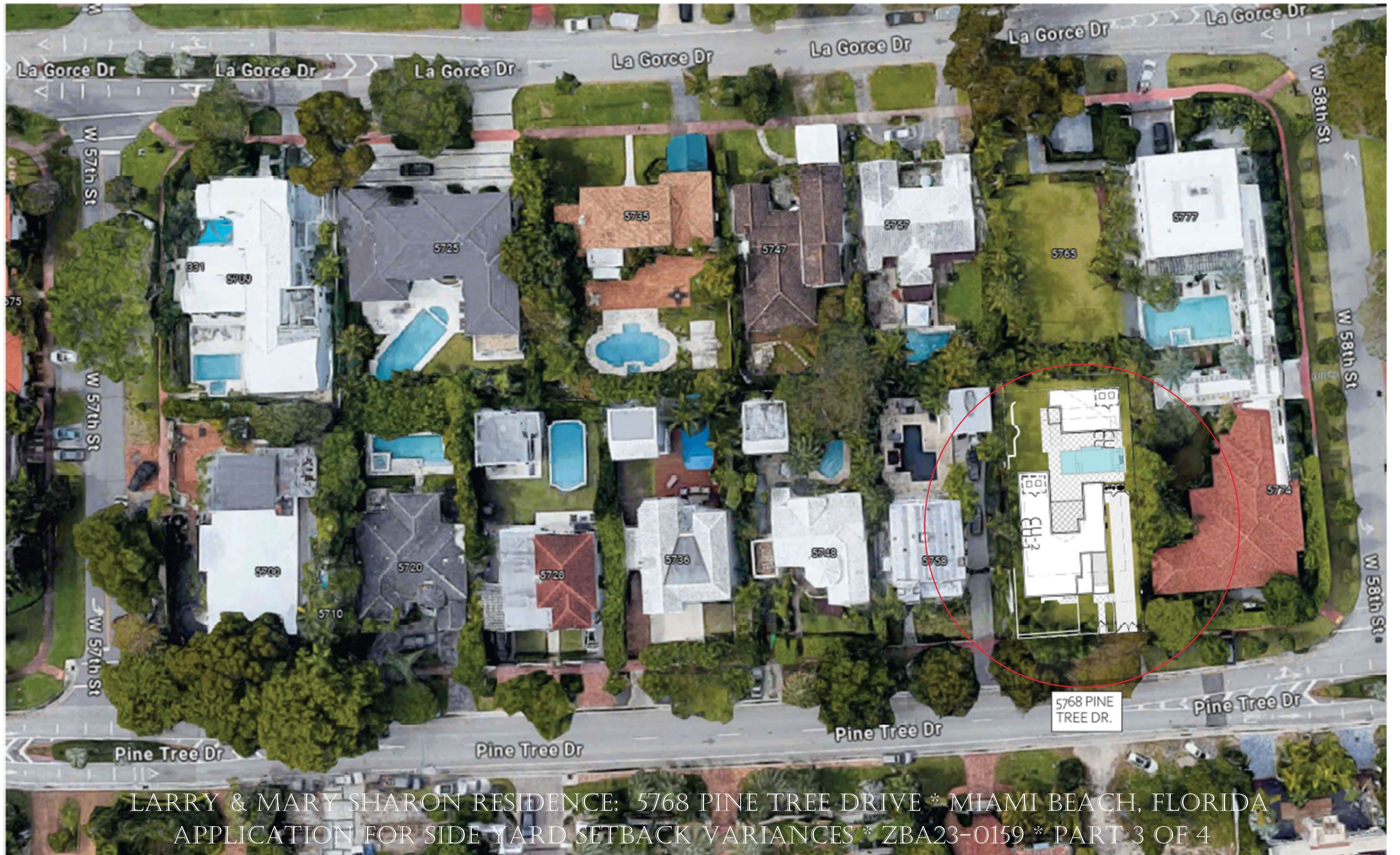




LARRY & MARY SHARON RESIDENCE: 5768 PINE TREE DRIVE * MIAMI BEACH, FLORIDA
APPLICATION FOR SIDE YARD SETBACK VARIANCES * ZBA23-0159 * PART 3 OF 4

