

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	3757 Sheridan Avenue, Miami Beach FL 33140		
2	Folio number(s):	02-3227-017-0610		
3	Board and file numbers :	ZBA22-0139		
4	Year built:	1938	Zoning District:	RS-4
5	Base Flood Elevation:	8	Grade value in NGVD:	7
6	Adjusted grade (Flood+Grade/2):	9	Free board:	
7	Lot Area:	5,580		
8	Lot width:	54.8	Lot Depth:	98.1
9	Max Lot Coverage SF and %:	1,674 30%	Proposed Lot Coverage SF and %:	1,617 29%
10	Existing Lot Coverage SF and %:	1,414 25%	Lot coverage deducted (garage-storage) SF:	1232
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:	
12	Max Unit Size SF and %:	N/A	Proposed Unit Size SF and %:	N/A
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size:	N/A		
15			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

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27'	15'	15'	
18	Setbacks:				
19	Front First level:	25'	23.21	N/A	
20	Front Second level:	25'	41.31	N/A	
21	Side 1:		4.94	N/A	
22	Side 2 or (facing street):		6.53	6.98	
23	Rear:	20'-0"	16'-2"	5'-2"	14'-10"
	Accessory Structure Side 1:	N/A			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
26	Sum of side yard :	25%	11.47	12	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	
	Additional data or information must be presented in the format outlined in this section				

Notes:

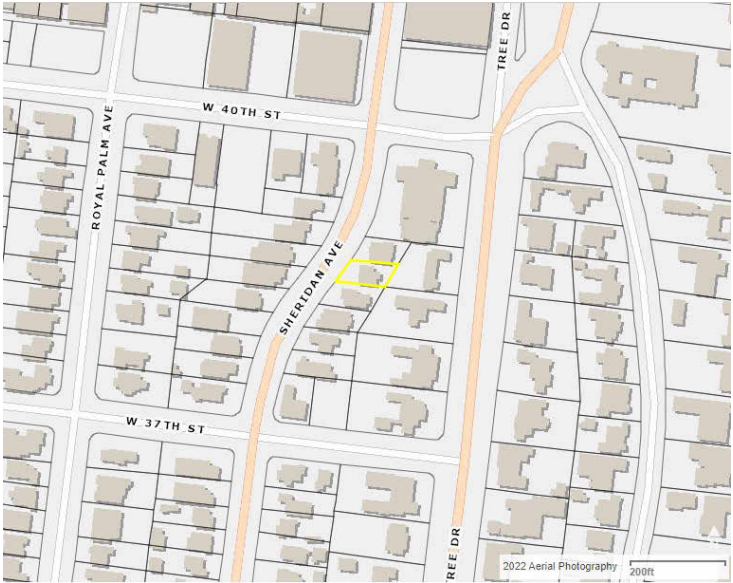
If not applicable write N/A

N/A

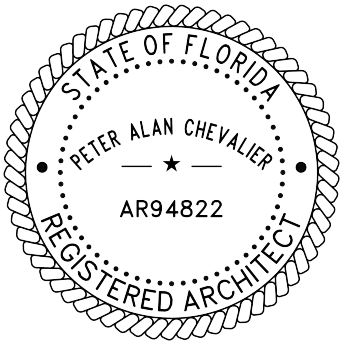
ZBA22-0135 Proposal for Rear Setback Variance

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A1	Ground Floor - Roof Plan	07/09/02
A2	East Elevation - New Addition	07/09/02
C1	Site Plan - Proposed Addition	07/09/02
G000	General Notes - Project Title	09/22/22
G001	Survey	12/19/22
G002	Existing Site Photos	12/19/22
G003	Existing Site Photos	12/19/22
G004	Existing Site Photos	12/19/22
G005	Existing Site Photos	12/19/22
G006	Existing Site Photos	12/19/22

PROJECT NARRATIVE:
The purpose of this project for a one bedroom - bathroom addition to the existing SFH is to accomodate the needs of a growing family while at the same time maintaining as much of the original character of the home's design. By not adding a 2nd story to the structure the architectural style as viewed from Sheridan Avenue is preserved. Locating the bedroom addition to the SE corner of the structure also provides continuity to the interior layout of the home. All the bedrooms in the home are located long the southern edge of the interior layout.



