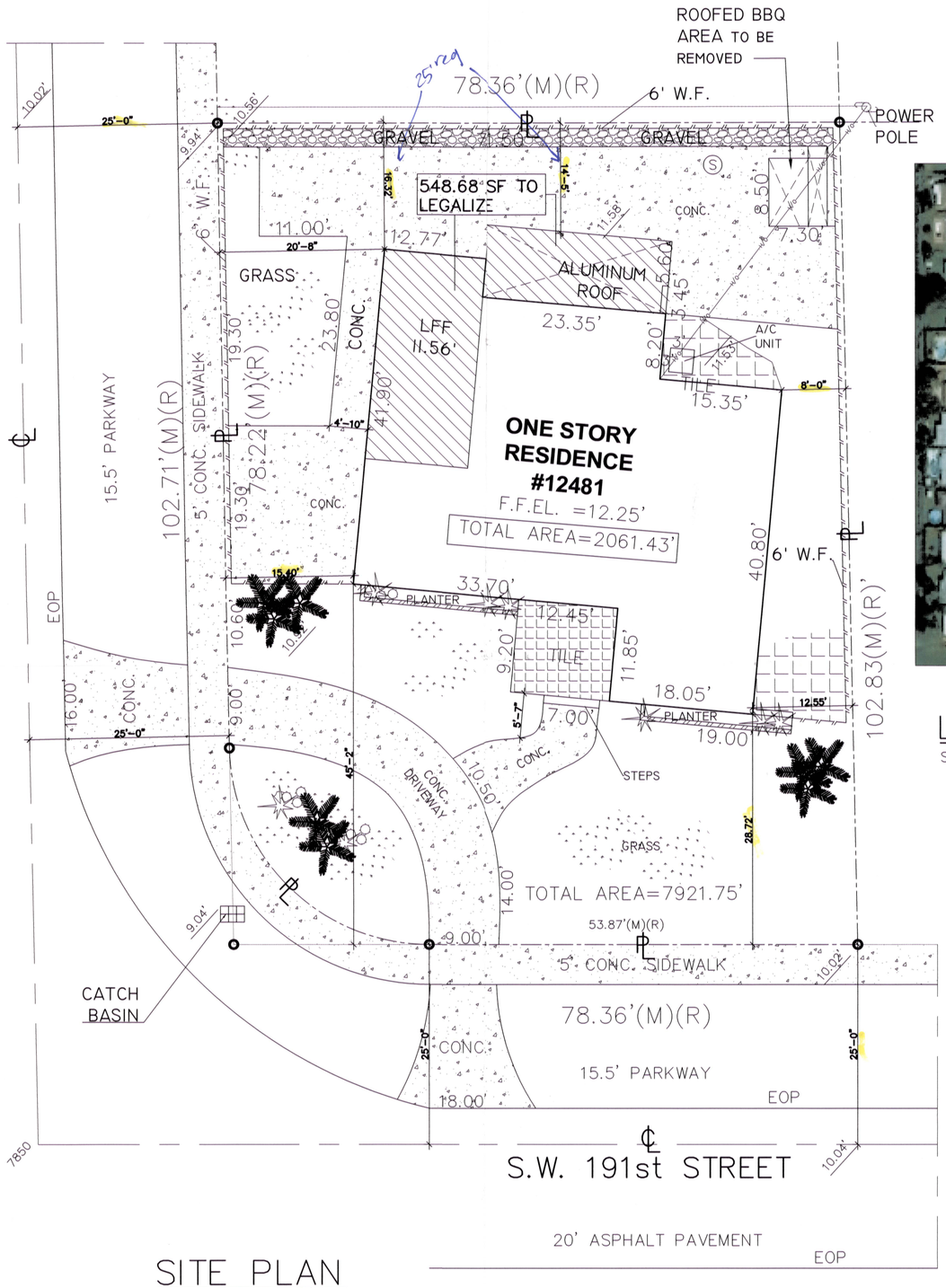

SITE PLAN

SCALE: 1': 1/8"

PROPERTY ADDRESS

12481 SW 191th Street, MIAMI DADE, Fl. 33177
(FOLIO No. 30 – 6901 – 001 – 2020)

LEGAL DESCRIPTION

Lot 25–26–27, Block 14, of " EASTERN SHORES FIRST ADDITION " according to the Plat thereof as recorded in Plat Book 23, Page 74 of the Public Records of Miami–Dade County, Florida.

ADMINISTRATIVE ADJUSTMENT FOR:

REAR SECTBACK IS 14'–6" (from terrace to property line) WHERE 25'–0" IS REQUIRED.

REAR SECTBACK IS 16'–4' (from building to property line) WHERE 25'–0" IS REQUIRED.

LOCATION MAP

SCALE: N.T.S.

ZONING INFO.

NET.

Zoning = RU-1

LOT SIZE 102.83' x 78.36'=7,921.75 SF.

LOT COVERAGE: 35% (2,772.61 SF)	7,921.75 SF.
EXISTING:	1724.65 SF
ADDITION TO BE LEGALIZED:	548.68 SF
TOTAL FOOTPRINT PROPOSED:	2273.33 SF (28.69%)

PRINCIPLE STRUCTURE

SETBACKS	REQ'D	PROVIDED (EXIST)
Front	25.0'	28'–8"
Rear	25.0'	*14'–6"
Side Interior	7.5'	8'–0"
Side street	15.0'	15'–4"

GREEN AREA: 35% MIN.	REQ'D	PROVIDED
	2,772.61 SF	3,310.75 SF (41.8%)

*AFECTED SETBACKS

WE THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR AN ADMINISTRATIVE ADJUSTMENT APPLICATION.

NAME: OSCAR PEREZ & AILUSKA FERNANDEZ		4-21-15 DATE
NAME: JEFF J LAZZERI (TRUST) & EFF & VIRGINIA LAZZERI		4/21/15 DATE
NAME: ENRIQUE A MOLINA / NORMA M MOLINA		04/21/2015 DATE
NAME: AMERICA MARTINEZ	America Martinez	4/21/2015 DATE
NAME: NIURKA CASTANEDA / HILARIO CASTANEDA / MARIA L CASTANEDA		4/21/15 DATE
NAME: BRIEL AVILA / JORGE LUIS AVILA		4/21/15 DATE
NAME: NORMA MARTINEZ	Norma Martinez	4-21-15 DATE

RECEIVED
215-040
MAY 06 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
BOR SDE

Revisions

EXISTING FAMILY RESIDENCE

Deisy Pozo & H Rene Casanova
12481 SW 191th Street
MIAMI, FLORIDA 33177

JCD ARCHITECT, Inc.
JUAN CARLOS DAVID
Design & Development
Architecture Interiors Planning Construction
1385 Coral Way, Suite 201-B Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330

Job No.
Date 04-20-2015
Scale SHOWN

Seal APR 20 2015
AR-00015344

Sheet No. A-1

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