ZBA23-0159

APPLICATION FOR SIDE-YARD SETBACK VARIANCES

for residence of

LARRY ANTHONY SHARON & MARY SHARON

5768 PINE TREE DRIVE

MIAMI BEACH, FLORIDA 33140

INDEX OF SUBMITTAL

PART 1 OF 4..... Letter of Intent

PART 2 OF 4..... Application

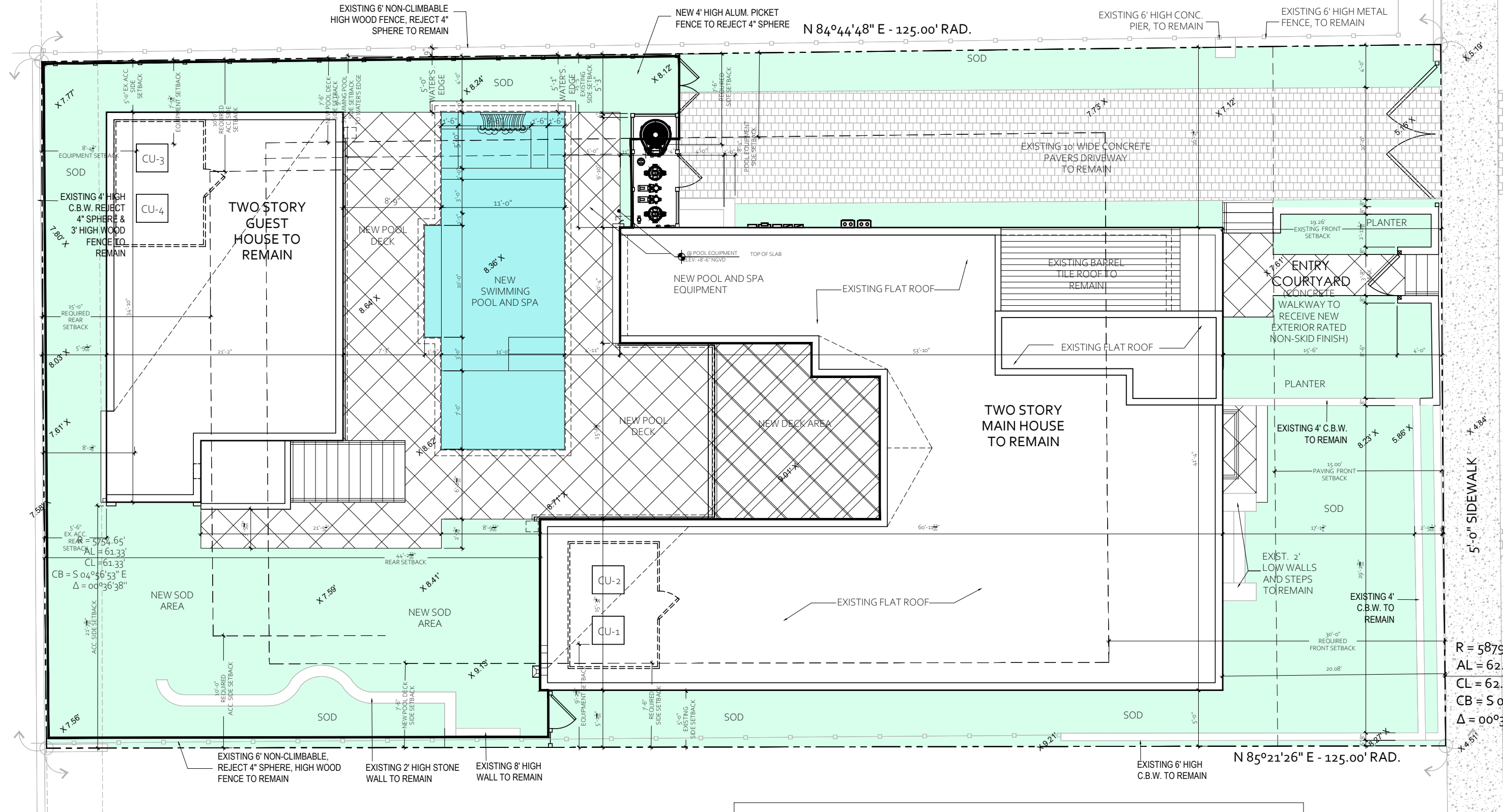
- Application Form
- Checklist
- Mailing Labels

