

Letter of Intent

March 2 2015

Miami-Dade County

Community Zoning Appeals Board

This letter is written to provide an explicit typewritten statement as to the nature and intent of the variance that is being requested by Narciso Ruiz in reference to his residence located at 5831 SW 51st Street, Miami, Florida 33155.

The existing zoning classification is RU1, single family residential (land use), and Single family residential (occupancy classification). Existing front set back (south) is 25.50', proposed front set back (for addition) would be 15'. Allowed setback for subdivisions platted on or before March 8, 2002 is 25'. The variance will not affect any other allowed setbacks, lot coverage, height, and green area.

Purpose of the request:

The petitioner request a variance allowing a front set back of 15' as allowed for principal building setbacks for subdivisions platted after March 8, 2002. Petitioner 's subdivision was platted on or before March 8, 2002. This encroachment would occur in Front set back (south) as per attached drawings, in order to build a 2nd story addition of 1,991 square feet. It is the absolute intent of the petitioner to build this addition to better accommodate his growing family and maintain residing in his beloved neighborhood.

Additionally, the proposed addition with it's requested variance does not encroach or infringe on any neighboring residential properties, nor would it impose any hardships on any neighbors, nor would it serve to create a situation where any neighbors quality of life, property value, or peaceful co-existence would be negatively affected. Quite the contrary, the propose variance would allow the surrounding properties to become more appealing to potential buyers and raise property values throughout the neighborhood.

Photographs and drawings in support of the requested variance are attached hereto.



Respectfully submitted.

