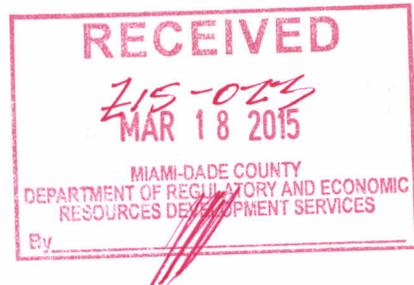


Charles & Monica Dabney
6383 SW 38th Street
Miami, FL 33155

March 16th, 2015

Miami Dade County
Department of Regulatory and Economic Resources
Miami, Florida

Re: 6383 SW 38th Street, Miami – FL 33155
Folio # 30-4013-019-0710



To whom it may concern:

Please accept this as our LETTER OF INTENT in order to file a zoning hearing for approval of an enclosed patio built by the prior owner of the house.

We purchased this home from Fannie Mae, with several existing violations, as follows:

- 1) Brick barbecue built too close to neighbor's lot, for which we filed a demolition permit, and it was torn down.
- 2) Utility shed placed too closed to neighbor's lot, again, a demolition permit was filed, and it was torn down.
- 3) Enclosed patio, for which we attempted an administrative variance, but failed to acquire signatures of all the required neighbors adjacent to the property. This is the reason for us requesting this zoning hearing.

The enclosed patio is divided into two small rooms, one is a storage room with an external door, which we are currently utilizing as a pool and yard items, bike room storage.

The other extends from our master bedroom, and we are currently utilizing it as a closet.

We aim to continue using these rooms for the same purpose we are using them now.

We have spent money on new appliances, new floor, and cabinetry. We have had many issues with the window company that we hired to install the hurricane windows and doors, for which a consumer complaint has been filed and is being handled by Mr. Francisco Arechaga. While waiting for the windows to be finally installed, one of the doors was left unsecured by the window workers, and the house was broken into, all of our new appliances were stolen. We have had to replace them, leaving us in financial hardship, and are still struggling with the window company.

We humbly request this hearing, so as not to have to tear down the enclosed patio, and have storage space, as well as avoid more cost of tearing down, as we have exhausted our funds.

Attached please find all the documentation requested, and photos needed, along with the proper fee.

We understand that the setback requirements meet the allowable footage for an administrative variance, but one of our neighboring family is very elderly, and will not sign the variance, as they do not understand what they are signing, even after carefully explaining the situation.

We sincerely need the department's assistance in getting this matter resolved with the proper hearing procedure.

Very truly yours,



Charles and Monica Dabney