PART 3 OF 4..... Supporting Documents

- **Site Plan**
- **Enlarged Partial Site Plan**
- **Site Section**
- **Aerial View**
- **Context Location Map**
- **Subject Property Photos**
- **Neighborhood
Streetview Photos**

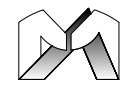
PART 4 OF 4..... Historical Records

- Property Appraiser Report
- Building Card
- Microfilm



ZONING CLASSIFICATION		
RS-4 SINGLE FAMILY ESTATE DISTRICT		
LEGAL DESCRIPTION		
LOT 7, BLOCK 2 OF "BEACH VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGE 158 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA		
MAIN BUILDING SETBACKS		
FRONT SETBACK:	REQUIRED	PROVIDED
ONE STORY	20'-0" MIN.	20'-0"
TWO STORY	30'-0" MIN.	20'-0"
SIDE SETBACK: LOT WIDTH = 62.66'		
(SUM 25%: 62.66' x 25% = 15.67')		
NORTH SIDE SETBACK	7.5' (7'-6") MIN.	15'-11 1/2"
SOUTH SIDE SETBACK	7.5' (7'-6") MIN.	5'-0"
REAR SETBACK: LOT DEPTH = 125.0'		
(15% LOT DEPTH, MIN. 20' & MAX. 50': 125.0' x 15% = 18.75' (20 MIN.)	20'-0"	44'-0 1/8"
ACCESSORY STRUCTURE SETBACKS		
TWO STORY:	REQUIRED	PROVIDED
INTERIOR SIDE ONE:	10'-0" MIN.	21'-7.5" MIN.
INTERIOR SIDE TWO:	10'-0" MIN.	4'-6" MIN.
REAR:	15'-0" MIN.	5'-6" MIN.
SWIMMING POOL SETBACKS		
SIDE YARD (NORTH)		
POOL DECK, WALL, EDGE OF PLATFORM	7'-6" MIN.	3'-10"
WATER'S EDGE	9'-0" MIN.	5'-0"
GUEST HOUSE (EXISTING NON CONFORMING)	N/A	5'-0"

 SITE PLAN
SCALE: 1/4" = 1'-0"



