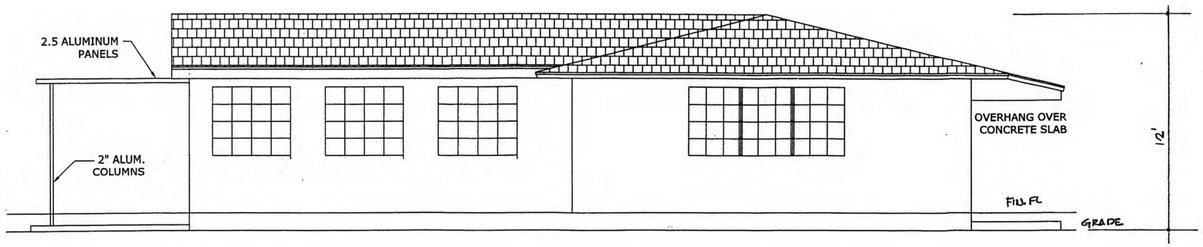
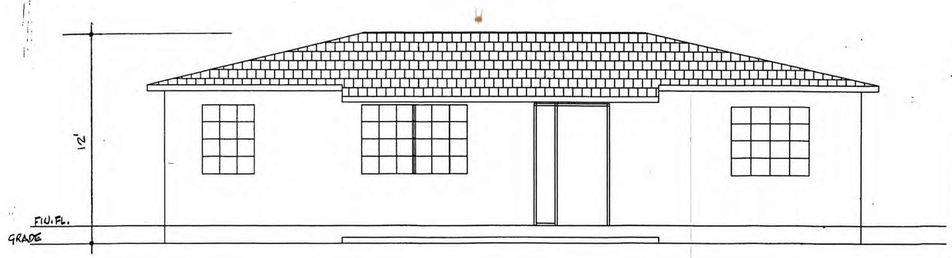
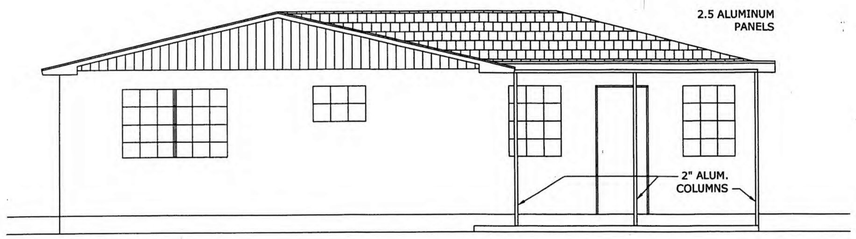


LEFT SIDE ELEVATION



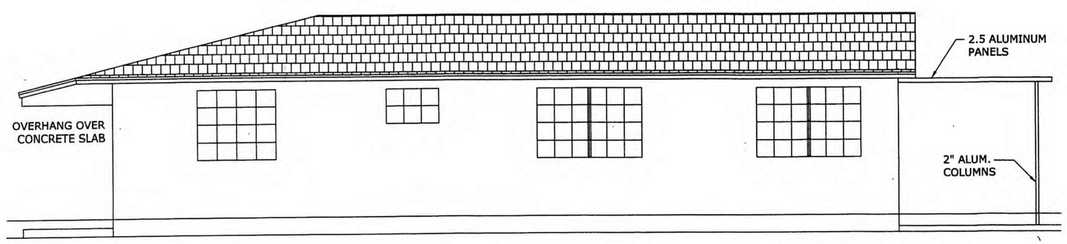
FRONT ELEVATION

1 / 4"



REAR ELEVATION

1 / 4"



RIGHT SIDE ELEVATION

1 / 4"

ZONING LEGEND :

ZONING : PROPERTY TO BE RE - ZONED TO RU-1

LOT SIZE : 50.0 FT. X 100.0 FT. = 5000 SF.

RU-1 ZONING REQUIRES : 75 FT. LOT WIDTH

ACTUAL : 50 FT. LOT WIDTH (VARIANCE REQUIRED)

LOT COVERAGE : 35% = 1759 SF.

EXISTING RESIDENCE : 1836 SF. > 1750 SF. (VARIANCE REQUIRED FOR 86 SF. OVER)

SET BACKS :

FRONT : 25FT. REQ. ; 25 FT PROV.

REAR : 50% REQ. 15 FT. ; PROV. 13.9 FT. (VARIANCE REQ.)

SIDES : 5 FT. MIN. REQ. ; 5FT. PROV.