LOCATION PLAN: N.T.S.





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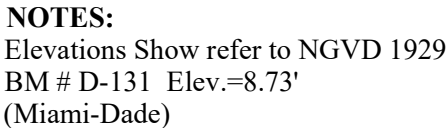
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3757 Sheridan Ave
Addition

No.	Description	Date

General Notes - Project Title		
Project number	Project Number	G000
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale



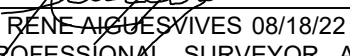
"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Address:
3757 Sheridan Ave, Miami Beach, FL 33140

Bearing, if any, shown based on Plat Meridian (reference) N/A

REVISIONS:				
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0317	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 7 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the
standards of practice as set forth by the
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS in chapter 5J-17 Florida Administrative
Code, pursuant to Section 472.027 Florida Statutes.


RENE AIGUESVIVES 08/18/22
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
08/15/22	1"=20'	R.S.	22-23896

NOTE:

a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.

b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.

c) Code restrictions and title search not reflected in this survey

d) Underground utilities, improvements, footings and encroachments, if any not located.

e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

g) All roads shown hereon are public unless otherwise noted.

h) No identification cap found on property corners unless otherwise noted.

i) Distance along boundary are record and measured unless otherwise noted.

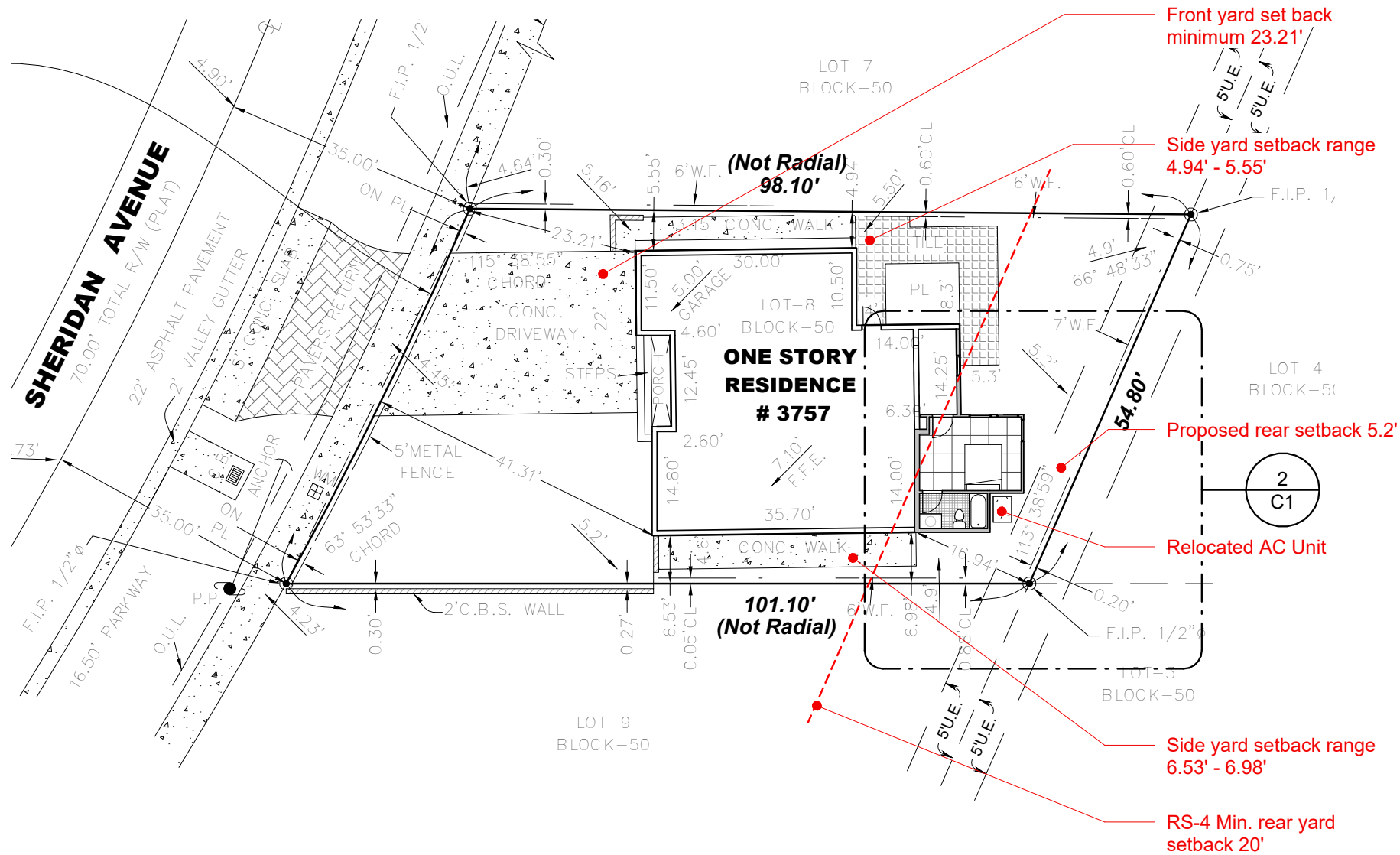
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

