

BOARD OF ADJUSTMENT  
**ZBA20-0111**

71 LAGORCE CIRCLE  
MIAMI BEACH, FL.33141

JULY 10, 2020

## CONTEXT LOCATION MAP



TBM:  
SET MAG + DISK  
ELEVATION = 4.04



## ZONING DATA:

**ZONING:** RS-3  
SINGLE FAMILY RESIDENTIAL

**YEAR BUILT:** 1951

**LOTE SIZE:** 14,416 SF

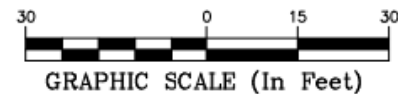
### LOT COVERAGE:

EXISTING: 4,095 SF (28.4%)  
PROPOSED: 5,930 SF (41.1%)  
MAXIMUM: 7,208 SF (50%)

### UNIT SIZE:

EXISTING: 3,575 SF (24.7%)  
PROPOSED: 4,554 SF (31.5%)  
MAXIMUM: 7,208 SF (50%)

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	20 FT	25'-7"	25'-7"
REAR	20 FT	5'-6"	5'-6"
SIDE (STREET)	15 FT	10'-3"	10'-3"
SIDE (INTERIOR)	10 FT	26'-11"	26'-11"

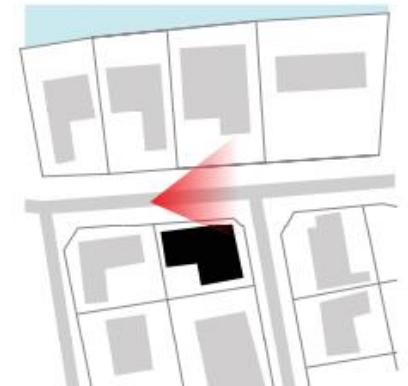




## CONTEXT PICTURES



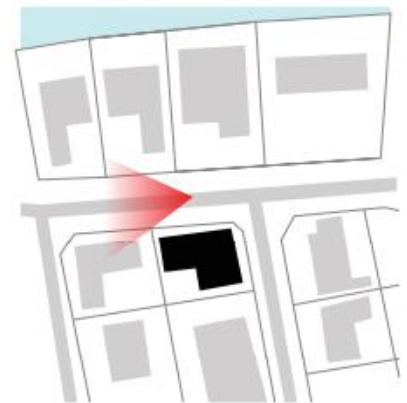
VIEW FROM LAGORCE CIRCLE  
**WEST SIDE**



## CONTEXT PICTURES



VIEW FROM LAGORCE CIRCLE  
EAST SIDE



## CONTEXT PICTURES



VIEW FROM ROXBURY LANE  
NORTHSIDE







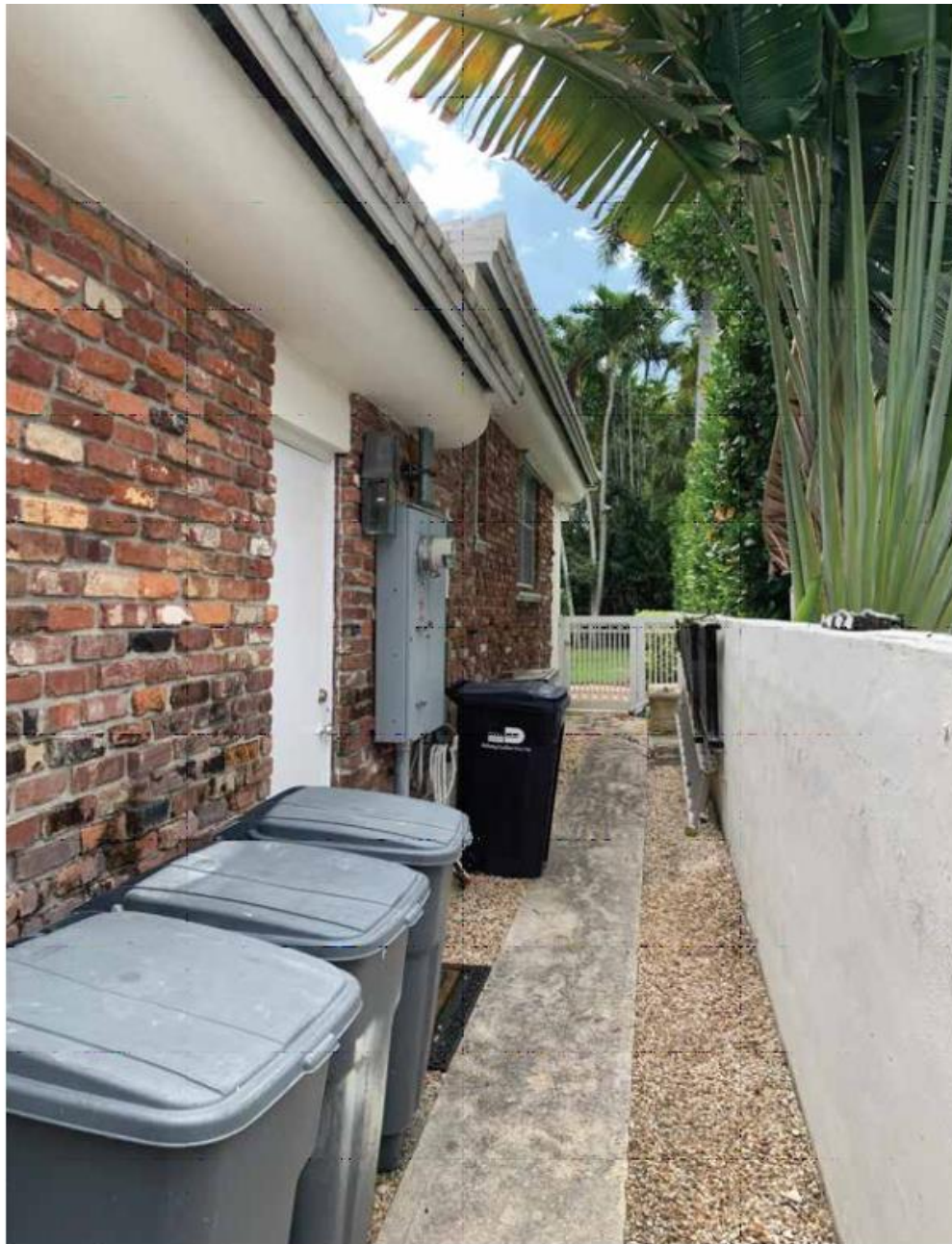
SIDE YARD FACING THE STREET (MAIN ENTRANCE)