MARTINEZ
ARCHITECTS

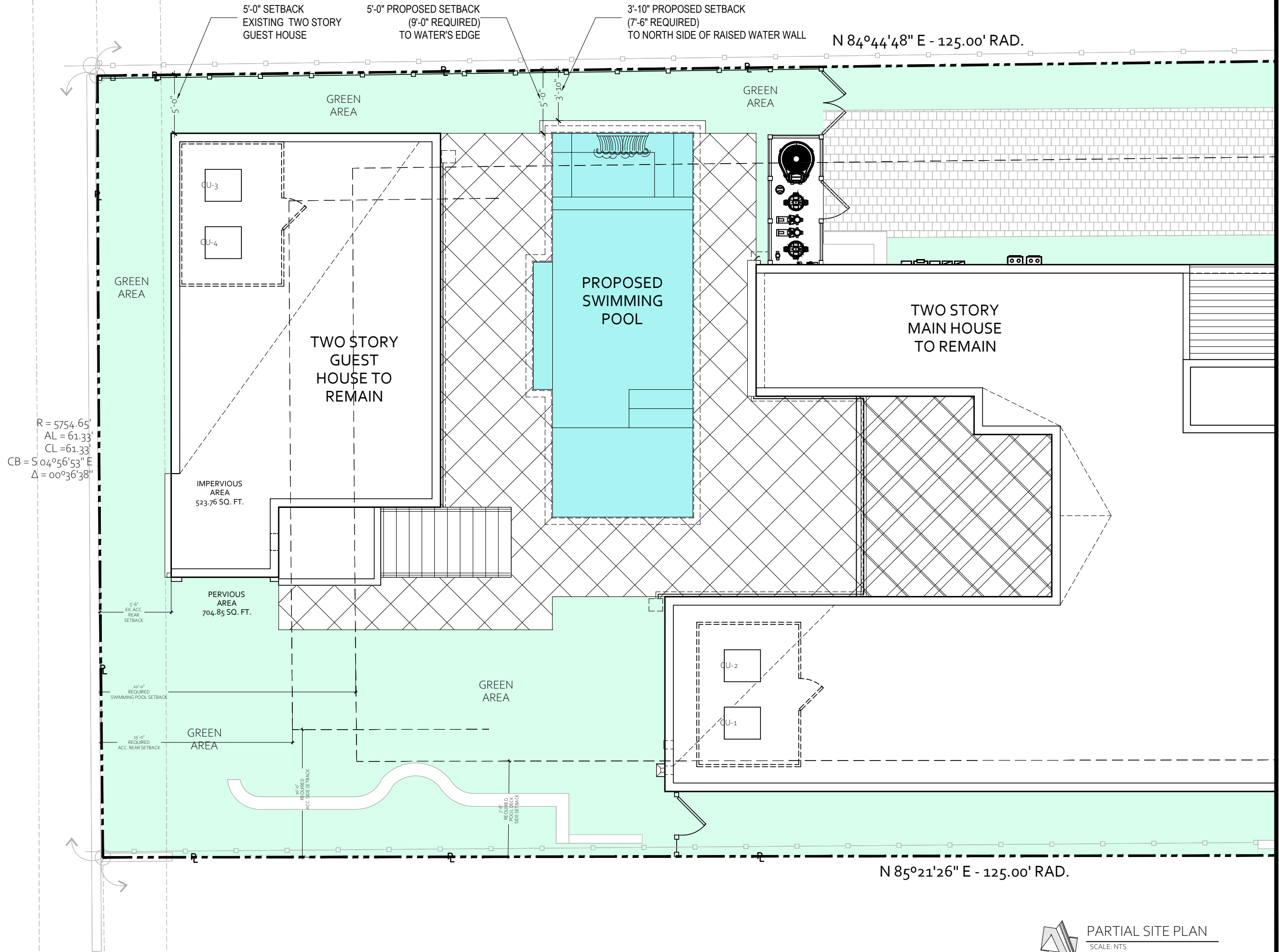
HECTOR J. MARTINEZ
A.I.A. N.C.A.R.B.
AR 93773
C. (305) 975-4626
O. (786) 904-6116
15003 SW 145TH ST
MIAMI FL 33196
hector@martinezarchitect.com

ADDITIONS AT:
5768 PINE TREE DR.
5768 PINE TREE DR., MIAMI BEACH, FL 33140

date
07/25/2022

project #
202228

DS-1.0
of 20



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 PARTIAL SITE PLAN
SCALE: NTS