k) Accuracy: The expected use of land as classified in the minimum technical standards (5,117-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

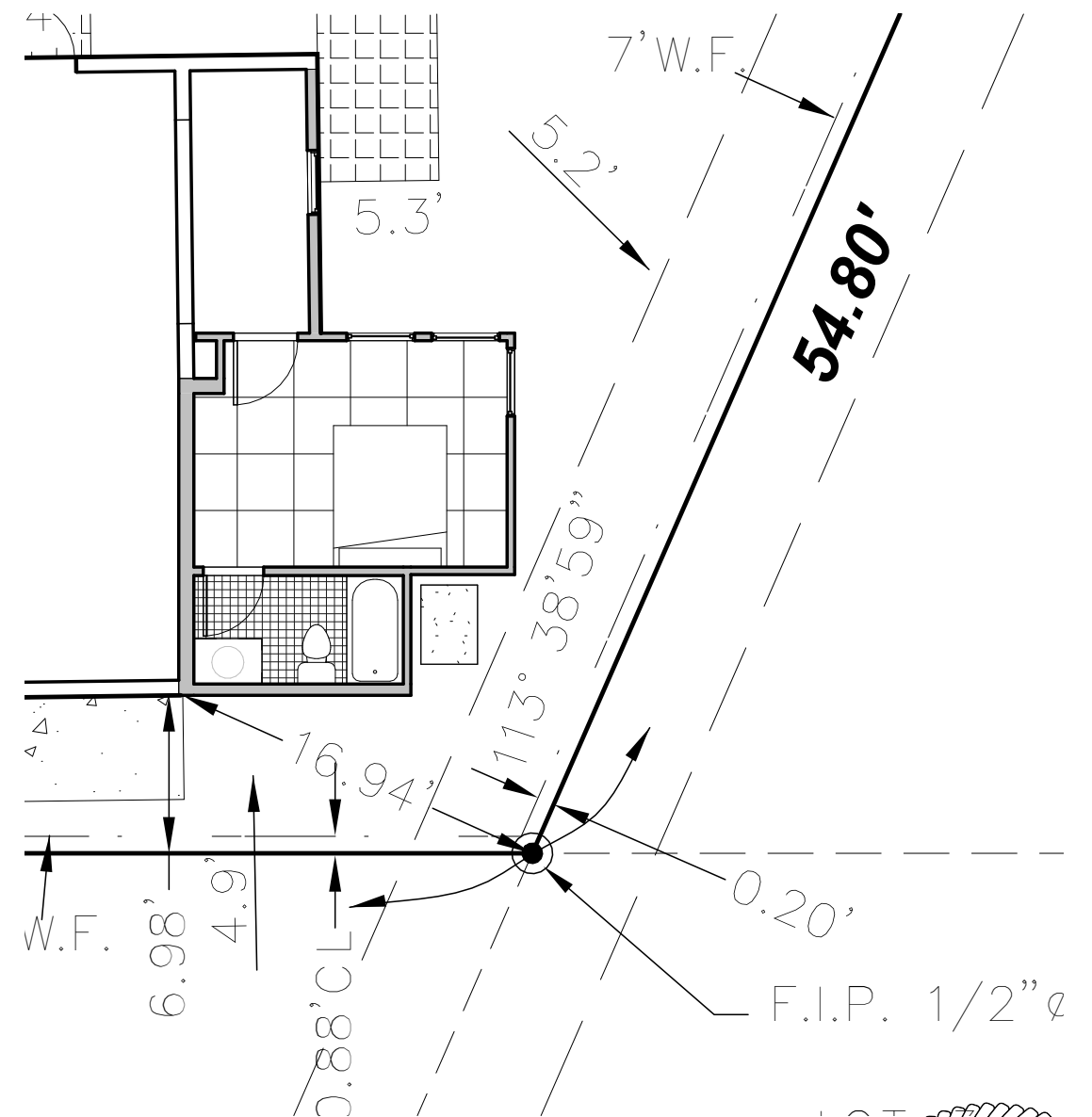
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