FRONT YARD (EAST SIDE)





REAR YARD (WEST SIDE)

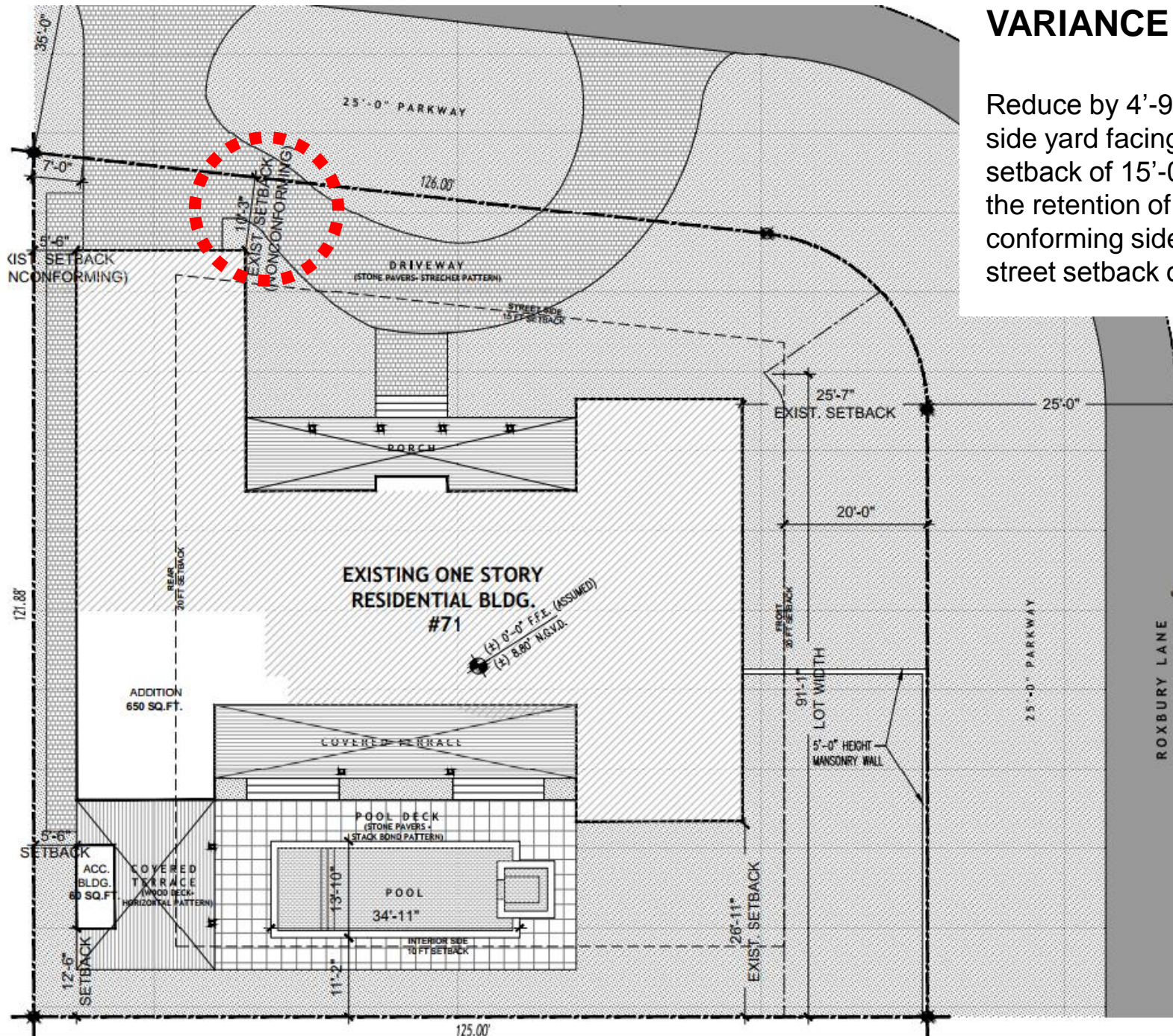


INTERIOR SIDE (SOUTH)



