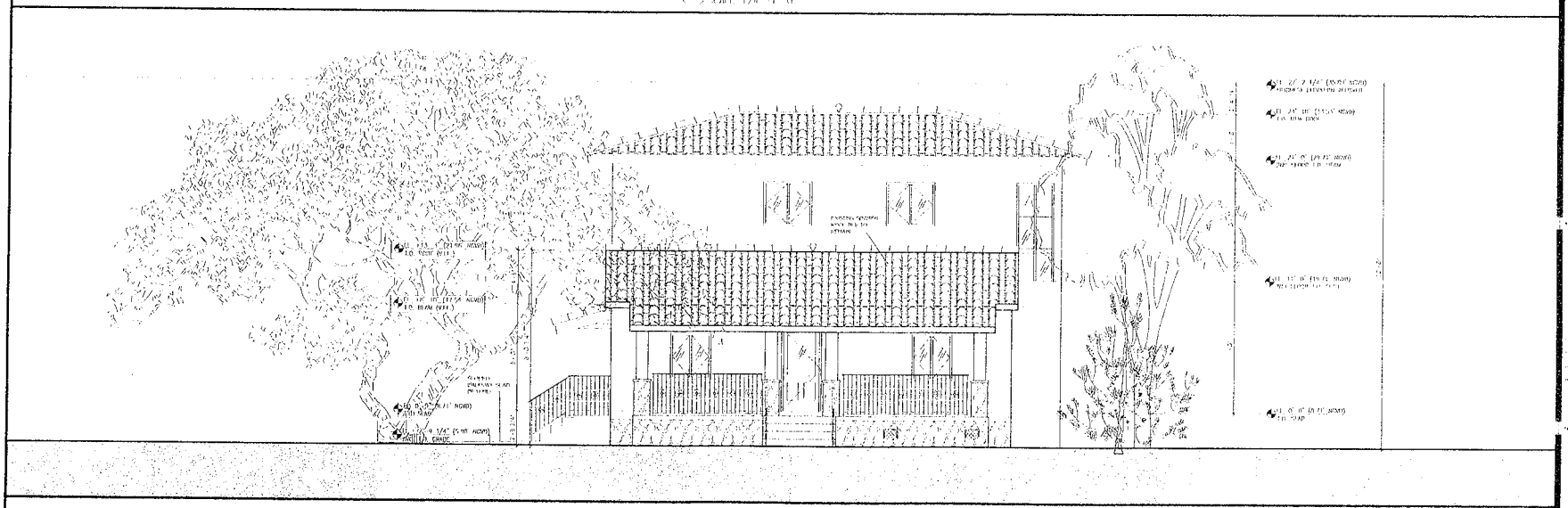
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

LANDSCAPE PLAN

A2.3



SOUTH ELEVATION
(2) PROPOSED
SCALE: 1/4" = 1' - 0"



WEST ELEVATION
(1) PROPOSED (FRONT)
SCALE: 1/4" = 1' - 0"

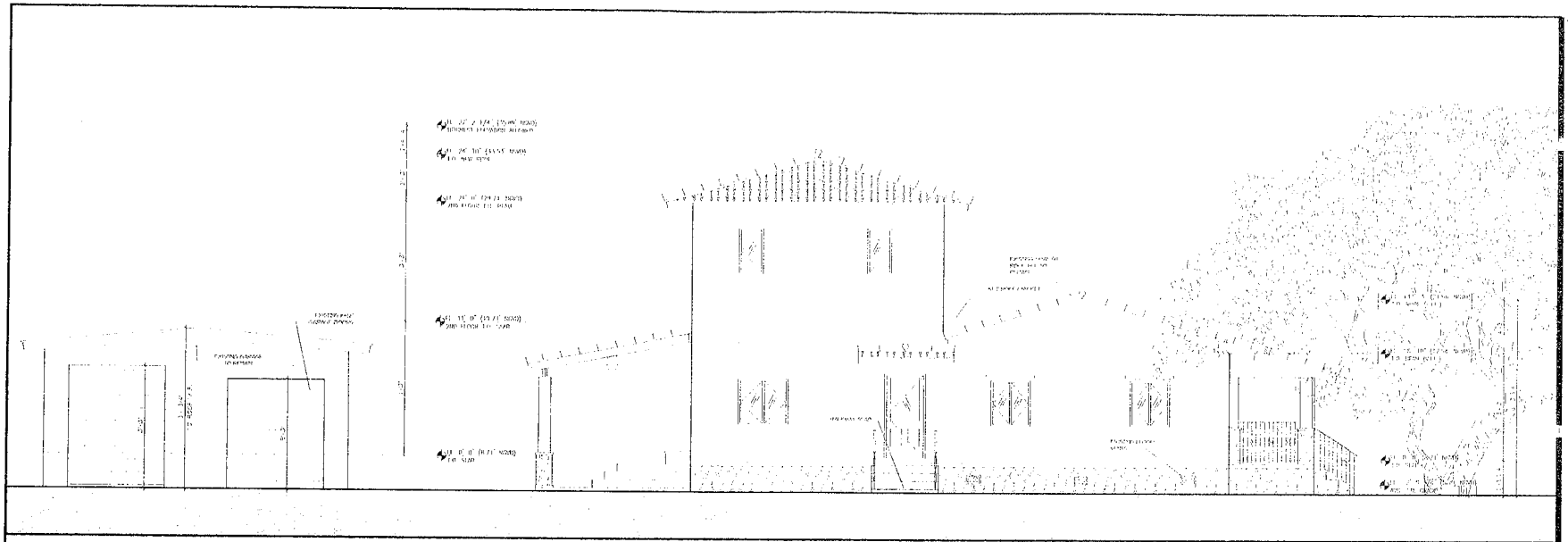
VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1925 BRICKELL AVE. SUITE D-203
MIAMI, FL 33129
T: (305) 250-7939 F: (305) 250-7940