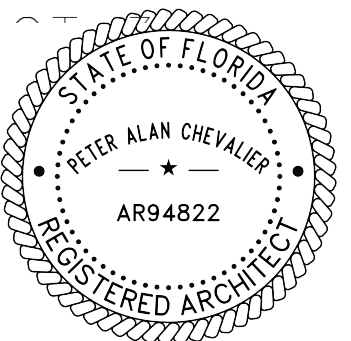
A	= Arc
A/C	= Air conditioner
BM	= Bench Mark
BRG	= Bearing
CATV	= Catch basin
CB	= Catch basin
CS	= Concrete Block Structure
CH	= Chord
C.P.P.	= Concrete power pole
C	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC.	= Concrete
C.O.	= Clean-out
D	= Deed
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Encr.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.A.	= Limited Access
L.P.	= Light Pole
L.M.E.	= Lake Maintenance Easement
M	= Measured
M.L.P.	= Metal light Pole
M.H.	= Manhole
M	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
P	= Property Line
PL	= Planter
P.P.	= Power Pole
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.O.T.	= Point of Termination
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
W.S.	= Water Service



1 Site Plan - Proposed
1" = 20'-0"



2 Partial Site Plan - Proposed Addition
1/8" = 1'-0"



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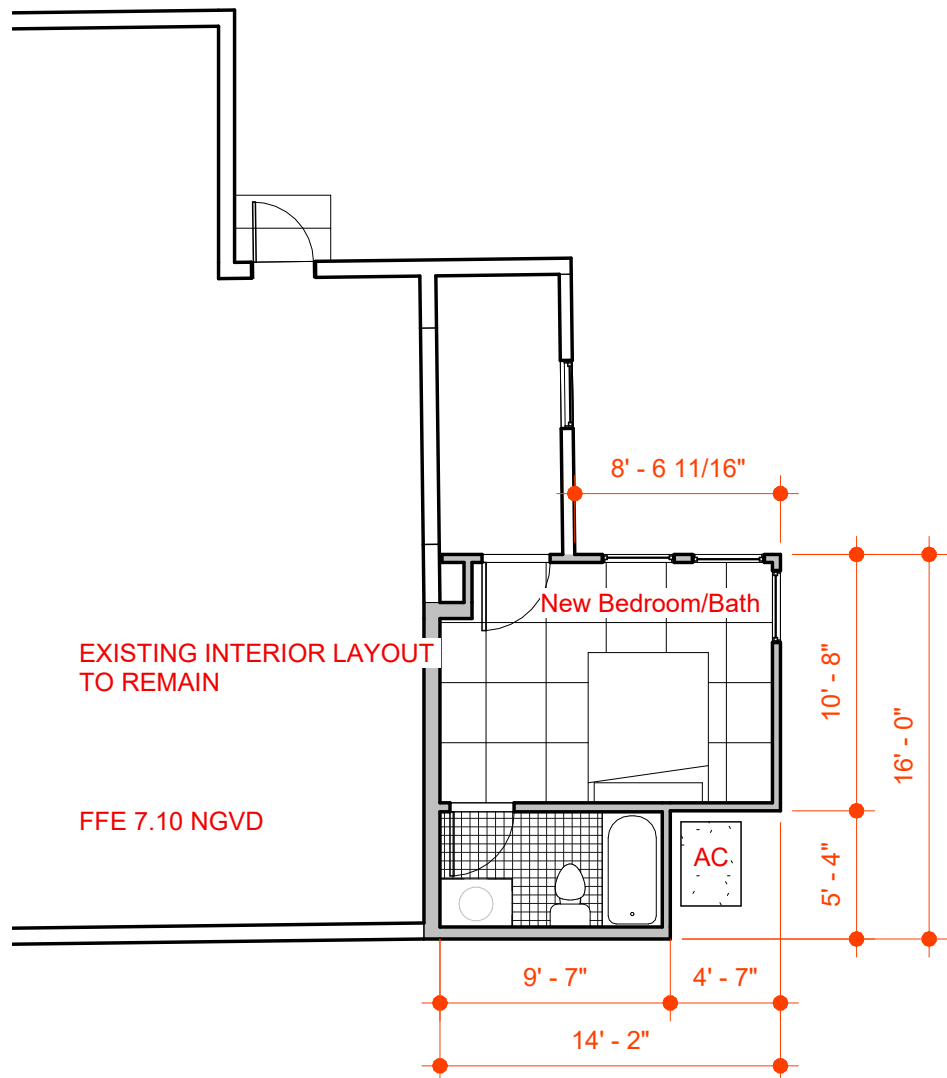
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3757 Sheridan Ave Addition

