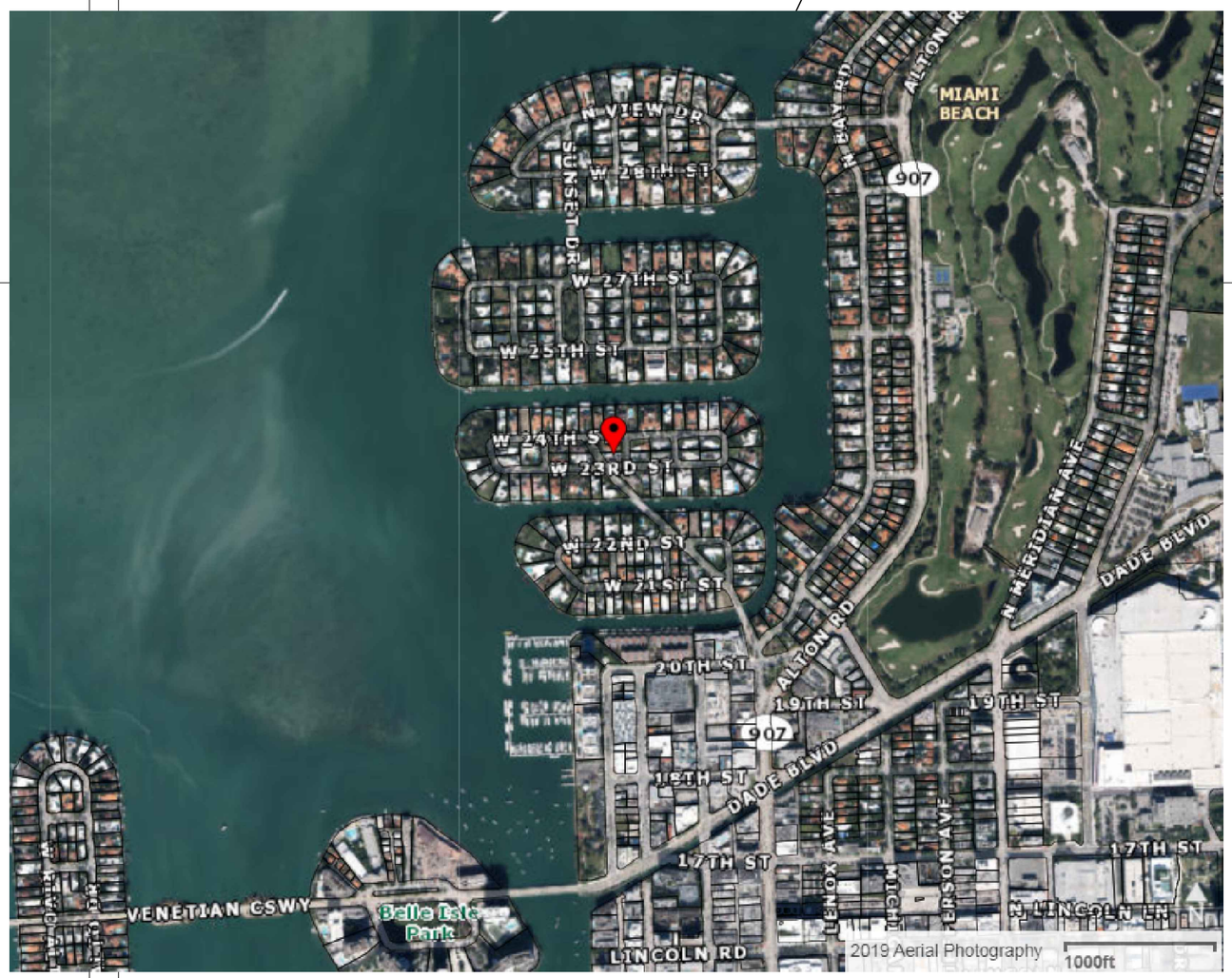
Project Location



LOCATION MAP

SCALE: N.T.S.

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2301 Sunset Drive		
2	Folio number(s):	02-3228-001-1290		
3	Board and file numbers :	N/A		
4	Year built:	1947	Zoning District:	RS-3
5	Based Flood Elevation:	N/A	Grade value in NGVD:	N/A
6	Adjusted grade (Flood+Grade/2):	N/A	Free board:	N/A
7	Lot Area:	9,134 s.f.		
8	Lot width:	75'	Lot Depth:	143.26'
9	Max Lot Coverage SF and %:	2,740 s.f. (30%)	Proposed Lot Coverage SF and %:	N/A
10	Existing Lot Coverage SF and %:	3,624 s.f. (39.6%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard (Sunset Dr)Open Space SF and	1,133 s.f. (65.3.5%)	Front Yard (Lucerne Av) Open Space SF and %:	979 s.f. (72.5%)
12	Max Unit Size SF and %:	4,567 s.f. (50%)	Existing Unit Size SF and %:	4,154 s.f. (45.4%)
13	Existing First Floor Unit Size:	3664 s.f.	Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15		N/A	Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	**Height:**	**24'-0"**	**14'-9"**	**N/A**	
18	**Setbacks:**				
19	Front First level:	30'-0"	16'-4" LUCERNE AV	N/A	None
20			13'-0" W. 23RD STREET		
21			0 SUNSET DRIVE		
22	Front Second level:	N/A	N/A	N/A	None
23	Side 1:	N/A	N/A	N/A	None
	Side 2 or (facing street):	7'-6"	N/A	N/A	None
24	Rear:	20'-0"	N/A	N/A	None
25	Accessory Structure Side 1:	N/A			
26	Accessory Structure Side 2 or (Facing st.)	N/A			
	Accessory Structure Rear:	N/A			
27	Sum of Side yard :	N/A			
28					
29	Located within a Local Historic District?			NO	
Notes	Designated as an individual Historic Single Family Residence Site?			NO	
If not a	Determined to be Architecturally Significant?			NO	
All other data information should be presented like the above format					

STATE OF FLORIDA
NORMAN V. BLANDON
AR0016981
REGISTERED ARCHITECT

Norman Blandon

Digitally signed by Norman Blandon
Date: 2020.08.10 17:18:07 -04'00'