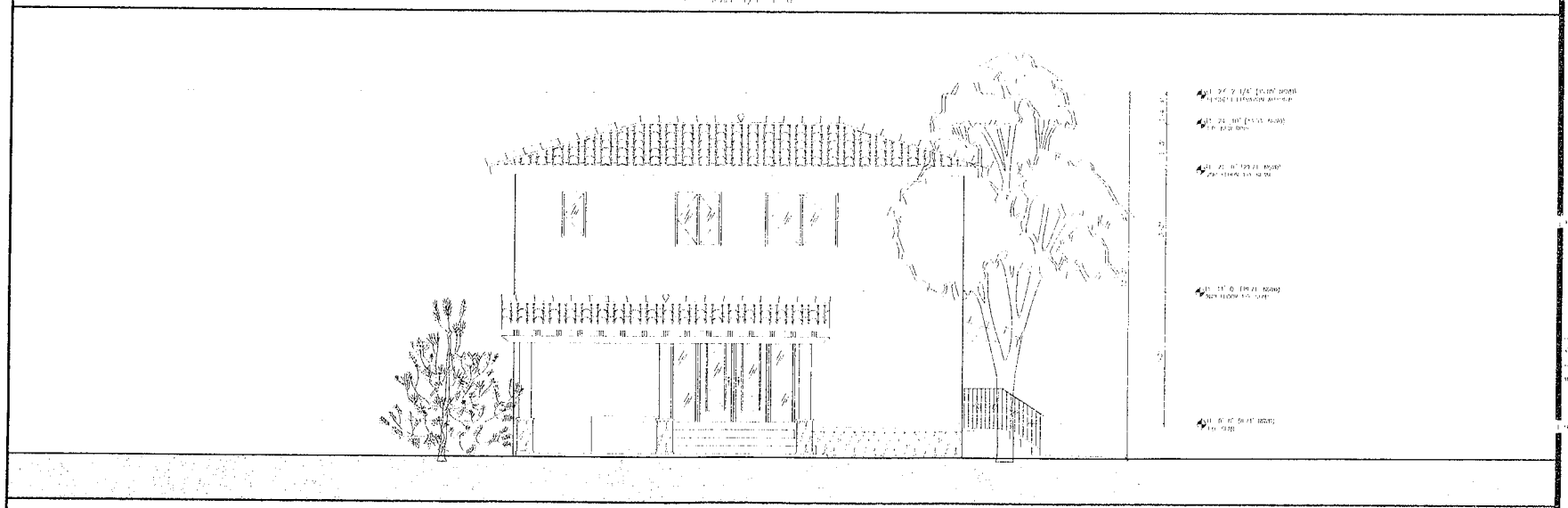
THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

PROPOSED ELEVATIONS

A3.0



NORTH ELEVATION
(2) PROPOSED
SCALE: 1/4" = 1'-0"



EAST ELEVATION
(1) PROPOSED (REAR)
SCALE: 1/4" = 1'-0"

VARIANCE SET SUBMITTAL: JULY 1ST, 2015

EOLO A&I DESIGN, INC.
LIC. AA 26002016
1926 BRICKELL AVE. SUITE D-203
MIAMI, FL 33129
T (305) 250-2939 F (305) 250-2940

THE LOWRY RESIDENCE
297 POCATELLA STREET
MIAMI SPRINGS, FL 33166

PROPOSED ELEVATIONS

A3.1

VARIANCE CASE

NO. 11-V-15

LIANA LOUGHLIN

351 DEER RUN

BOARD OF ADJUSTMENT

MEETING: 08-04-2015

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: August 4, 2015

SUBJECT: Application for Variance

CASE # 11-V-15

APPLICANT: Liana Laughlin

ADDRESS: 351 Hunting Lodge Drive

ZONING DISTRICT: R-1A, Single Family Residential

REQUEST: The applicant is seeking a variance from Section 150-041 (E)(1) in order to construct an carport addition to an existing single family home, as follows:

1. Requests variance from Section 150-041 (E)(1) to waive 1' 6" (one foot six inches) of the minimum required side yard setback of 7' 6" (seven feet six inches). (Side yard setback of 6' (six feet) proposed).