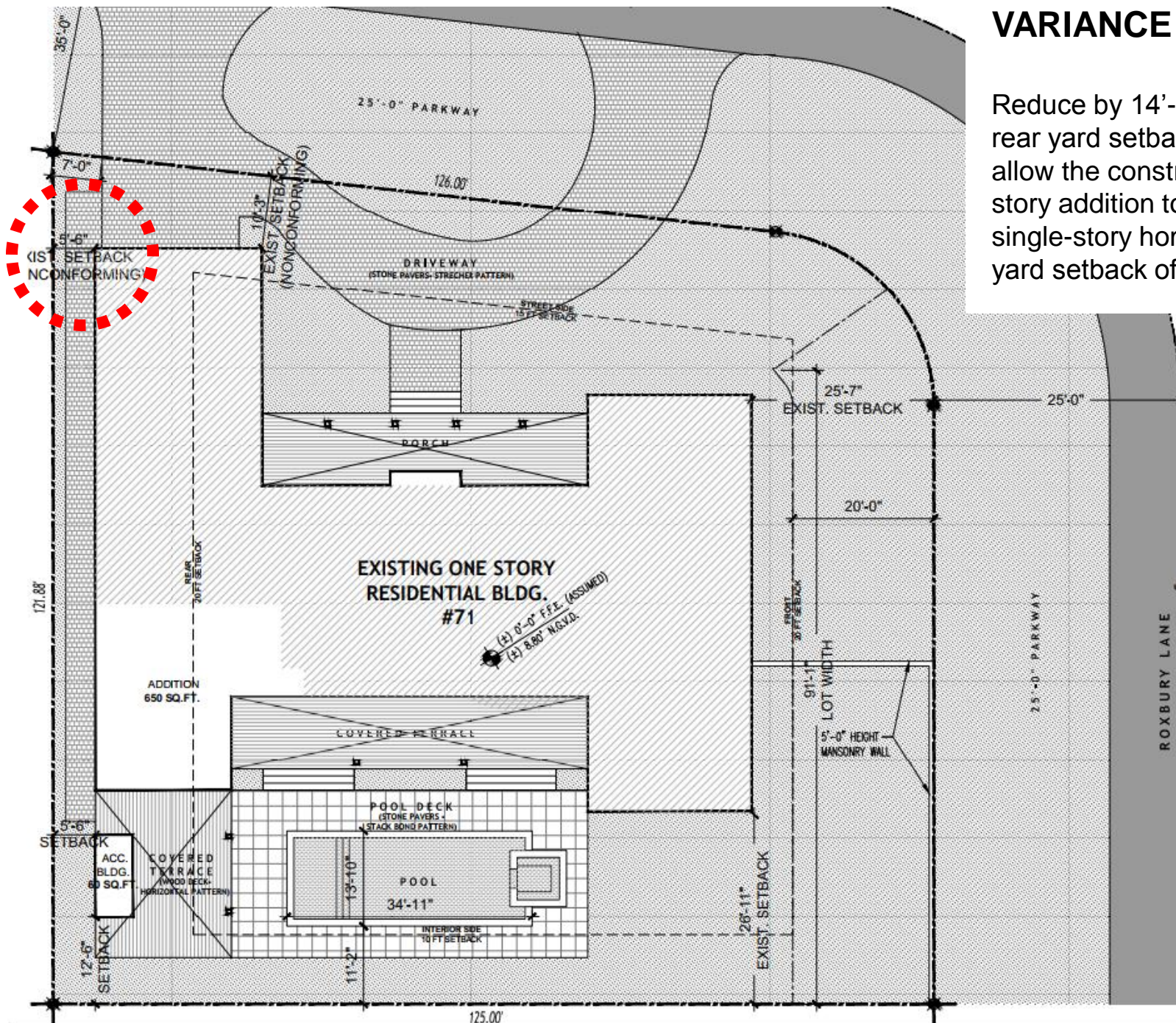
## VARIANCE # 1

Reduce by 4'-9" the minimum side yard facing a street setback of 15'-0", to allow for the retention of an existing non-conforming side yard facing a street setback of 10'-3".



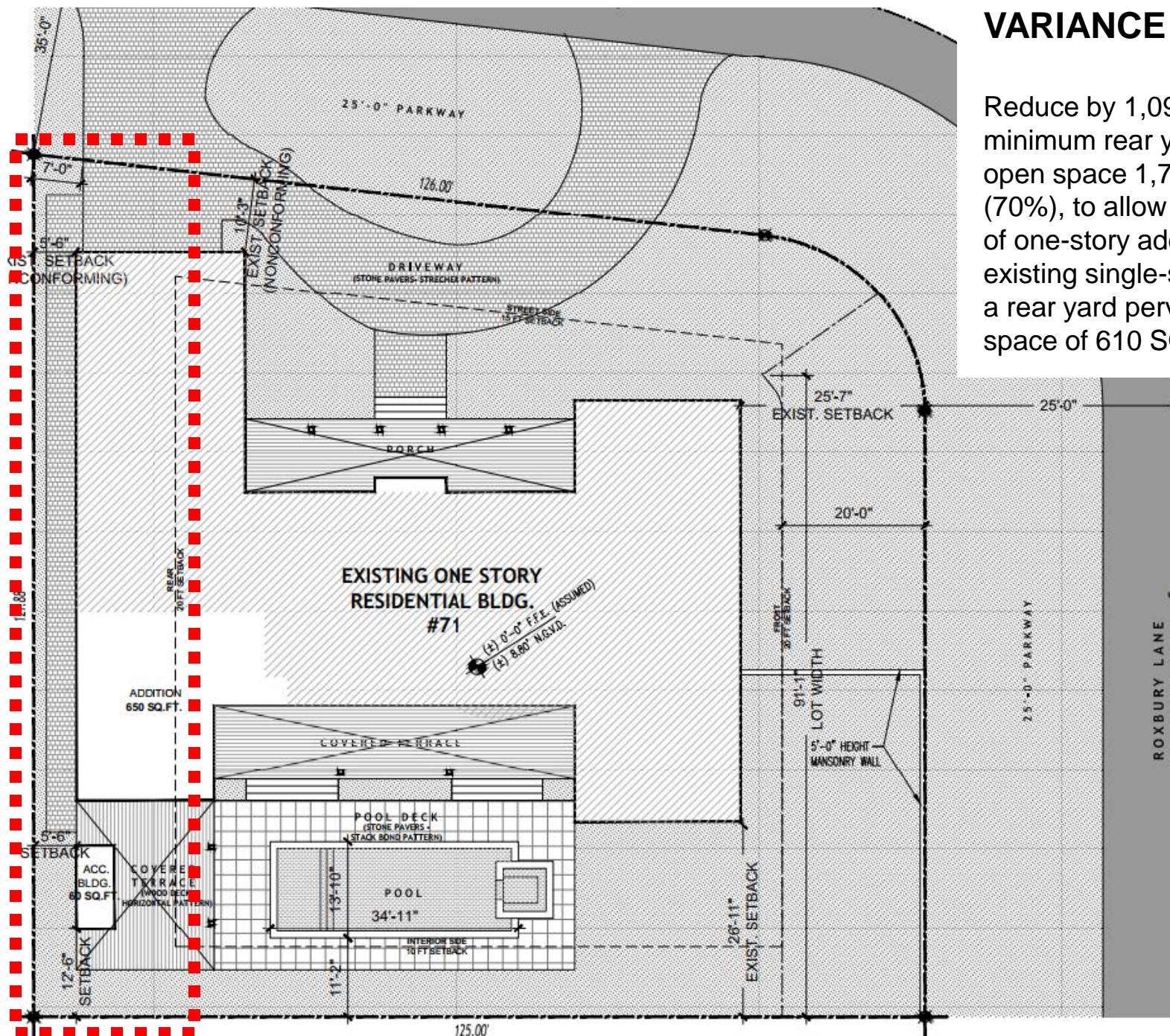


Reduce by 14'-6" the minimum rear yard setback of 20'-0", to allow the construction of one-story addition to an existing single-story home with a rear yard setback of 5'-6".





Reduce by 1,091 SQ.FT, the minimum rear yard pervious open space 1,701 SQ.FT. (70%), to allow the construction of one-story addition to an existing single-story home with a rear yard pervious open space of 610 SQ.FT. (25.1%).