BUILDING HEIGHT : 12 FT. FROM FINISH GRADE

LEGAL DESCRIPTION :

THE NORTH 50 FT. OF THE EAST 100 FT. OF TRACT B OF MENENDEZ TRACTS , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167 AT PAGE 52 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY . FLORIDA PREVIOUSLY KNOWN AS :

LOTS 19 AND 20 , IN BLOCK 6 , OF BYRWOOD A SUBDIVISION , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 , AT PAGE 26, OF THE PUBLIC RECORS OF MIAMI DADE COUNTY . FLORIDA

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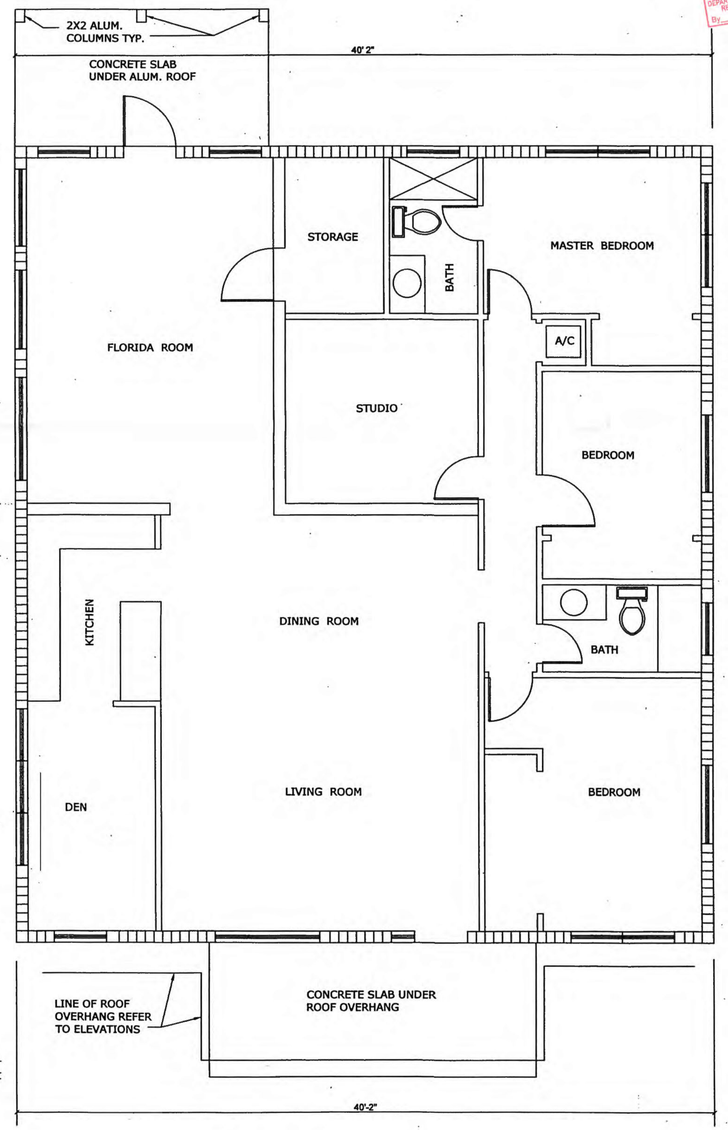
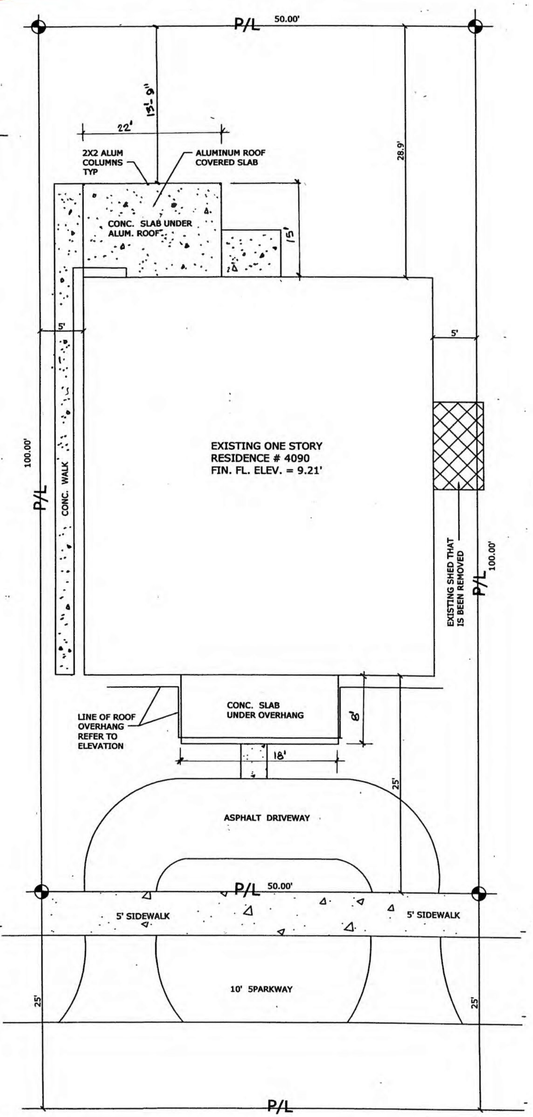
MAY 24 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
By



FLOOR PLAN

1 / 4"

NORTH



SITE PLAN

1 / 8"