THE PROPERTY: The property is rectangular in shape, with 75 feet of frontage on Hunting Lodge Drive and a depth of 142 feet, for a total lot area of 10,650 square feet. The property abuts a 16 foot wide alley at the rear, and the front faces the golf course.

THE PROJECT: The applicant is requesting a side yard setback variance in order to construct a 27' x 10' open masonry carport on the west side of the property, totaling 270 square feet. An existing, adjacent, one car garage would be converted to a playroom, with a separate laundry room, and a roofed, open terrace facing the front yard.

The carport would be open on three sides, and have a hip tiled roof to match the existing residence. Direct access from the carport to the house is provided.

ANALYSIS: The requested variance is minor in nature, and attractively designed. The masonry construction and hip tiled roof seamlessly tie the addition into the existing house, while providing sheltered access to the house.

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

1. The new driveway and swale approach shall be constructed of decorative brick pavers or similar material to be approved by staff.

2. A landscape plan shall be provided for the area of construction, with particular emphasis of the west side wide, providing reasonable screening and softening of the carport from the adjacent residence.

3. Both the driveway and landscaping shall be approved and installed prior to the issuance of a Certificate of Occupancy for the carport and garage conversion.

Official Use Only
Submittal Date: _____
Case No.: 11-V-15

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 Liana Loughlin	PROPERTY ADDRESS 351 Deer Run
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) (305) 989-4133	E-MAIL ADDRESS LianaPerezLoughlin@gmail.com

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 NW 75ft of Tract 1, 114, Sec 2 Country Club Est. LOT(S) BLOCK SUBDIVISION	LOT SIZE AND ZONING DISTRICT 10,650 SF Sgl family 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 ✓
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION:

IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? Yes - 6 years	WHAT IS THE APPROXIMATE COST INVOLVED IN THIS CHANGE? $ $38,000

(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

LIANA P. LOUGHLIN
Printed name of Owner

The contents of this petition are Sworn to and subscribed before me this 8 day of July, 2015.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

LOURDES TAVERAS
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

Notary Public State of Florida
Lourdes Taveras
My Commission FF 043607
Expires 08/28/2017

COMMISSION EXPIRES:
PERSONALLY KNOWN:
PRODUCED IDENTIFICATION: FL DL # 77-872-1

Signature of Co-Owner

GAVIN LOUGHLIN
Printed name of Co-Owner

The contents of this petition are Sworn to and subscribed before me this 9 day of JULY, 2015.

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

ADRIAN PORTAL
PRINT NAME OF NOTARY PUBLIC

STAMP SEAL

ADRIAN PORTAL
Notary Public - State of Florida
My Comm. Expires Jun 22, 2018
Commission # FF 134517

COMMISSION EXPIRES:
PERSONALLY KNOWN: X
PRODUCED IDENTIFICATION:

Loughlin

351 Deer Run ~ Miami Springs, FL 33166 ~ 305.989.4133

Grounds for Zoning Variance at 351 Deer Run

We love our home and our existing location, but we have a growing family and are expecting our fourth child soon. As such, we need to maximize our living space and one of the most obvious ways to do this is to convert our existing garage into living space for the family. In the process, we would also like to add a covered, but open-air carport adjacent to the former garage. This would allow sufficient space to park our family SUV/minivan and keep the children covered in the event of inclement weather when we enter the house. To allow for reasonable parking space, we would need a nine-foot wide car port and this would reduce the setback to 6 feet (where 7.5 feet is required). This would be an open carport used exclusively for parking with minimal impact to the adjacent neighbor.

Thank you in advance for your consideration.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/16/2015

Property Information	
Folio:	05-3119-013-2460
Property Address:	351 DEER RUN
Owner	GAVIN M LOUGHLIN LIANA LOUGHLIN
Mailing Address	351 DEER RUN MIAMI SPRINGS , FL 33166
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,355 Sq.Ft
Living Area	1,585 Sq.Ft
Adjusted Area	1,868 Sq.Ft
Lot Size	10,650 Sq.Ft
Year Built	1952

Assessment Information			
Year	2015	2014	2013
Land Value	$133,125	$120,878	$86,265
Building Value	$132,486	$129,245	$115,685
XF Value	$264	$264	$264
Market Value	$265,875	$250,387	$202,214
Assessed Value	$187,471	$185,984	$183,236

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$137,471	$135,984	$133,236
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$162,471	$160,984	$158,236
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$137,471	$135,984	$133,236
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$137,471	$135,984	$133,236

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	$78,404	$64,403	$18,978
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).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/21/2009	$320,000	26973-4225	Qual by exam of deed

Short Legal Description

19 53 41 .19 AC PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
NWLY75FT TR I BLK 114
LOT SIZE 75.000 X 142

Version:

Carport Variance

Mr. & Mrs. Loughlin

351 Deer Run Drive

PROJECT DATA

ZONING DISTRICT	0401 - RESIDENTIAL - SINGLE FAMILY: 1 UNIT
NET LOT AREA	10,650 S.F.
EXIST. BUILDING AREA	1,565 S.F.
NEW CARPORT AREA	272 S.F.
NEW COVERED TERRACE AREA	516 S.F.
INT. RENOVATED AREA	532 S.F.

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT WIDTH	75.00'	75.00'
SETBACKS		
FRONT	30.00' MIN.	30.00' (PROPOSED)
REAR	25.00' MIN.	52.29' (EXISTING)
INTERIOR RIGHT SIDE	7.50' MIN.	6.00' (PROPOSED)
INTERIOR LEFT SIDE	7.50' MIN.	15.00' (EXISTING)

VARIANCE

INTERIOR LEFT SIDE SETBACK
1. REQ. 10% OF LOT WIDTH (7'-6")
2. PROPOSED 6'-0" (FROM FACE OF COLUMNS)

LEGAL DESCRIPTION

19 53 41 .19 AC PB 34-40 REV PL SEC 2 COUNTRY CLUB ESTS. NWLY75FT TR 1 BLK 114 LOT SIZE 75.000 X 142

SCOPE OF WORK

WORK IN THE CONTRACT CONSISTS IN GENERAL OF THE FOLLOWING:
1. NEW CARPORT
2. CONVERTING GARAGE INTO A NEW PLAY ROOM AND LAUNDRY AREA

FLOOR PLAN LEGEND

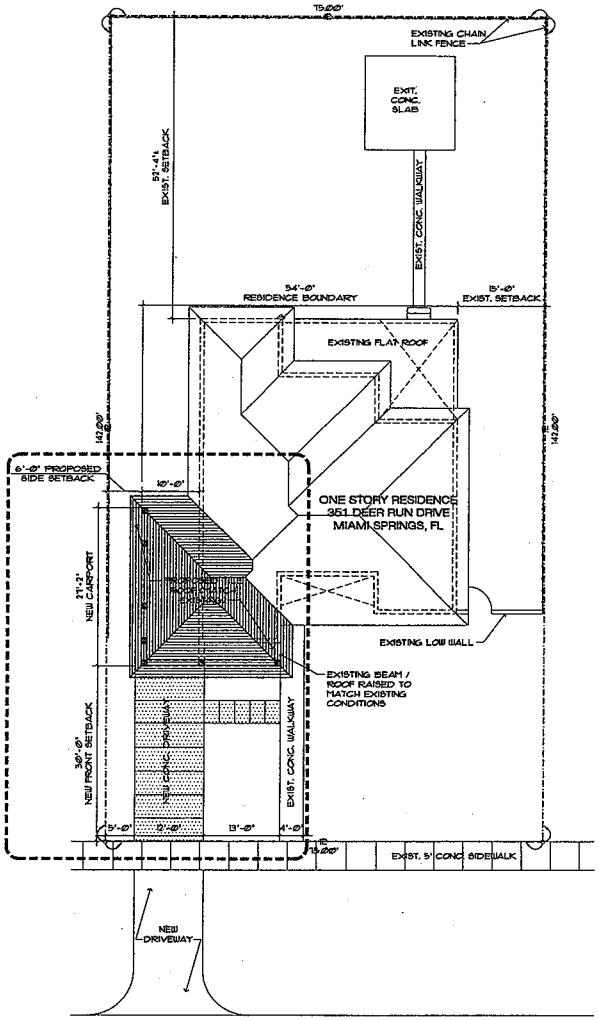
- WALL OR BUILDING SECTION
- DETAILS
- NORTH ARROW
- 9'-0" CEILING — HEIGHT FROM FINISH FLOOR
- FINISH FLOOR ELEVATION
- CENTER LINE
- BREAK LINE
- WINDOW NUMBER
- DOOR NUMBER
- REVISION

DRAWING INDEX

		ARCHITECTURAL	REVISIONS 1	2	3	4
01	A-1	COVER SHEET, PROJECT DATA				
02	A-2	DEMOLITION + PROPOSED FLOOR PLAN				
03	A-3	ELEVATIONS				

CONSULTANTS

ARCHITECT
SOUTHEAST DESIGN ASSOCIATES, INC.
MANUEL PEREZ-VICHOT, A.I.A.
6371 ELDERON DRIVE, SUITE 101
MIAMI SPRINGS, FL 33166
T 305.871.1546
F 305.871.7134
E MPEREZ@SEDAINC.COM
WWW.SEDAINC.COM