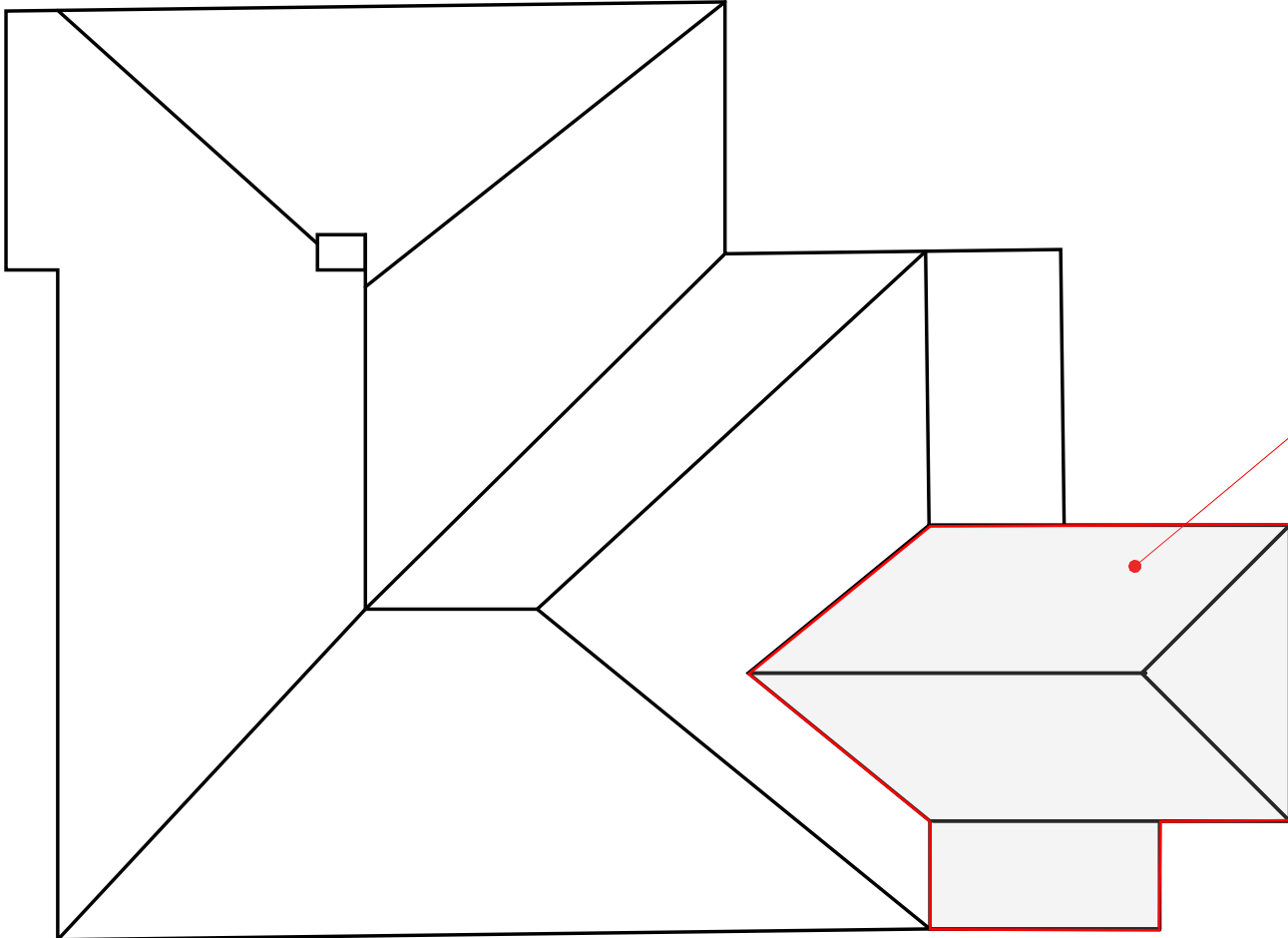
No.	Description	Date

Site Plan - Proposed Addition

Project number	Project Number	C1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale As indicated		

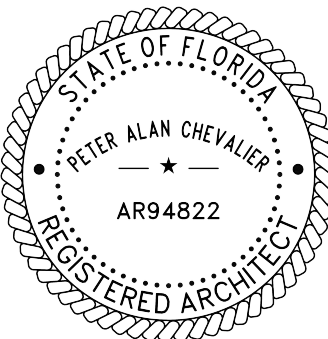


1 Ground Floor - Addition
