

LETTER OF INTENT

September 9, 2009

Miami-Dade County  
Department of Planning and Zoning  
Miami, Florida

Re: 4516 SW 132 Pl.  
Miami, Florida

Dear sirs:

I purchased this house on December 2008. The house has attributes that I wanted for my family such as four bedrooms, pool, the covered terrace and the rear patio. When I purchased the house I was not instructed by the seller that it had several code violations. In January I was informed by the county that the house had several code violations. I hired a professional engineer to correct the problems and legalize the violations. I have gone thru the process with the county's building department. We have since found that the rear patio requirement of 25' has been encroached by the roof of the covered patio. After we updated the survey we have found that the rear wall of the house extends over the rear patio by .64 feet and that the lot coverage is exceeded by 1.38 %.

We kindly request the following variances:

The approval of the covered porch which width of 24'-7" only covers the rear patio by 33%. This is the area of the house that our children enjoy the most when playing in the pool. The covered porch is very common in this neighborhood and it was the main attribute that enticed me to purchase this property.

The approval of the house rear wall which extends over the rear yard by .64'. This is a problem when the house was built in 1980.

The approval of the lot coverage which exceeds the allowable coverage by 1.38%. The coverage percentage is exceeded with the inclusion of the covered porch as part of the structure.

We have been processing the approvals of the violations with an economic hardship to comply with the county requirements. When we purchased this house we paid a premium for its attributes discussed earlier without the knowledge that it had code violations. The violations have been in existence for various years and to penalize us who did not construct the improvements is unfair. The improvement in violation is very common in the neighborhood and as you can see we are the only ones going thru the process of approval with the county.

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From current research we have found that these violations were reported to the county on June ,2002 and follow up on the violation was not made and the case was closed in November 2003. Permit for the violations were never applied and further review of this case was never made until January 2009.

It has been our interest to comply with the requirements of the county and go thru the process of approval at an enormous expense which in this economic times is placing a heavy burden on us. We kindly request your acceptance and approval of our request.

Respectfully yours,



Belia Padron , Owner



Antonio A. Martinez, Owner

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