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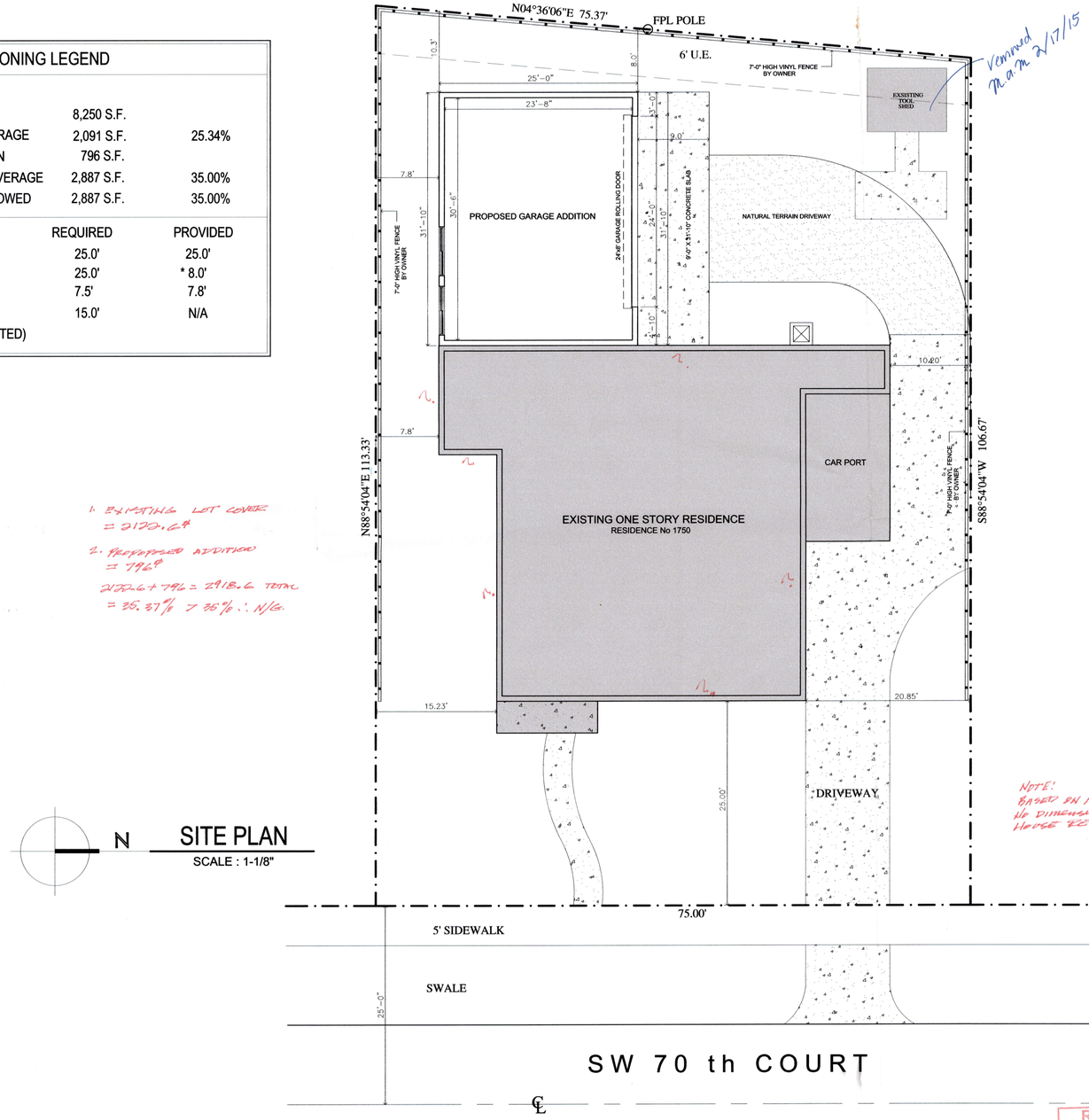
ZONING LEGEND

ZONING: RU-1		
Net Land Area	8,250 S.F.	
EXISTING LOT COVERAGE	2,091 S.F.	25.34%
PROPOSED ADDITION	796 S.F.	
PROPOSED LOT COVERAGE	2,887 S.F.	35.00%
LOT COVERAGE ALLOWED	2,887 S.F.	35.00%

SETBACKS:	REQUIRED	PROVIDED
Front	25.0'	25.0'
Rear	25.0'	* 8.0'
Side Interior	7.5'	7.8'
Side Street	15.0'	N/A

* (VARIANCE REQUESTED)

1. EXISTING LOT COVER = 2122.6#
2. PROPOSED ADDITION = 796#
2122.6 + 796 = 2918.6 TOTAL = 35.37% > 35% ∴ N/G.



SITE PLAN
SCALE : 1-1/8"

Vanned M.A.M. 2/17/15

NOTE: BASED ON NEW RULES NO DIMENSION ABOVE EXIST. HOUSE REQUIRED.

RECEIVED
Z15-010
FEB 17 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS - PLANNERS
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REVISIONS:

OWNER:

GARAGE ADDITION
FOR MR MARCOS MORAN
1750 SW 70th COURT
MIAMI-DAE COUNTY, FLORIDA

SEAL: 2-16-15

ELEVATIONS

DATE :	02.16.2015
SCALE :	AS SHOWN
DRAWN :	FP
CHECK BY:	EP
JOB NO. :	

SP-1

SHEET NO. :