1 SITE PLAN

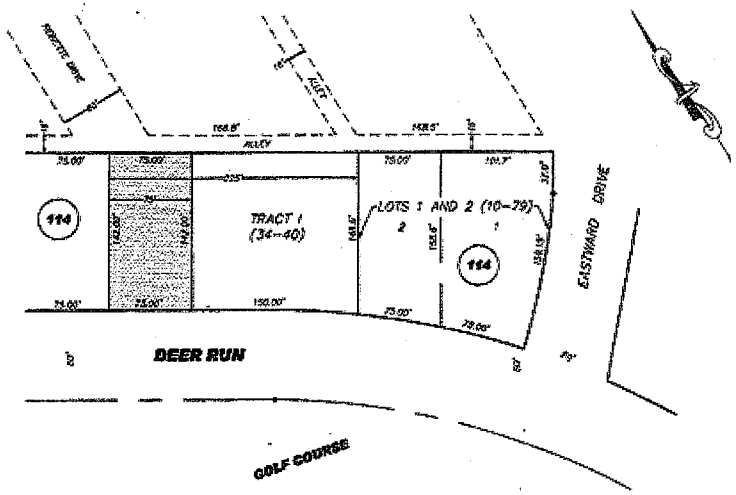
SUBDIVISION Revised Plat of, Portion of, SECTION-2 OF COUNTRY CLUB ESTATES

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34 AT PAGE 40

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

N.T.S.



ADDRESS: 351 DEER RUN MIAMI SPRINGS, FL. 33166

SURVEY CERTIFY TO: GAVIN LOUGHLIN,
GREENBERG TRAURIG, P.A.,
CHICAGO TITLE INSURANCE COMPANY,
BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS, ATIMA.

THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR: GAVIN LOUGHLIN

JOB NUMBER 0807-09 DATE OF THE FIELD SURVEY 7-21-2009

F.B. No. JA REVISION DATE:

DRAWN BY: M.R. CHECKED BY: E.B.

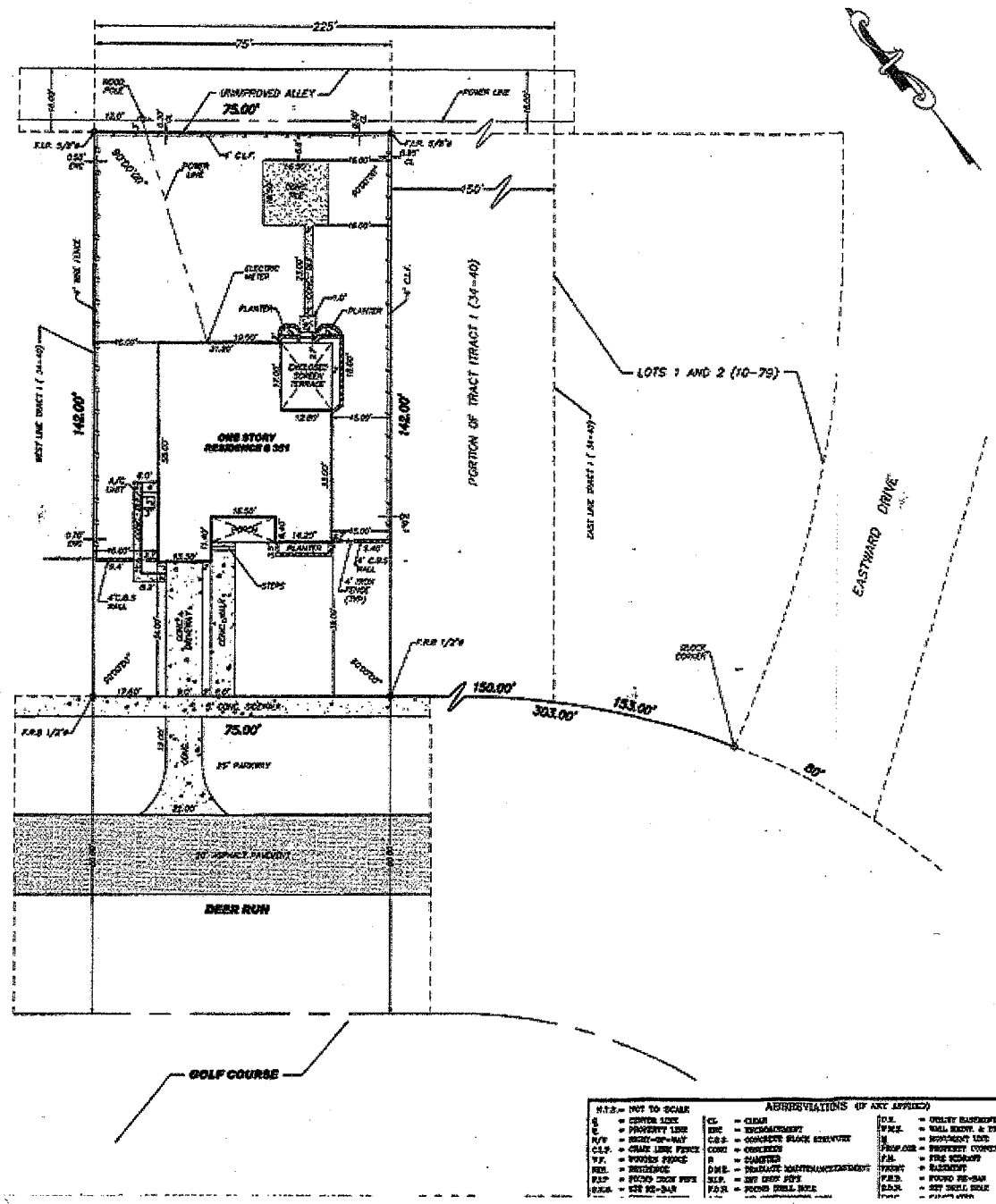
E. BELTRAN & ASSOCIATES, INC.

12533 S.W. 30th STREET
MIAMI, FLORIDA 33175
PHONE: (305) 552-7450
CERTIFICATE OF AUTHORIZATION NUMBER LB 6233

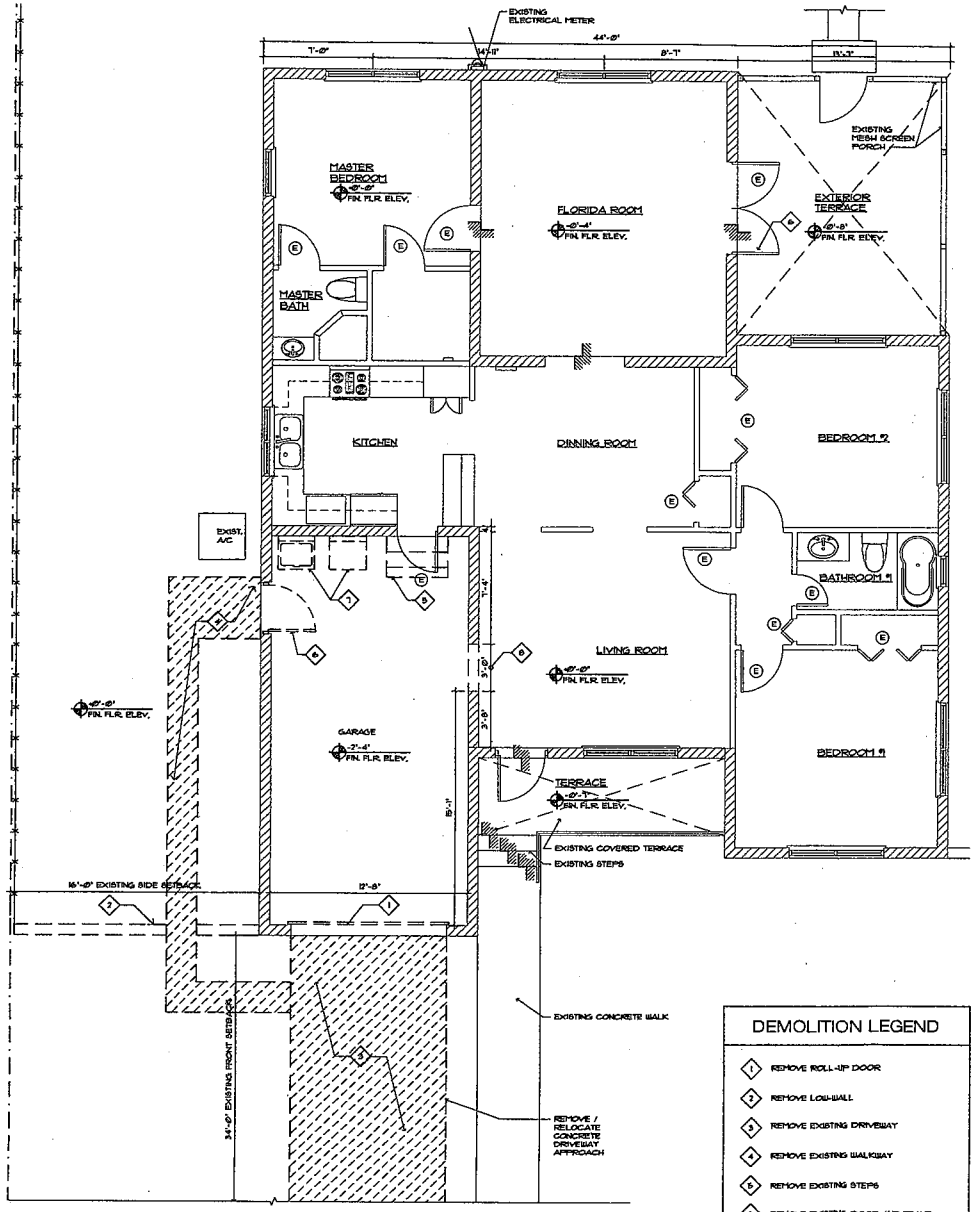
SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENT, IF ANY AFFECTING THIS PROP
THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
LEGAL DESCRIPTION SUBJECT TO ANY RESTRICTIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.
FENCE OWNERSHIP BY VISUAL MEANS ONLY (IF ANY). LEGAL OWNERSHIP NOT DETERMINED.