LAGORCE CIRCLE

# EXISTING FLOOR PLAN

5'-6"  
EXIST. SETBACK

10'-3"  
EXIST. SETBACK

25'-7"  
EXIST. SETBACK

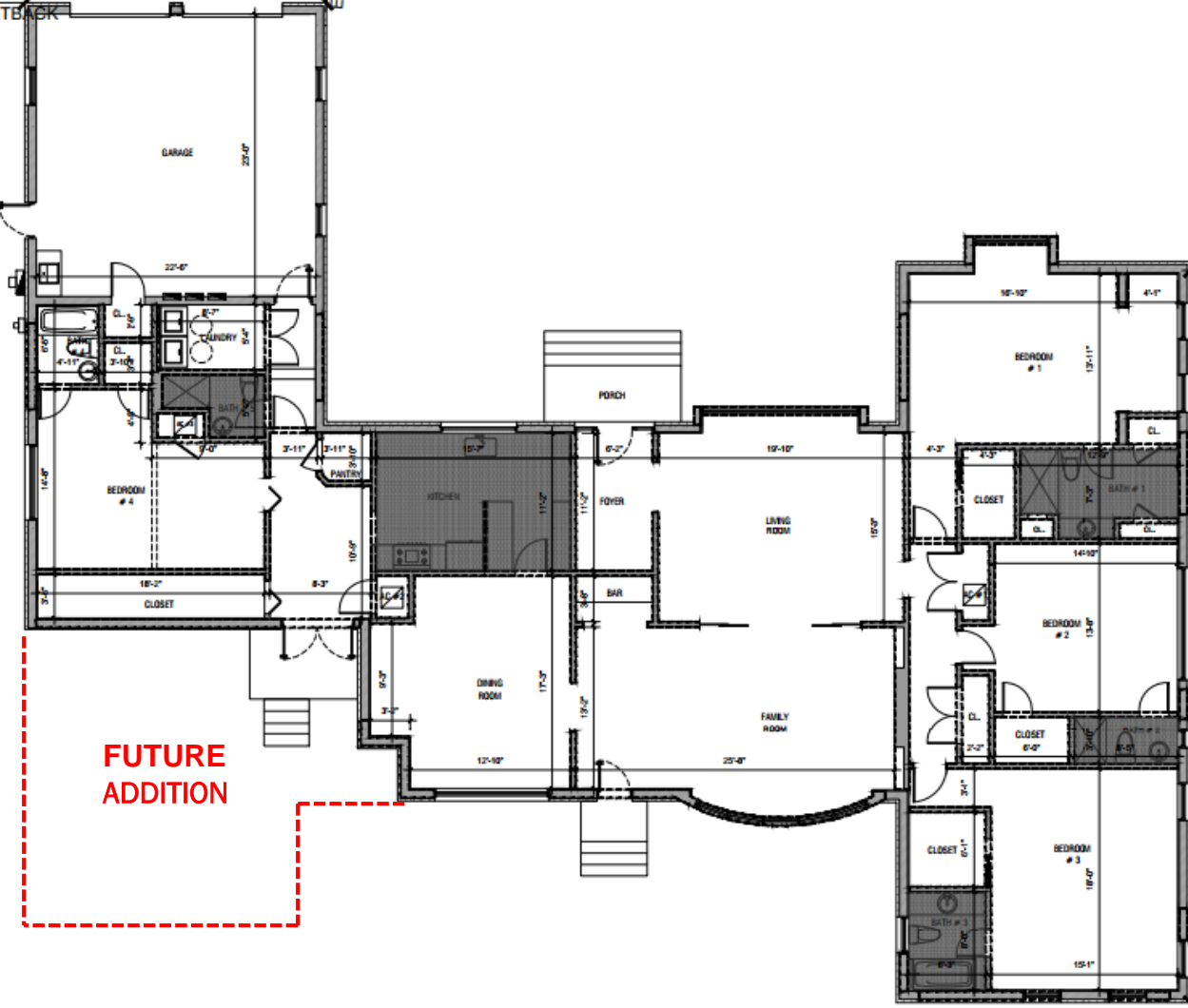
PROPERTY LINE

PROPERTY LINE

ROXBURY LANE

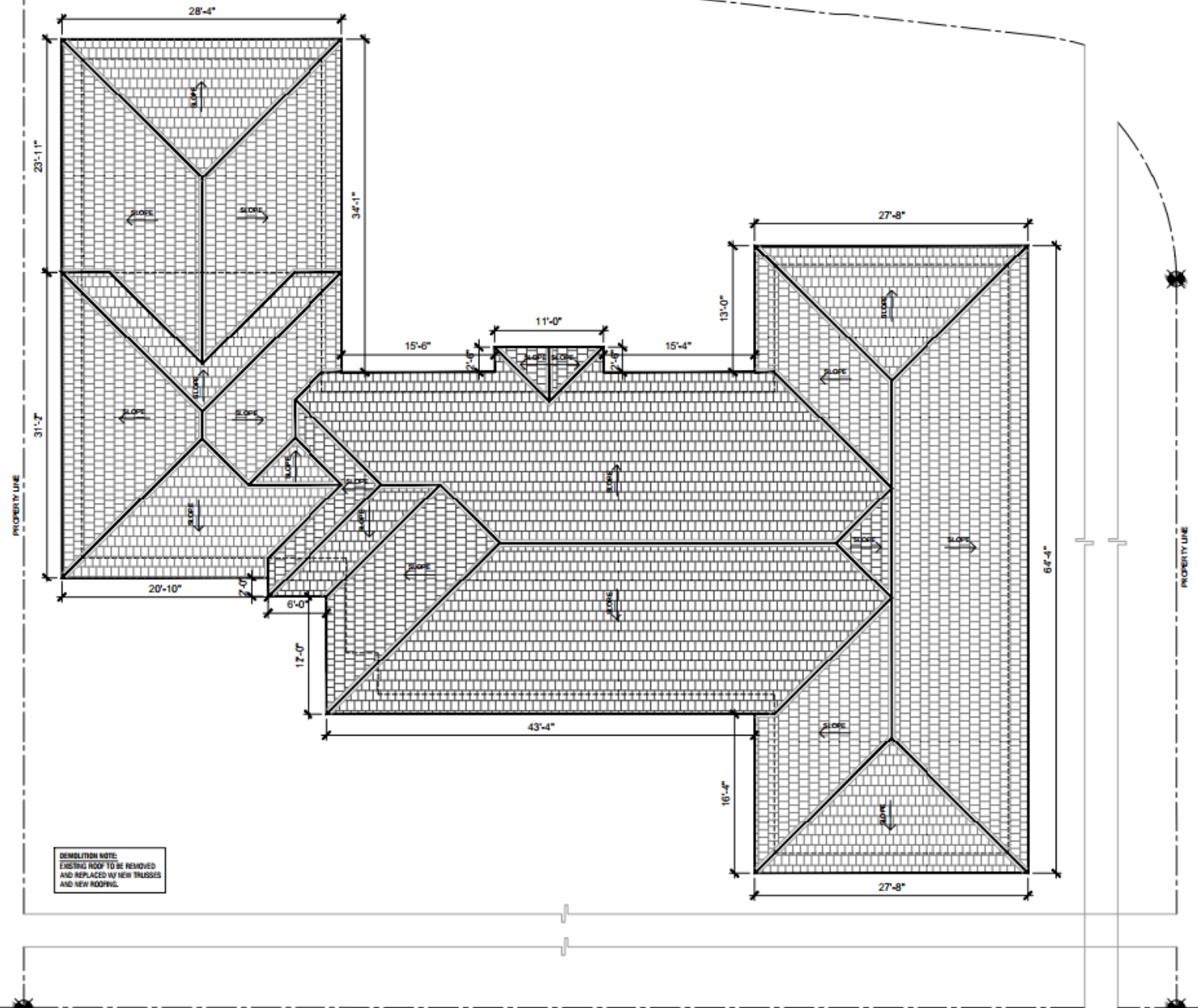
FUTURE  
ADDITION

26'-11"  
EXIST. SETBACK

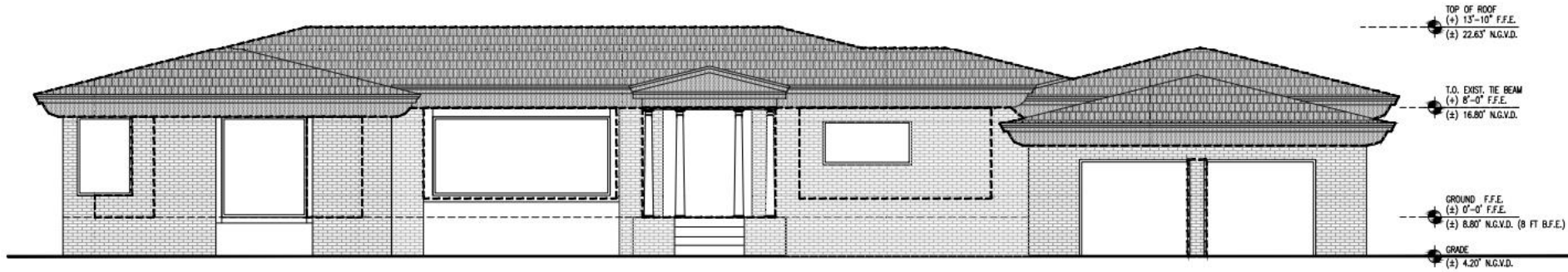