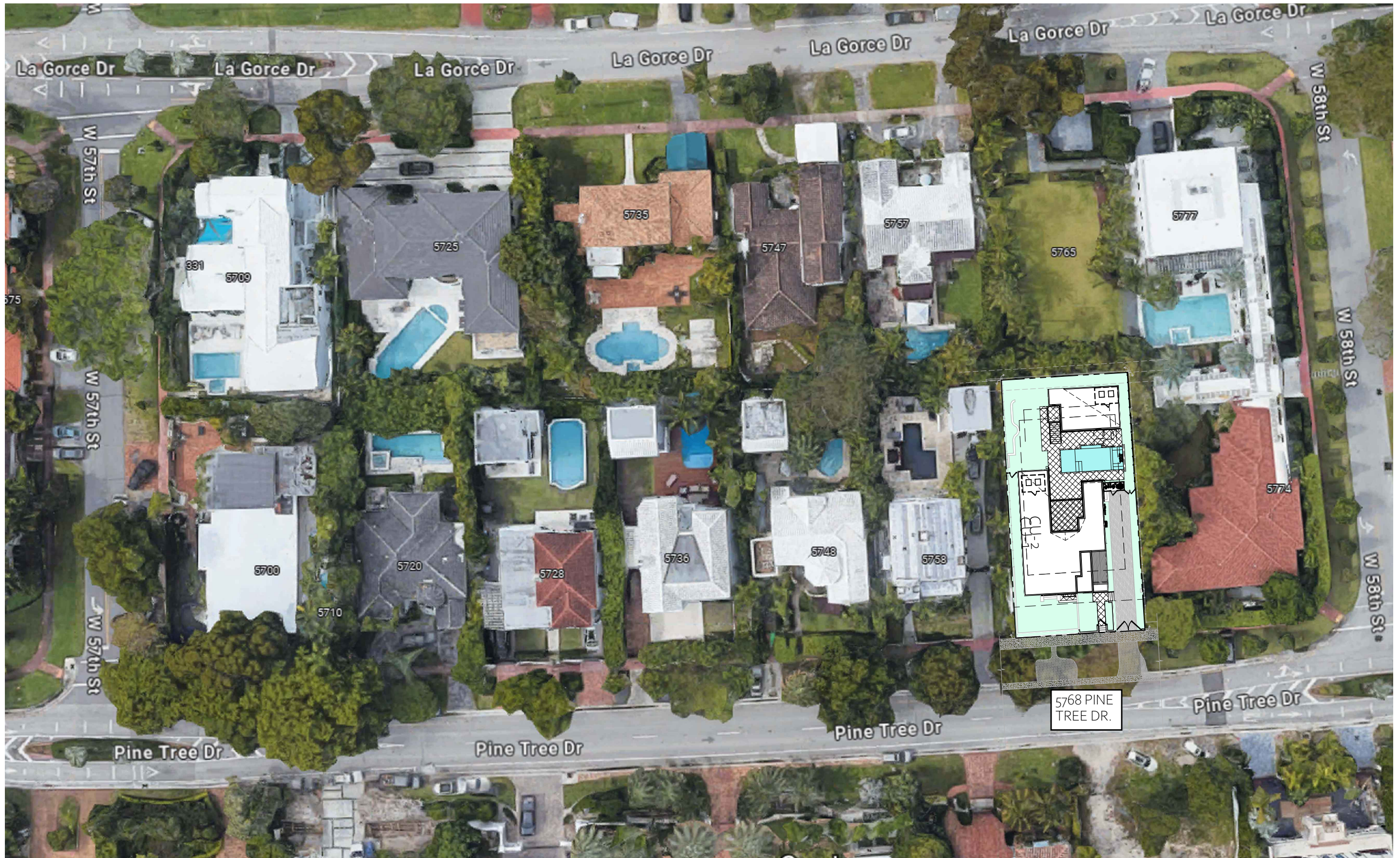
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of 20



date
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project #
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OS-1.3
of 20