ERNESTO BELTRAN
PROFESSIONAL SURVEYOR & MAPPER No. 4
STATE OF FLORIDA
DATE: 7-21-2009



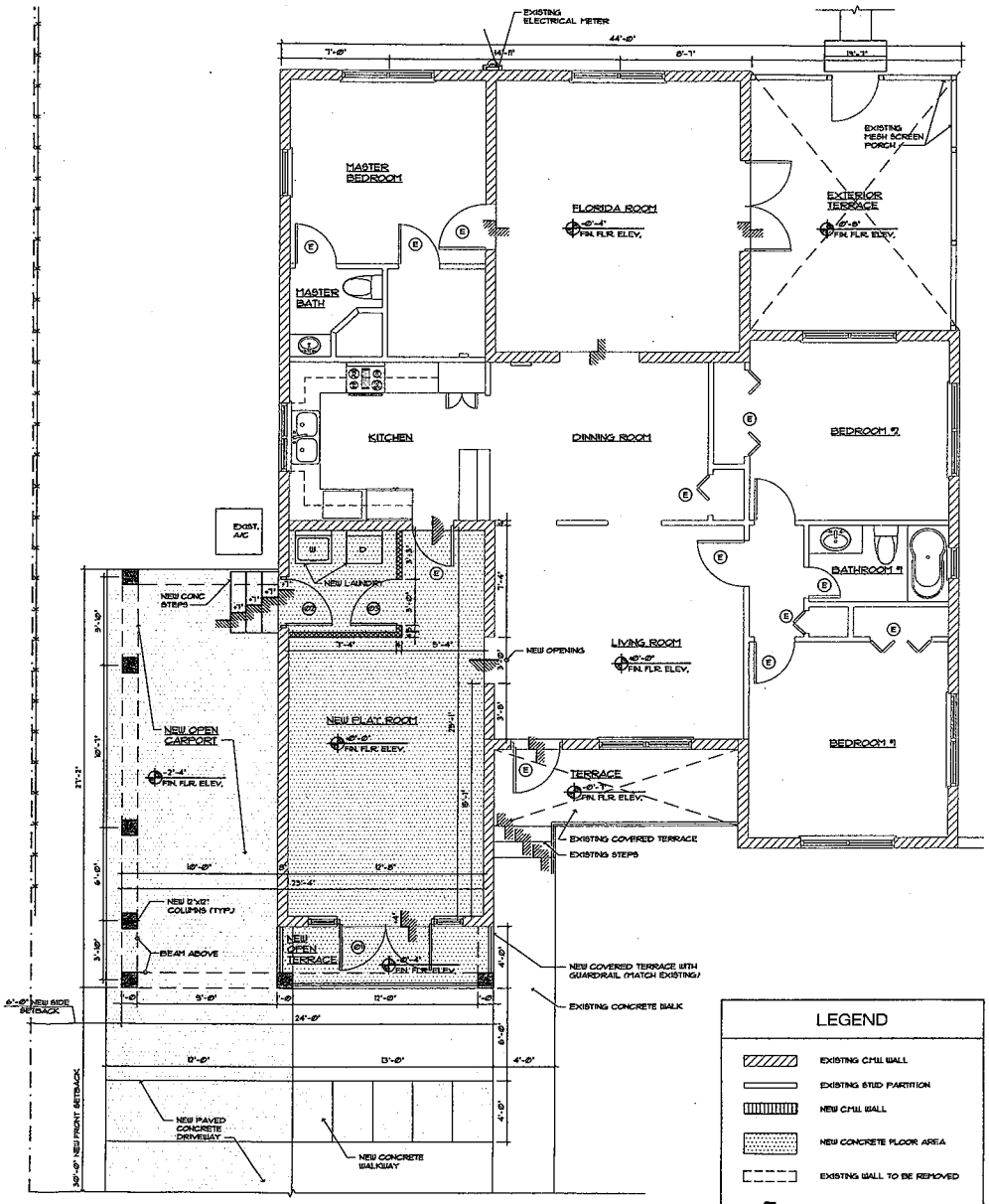
N.T.S. = NOT TO SCALE		ABBREVIATIONS (IF ANY APPLIES)			
℄	= CENTER LINE	CL	= CLEAR	D.E.	= UTILITY EASEMENT
⊥	= PROPERTY LINE	ENC	= ENCROACHMENT	W.E.	= WALL ENCRO. & DRAINAGE EASMT
R/W	= RIGHT-OF-WAY	C.B.S.	= CONCRETE BLOCK STRUCTURE	M	= MONUMENT LINE
C.L.F.	= CHAIN LINK FENCE	CONC	= CONCRETE	PROP.COR	= PROPERTY CORNER
W.F.	= WOODEN FENCE	D	= DIAMETER	F.H.	= FIRE HYDRANT
RES.	= RESIDENCE	DME	= PROPERTY MAINTENANCE EASEMENT	PERMT	= PERMANENT
F.I.P.	= FOUND IRON PIPE	S.I.P.	= SET IRON PIPE	F.R.B.	= FOUND RE-BAR
S.R.B.	= SET RE-BAR	F.S.R.	= FOUND STEEL ROD	S.S.R.	= SET STEEL ROD