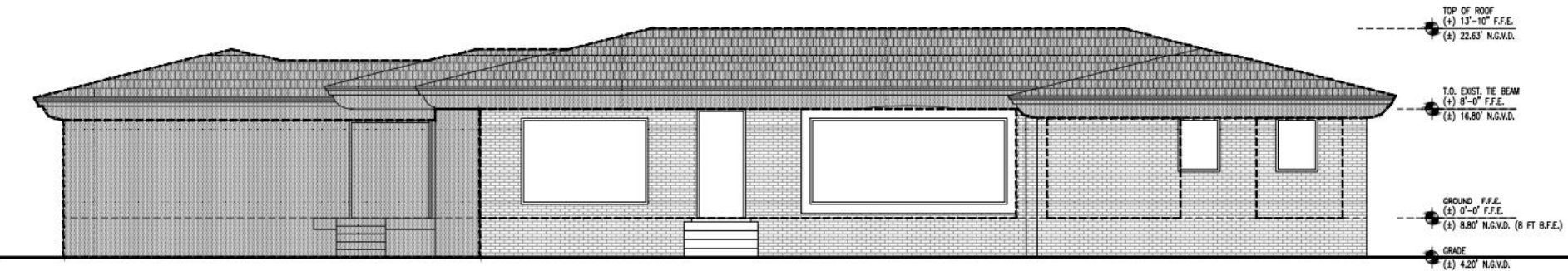
PROPERTY LINE



# EXISTING ELEVATIONS



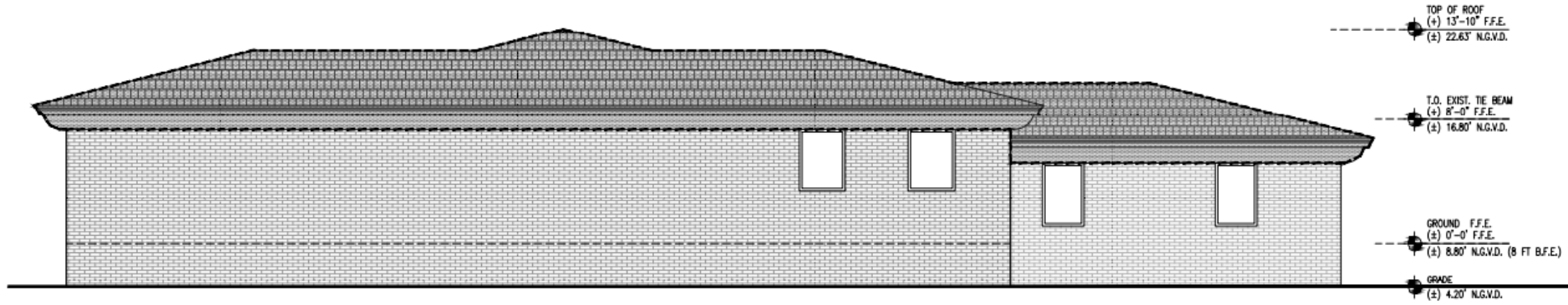
NORTH ELEVATION



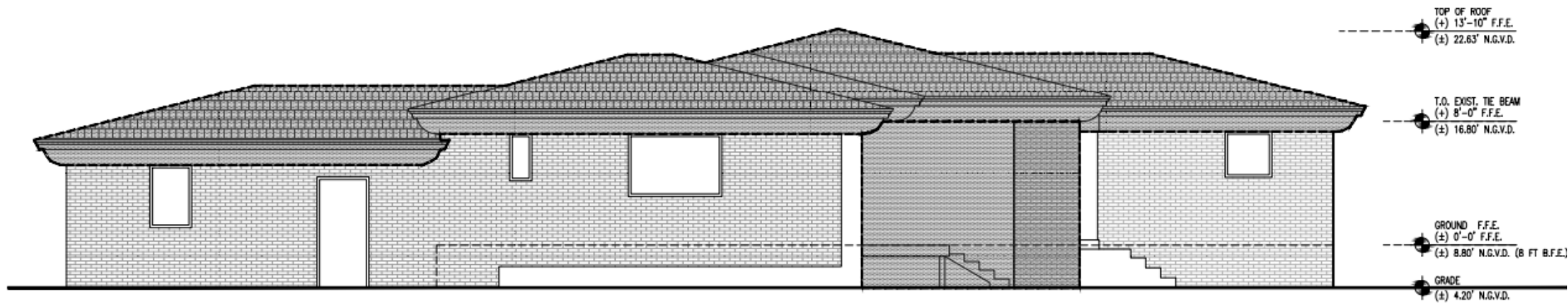
SOUTH ELEVATION



# EXISTING ELEVATIONS



EAST ELEVATION

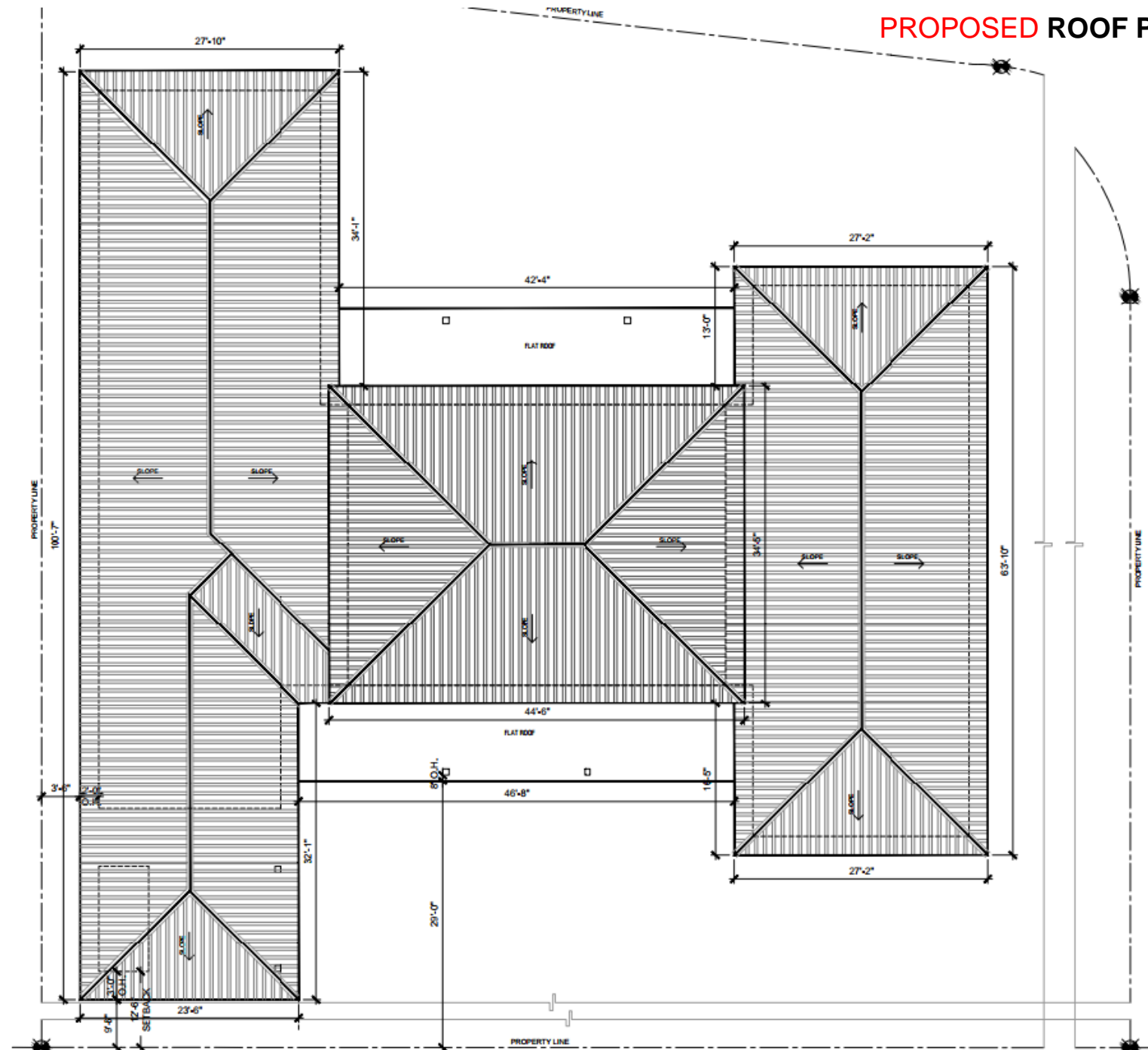


SOUTH ELEVATION





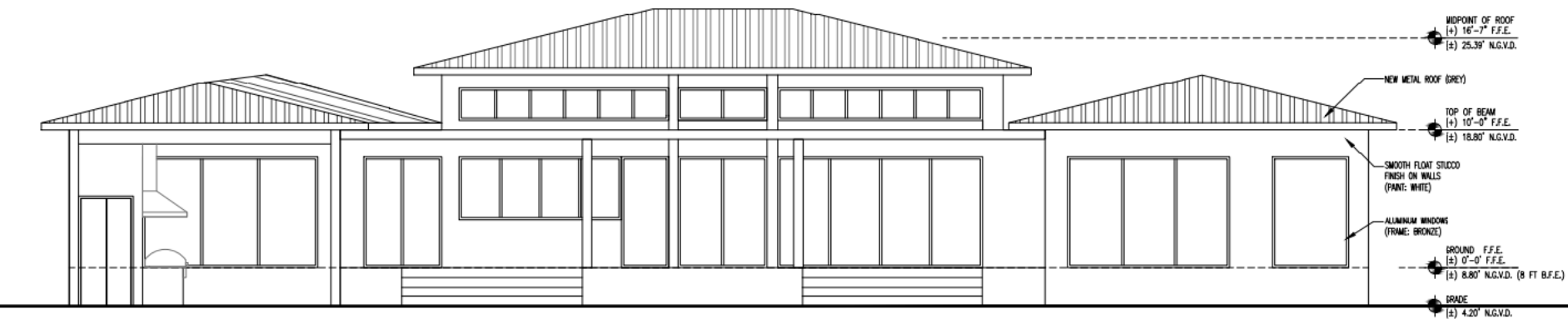
