

RESOLUTION NO. 2-208-1934-64

The following resolution was offered by Mr. Martin Woolin
seconded by Mr. C. C. Edson, and upon roll of members
present, the vote was as follows:

Paul Brockman	aye	C. C. Edson	aye
Carl Gardner	absent	Frank P. Reynolds	aye
Joseph H. Gardner	aye	I. Tony Thomas	aye
Harry K. Hurst	absent	Martin Woolin	aye
John W. Norton	aye	Andrew Lee	aye

WHEREAS, Thomas G. Lopez has applied for a **VARIANCE** of spacing requirements to permit construction of a barn spaced approx. 322' (500' required) from an E-1 (One-Acre Estates) District to the North of the E 2/3 of Tract 97, Block 52, Tamiami (PB 46, Pgs. 3); 12556 SW 43 St., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested variance of spacing requirements would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested variance be and the same is hereby approved, subject to the following condition:

That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department and be subject to cancellation when, in the opinion of the Metropolitan Dade County Zoning Appeals Board after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

SIGNED AND ADOPTED this 22nd day of July, 1934.

Frank 7-22-34
No. 64-7-29
7-22-34
fep

The following resolution was offered by Commissioner _____
 _____ and seconded by Commissioner _____ and upon
 vote duly adopted:

WHEREAS Glenn H. English has applied for a change of zone from AU-1 to EU-1 (minimum cubic content of 3,500 cubic feet) and AU, on property lying South of Bird Road and West of Snapper Creek Canal Road (640 acres), legally described as Sec. 24-54-39; and

WHEREAS Glenn H. English has platted the above described property into a subdivision known as BIRD ROAD FARMSITES and has had it recorded in Plat Book 46-3, public records of Dade County, Florida; and

WHEREAS a Public Hearing of the Dade County Zoning Commission was advertised by Zoning Director, as required by law, and after hearing all interested parties, the members of the Zoning Commission present were of the opinion and recommend change of zone on the aforementioned property also known as BIRD ROAD FARMSITES, as follows:

FROM: AU to EU-1, 7,500 cubic foot minimum exclusive of porches, porte-cocheres and attached garages, on Lots 1 to 40 inclusive; Lots 46 to 84 inclusive;

FROM: AU to BU-1A, 7,500 cubic foot minimum, masonry construction required on Lots 41 to 45 inclusive with a 60 foot setback from all street frontages;

BALANCE AU 3,000 cubic foot minimum exclusive of open porches, porte-cocheres and attached garages, with a minimum of 7,500 square foot of lot area for building site; and

WHEREAS it appears to this Board that said changes are for the betterment of the overall comprehensive Zoning Laws,

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County Florida, that the zoning on the above property, as recommended by the Zoning Commission, be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary changes upon the maps and records of the Dade County Zoning Department.

ADOPTED this 11 day of Feb., 1947.

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 E

This instrument was prepared by:
Name:
Address:

95R487889 1994 NOV 29 14:36

OFF. REC. 17007 PC 0149

(Space reserved for Clerk)

**DECLARATION OF USE
FOR GUEST HOUSE**

In consideration of the issuance of a **building permit**, as hereinafter outlined, I, or we, as owner(s) of the property herein designated, hereby agree and bind myself, or ourselves, and my, or our, heirs, assignees, and successors as follows:

That the property hereinafter described shall be used for single family residential use only. The plans submitted and attached to the application for a guest house as defined in Section 33-1-(54) of the Code of Metropolitan Dade County are designed and intended for such use only, and said guest house will not be occupied year around, only nonpaying and personal guests of the occupant of the principal residence shall occupy the guest hours, nor shall I, or we, occupy the guest house and rent or lease the principal residence.

On Lot E 2/3 TRACT 97 Block 97 of "BIRD ROAD FARMSITES"
P.B. 46 Pg. 3 of the Public Records of Dade County, Florida.

Also known as 11866 SW 43RD STREET
Dade County, Florida. 36-4924-DD-D99D.
24-54-A

This agreement is hereby made and accepted as a condition of the issuance of a building permit for:

A guest house in connection with a principal residence existing on the property.

It is further understood and agreed that this agreement shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, Owner, their heirs, and assigns until such time as the same may be released in writing by the Director of the Dade County Building and Zoning Department, or the executive officer of the successor of such department or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

As further part of this agreement, it is hereby understood and agreed that any official inspector of the Dade County Building and Zoning Department or its agents duly authorized, may have the privilege at any time of entering and investigating the use of the premises, to determine whether or not the requirements of the Building and Zoning Regulations and the conditions herein agreed to are being complied with.

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