

OFF. REC. 16263PG0961

94R098882 1994 MAR 01 14:00

BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA

IN RE:

The application of
MARC and MARILYN CSETE
2001 LAKE AVENUE
SUNSET ISLAND NO. 4
LOT 7; BLOCK 4
SUNSET LAKE EXTENSION; PB 40/23

MEETING DATE: SEPTEMBER 10, 1993
FILE NO. 2296-AORDER

The applicant, Marc and Marilyn Csete, filed an application with the Planning and Zoning Department for variances in order to construct a two-story addition to an existing single family residence as follows:

1. Applicant wishes to waive 10 ft. of the minimum required front yard setback of 20 ft. in order to construct a two-story addition 10 ft. from the front property line.
2. Applicant wishes to waive 8'-4" of the minimum required side yard setback of 22'-0" in order to construct the above mentioned two-story addition 13'-8" from the south side property line facing the waterway.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made. The Board finds that the property in question is located in the RS-3 Zoning District. The Board further finds:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

continued . . .

WY

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File No. 2296-A (continued)
Marc and Marilyn Csete
2001 Lake Avenue

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

IT IS THEREFORE ORDERED, by the Board, that the variances as requested and set forth above be APPROVED with the following conditions to which the applicant has agreed:

1. All site improvements, as indicated on the plans, shall be constructed as part of the new addition.
2. A more detailed landscape plan indicating existing and new plant materials shall be submitted for review and approval by the Planning, Design and Historic Preservation Division. The existing seagrape tree shall be retained and the new landscaping shall be mature at planting, with taller materials (i.e. palm trees) that will screen from view the second floor of the new addition. Landscaping shall also be placed at the base of the deck.
3. Utility service connections shall be placed underground.

PROVIDED, the applicant shall build in accordance with the plans submitted as part of this file and as approved by the Zoning Board of Adjustment with any applicable modifications. The applicant shall take all necessary steps to have a permit issued by the Building Department within a period of six (6) months from the date of hearing (September 10, 1993), unless the Board specifies a more restrictive time limitation, otherwise this Order shall become null and void, unless the issuance of such permit is stayed by an appeal to the appropriate court. This Order does not constitute a permit, but upon presentation of this Order to the Planning, Design and Historic Preservation Division, a permit shall be approved and processed in accordance and pursuant to the ordinances of the City of Miami Beach.

continued . . .

OFF. REC. 16263PG0963

File No. 2296-A (continued)
Marc and Marilyn Csete
2001 Lake Avenue

Dated this 10th day of October, 1993.

BOARD OF ADJUSTMENT OF
THE CITY OF MIAMI BEACH,
FLORIDA

BY: Virginia Malcolm Siegel
VIRGINIA MALCOLM SIEGEL
CHAIRPERSON

STATE OF FLORIDA)) SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 1st day of October by Nigeria Akolun Seegal who is personally known to me ~~or who has produced~~ as identification and who did ~~not~~ take an oath.

My commission expires _____
 NOTARY PUBLIC, STATE OF FLORIDA.
 MY COMMISSION EXPIRES: June 11, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC (signature)
SHEILA C. FINE
 NOTARY PUBLIC
 STATE OF FLORIDA
 (type, print or stamp name)

Approved As To Form:
Planning, Design and Historic Preservation Division
Legal Department

NG
(TCD)

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RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUJIN,
Clerk of Circuit & County
Courts