1/8" = 1'-0"



Proposed addition hipped roof. Tile to match existing.

2 Roof Plan
1/8" = 1'-0"



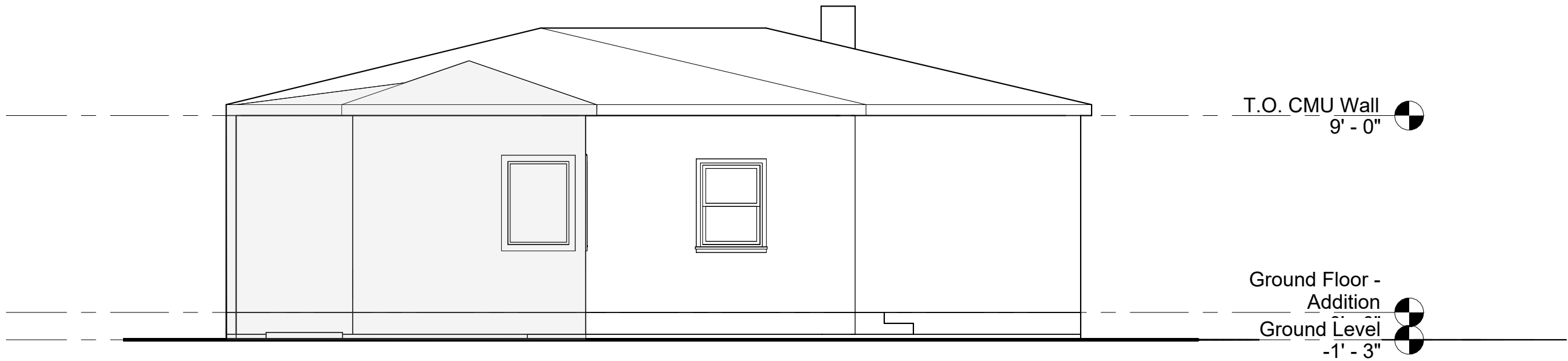
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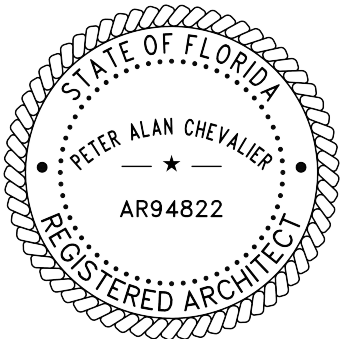
3757 Sheridan Ave Addition