# PROPOSED ROOF PLAN



# PROPOSED ELEVATIONS



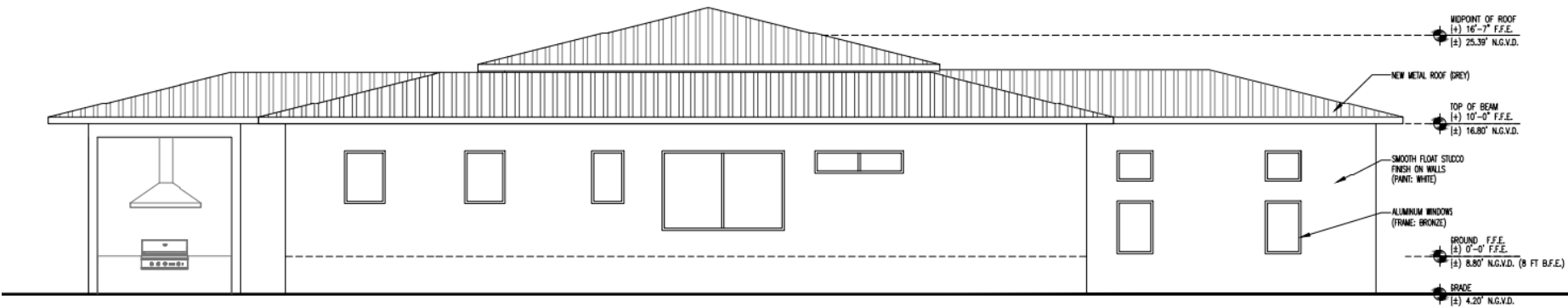
NORTH ELEVATION



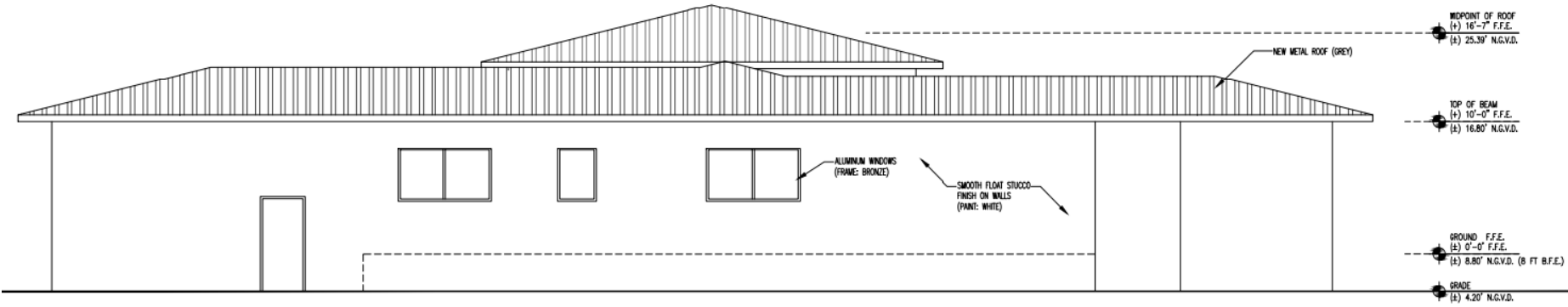
SOUTH ELEVATION



PROPOSED ELEVATIONS

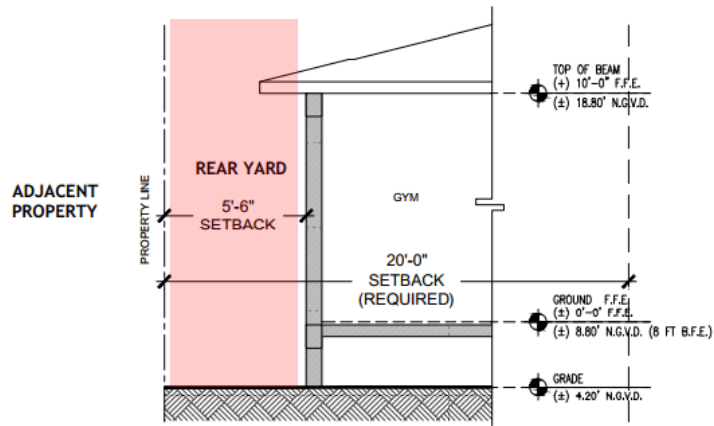


EAST ELEVATION

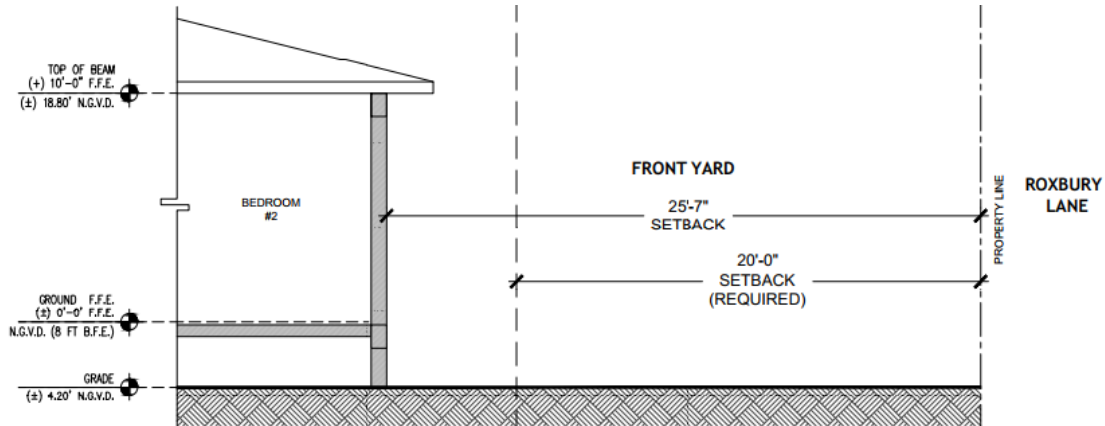


WEST ELEVATION

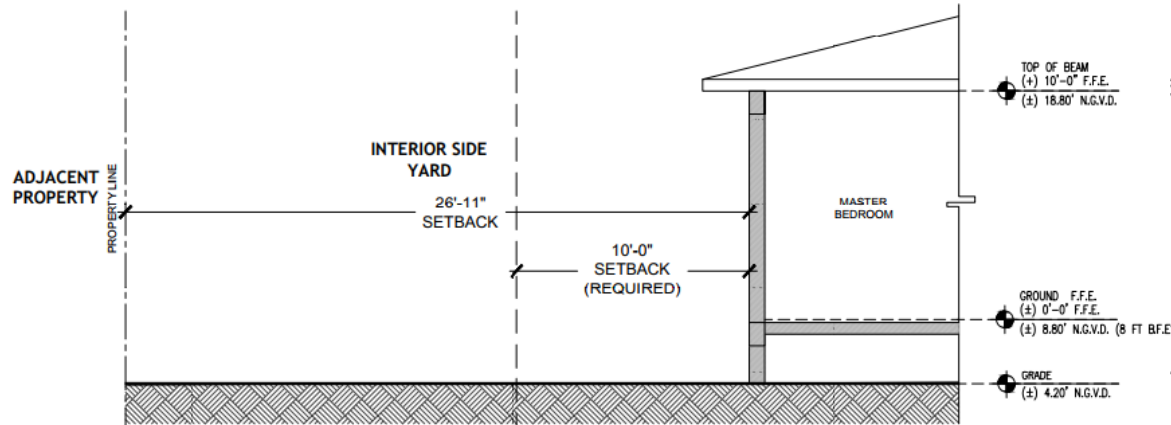
# YARD SECTIONS



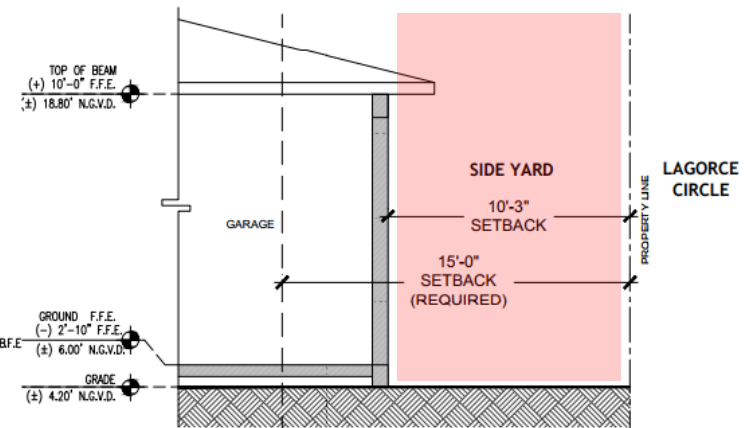
SECTION 1-1  
3/36" = 1'-0"



SECTION 2-2  
3/36" = 1'-0"



SECTION 3-3  
3/36" = 1'-0"



SECTION 4-4  
3/36" = 1'-0"



# LANDSCAPE PLAN

### PLANTING LEGEND



EXISTING TREE



PROPOSED TREE



EXISTING PALM



PROPOSED PALM

TRANSPANTED TREE/  
PALMPROPOSED SHRUBS/  
ACCENTSPROPOSED SHRUBS/  
GROUND COVER

PROPOSED LAWN



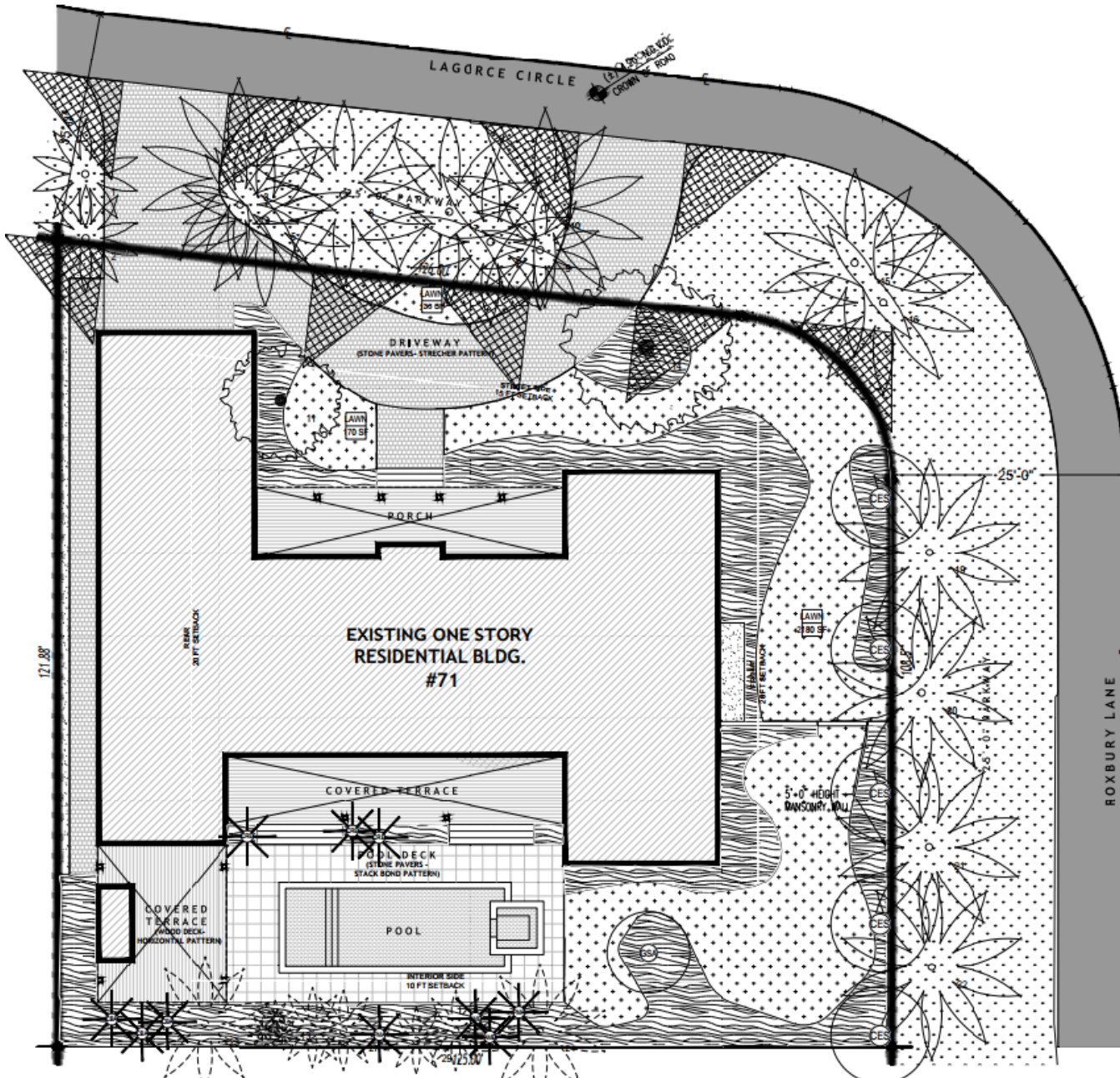
EXISTING LAWN TO  
REMAIN



CRUSHED GRAVEL



VISIBILITY TRIANGLE AS  
PER ROADWAY DETAIL  
RS16





FRONT VIEW



BACK VIEW



THANK YOU



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