

September 14, 2015

From:

Kevin and Kathleen Murray
8210 SW 111 Terrace
Miami, Fl. 33156

To:

Miami Dade County Zoning Hearing Department
111 NW 1st Street
Miami, Fl. 33128

Re:

Variance request for:
8210 SW 111 Terrace
Miami, Fl. 33156



To Whom It May Concern,

Please be advised that we are requesting a variance to allow a guest house on this property with a rear lot coverage area of 10.6% where 5% is presently allowed.

Originally, this property was part of a one larger parcel of land zoned EU-1 and at that time the parcel complied with the lot size requirements of such a zoning classification. In a variance granted to the previous Owner/Developer in 1995, resolution # 5-ZAB-134-95, the property was allowed split into (4) smaller lots. The zoning classification of EU-1 however, remained even though the properties did not comply with the minimum 1 acre size. This has caused a hardship as we are unable to add a guest house of appropriate size because our limited lot size and current zoning. There has been other similar variance requests that have been approved in the area including the property adjacent to us, 8201 SW 111 Terrace. The variance for that property allowed a guest house of 10.6% and was approved by Miami Dade County in September of 2015, resolution No. CZAB 12-23-15.

For all the reasons above, we respectfully ask that Miami Dade County approve this zoning variance request.

Sincerely,

A handwritten signature in black ink that reads "Kevin and Kathleen Murray". The signature is written in a cursive, flowing style.

Kevin and Kathleen Murray