No.	Description	Date

Ground Floor - Roof Plan		
Project number	Project Number	A1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



1 East Elevation - Rear Yard
3/16" = 1'-0"



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No.	Description	Date

East Elevation - New Addition

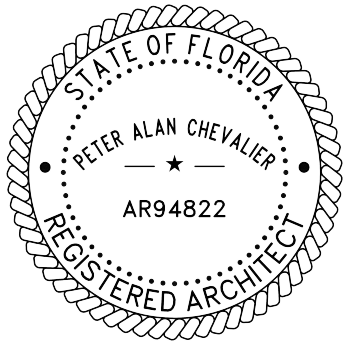
Project number	Project Number	A2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



SHERIDAN AVE ELEVATION



REAR YARD ELEVATION



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No.	Description	Date

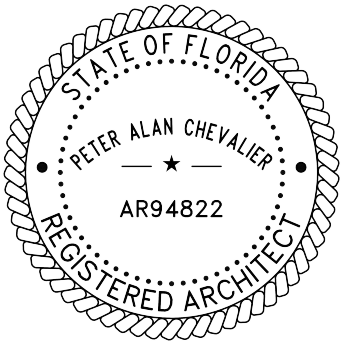
Existing Site Photos		
Project number	Project Number	G002
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale



EXISTING AC UNIT - ADDITION LOCATION



ADDITION LOCATION



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3757 Sheridan Ave Addition

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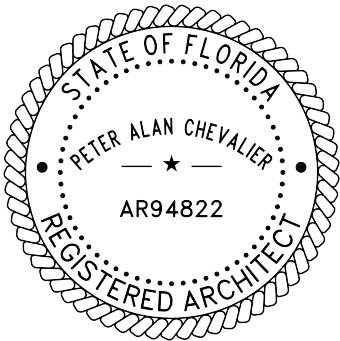
Existing Site Photos		
Project number	Project Number	G003
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale



SIDE SETBACK - SOUTH



SIDE SETBACK - SOUTH



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No.	Description	Date

Existing Site Photos

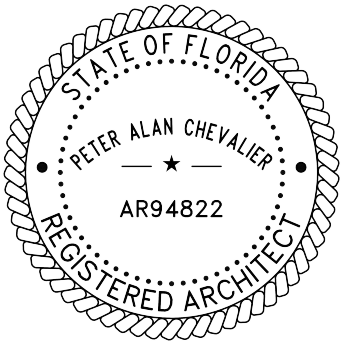
Project number	Project Number	G004
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale



SIDE SETBACK - NORTH



SIDE SETBACK - NORTH



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No.	Description	Date

Existing Site Photos

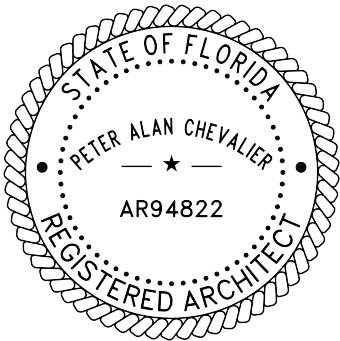
Project number	Project Number	G005
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale



REAR YARD - NORTH EAST



REAR YARD - EAST



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No.	Description	Date

Existing Site Photos		
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Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale