



DK March 7, 2016

From:
Geoffrey Lecat
5517 Sardinia St.
Coral Gables, Fl. 33146

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

Re:
Variance request for:
30-3110-028-1020
Miami, Fl.

To Whom It May Concern,

Please be advised that we are requesting a variance to allow a single family house on the above referenced property. The variances requested are the following:

Lot area of 3,797 sq. ft. where 3,750 sq. ft. is minimum required.

Lot Frontage of 25 ft. where 75 ft. is minimum required.

Side setback of .08 ft. and 4.92 ft. where 5 ft. is minimum required.

This property was purchased in 2015 with the intent of building a low income small single family residence. There is a similar property across the street which was granted the same approval as being requested here. That property was constructed in 1962. That property is at 7051 NW 21 Avenue.

The approval of this variance will contribute towards the reuse of an abandoned lot, development of healthy neighborhood and increased tax based. For all the reasons above, we respectfully ask that Miami Dade County approve this variance request as they have for the other adjacent lots.

Sincerely,

Geoffrey Lecat