1 EXISTING/DEMOLITION FLOOR PLAN

DEMOLITION LEGEND

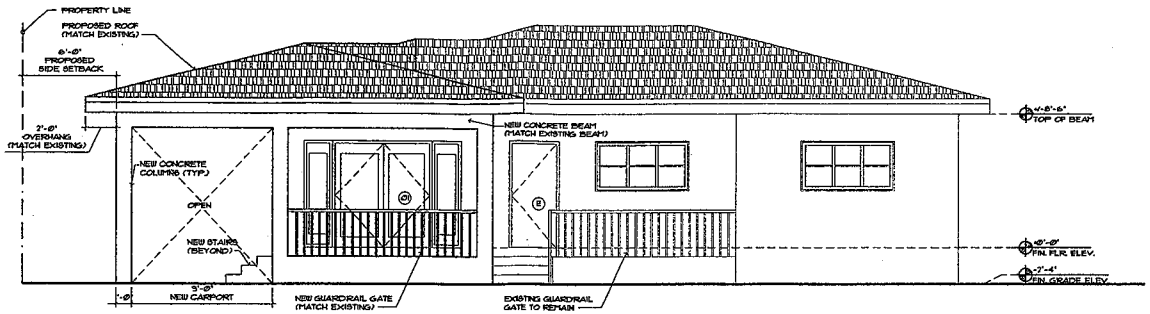
1. REMOVE ROLL-UP DOOR
2. REMOVE LOW-WALL
3. REMOVE EXISTING DRIVEWAY
4. REMOVE EXISTING WALKWAY
5. REMOVE EXISTING STEPS
6. REMOVE EXISTING DOOR AND FRAME
7. REMOVE WASHER / DRYER
8. REMOVE PARTITION AS INDICATED



2 PROPOSED FLOOR PLAN

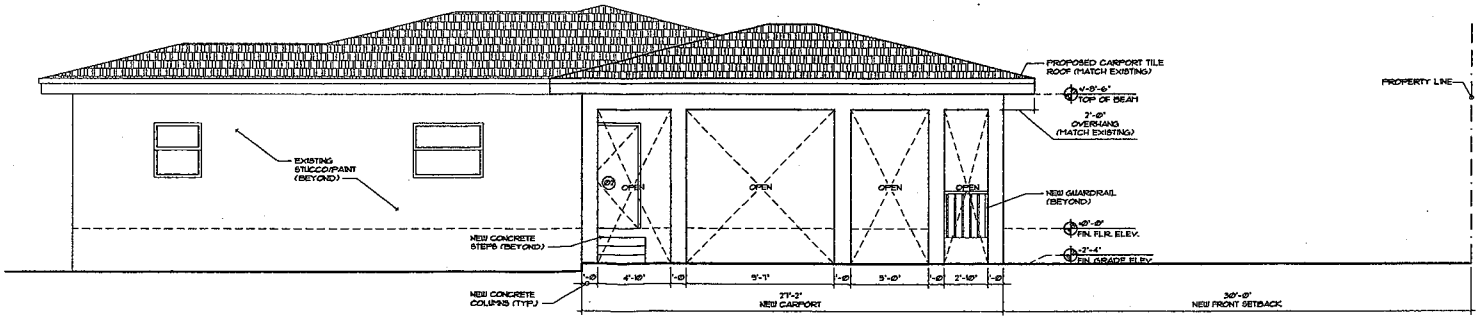
LEGEND

- EXISTING CMU WALL
- EXISTING STUD PARTITION
- NEW CMU WALL
- NEW CONCRETE FLOOR AREA
- EXISTING WALL TO BE REMOVED
- NEW 8"x8" COLUMN
- NEW DOOR
- EXISTING DOOR TO REMAIN



1 A-3 FRONT ELEVATION

SCALE 1/4" = 1'-0"



2 A-3 SIDE ELEVATION

SCALE 1/4" = 1'-0"