AERIAL VIEW
SCALE: NTS



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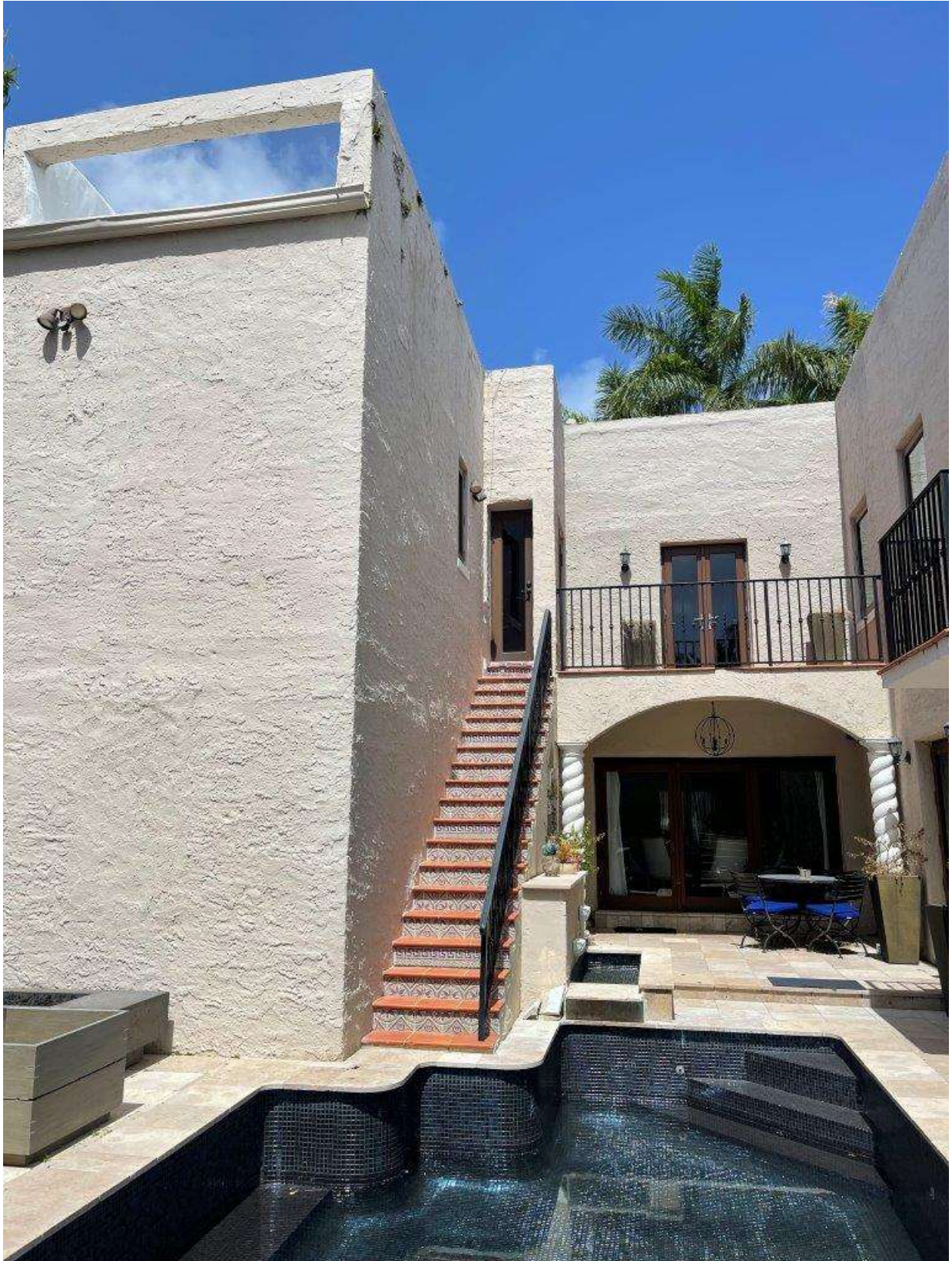
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of 20



CONTEXT LOCATION MAP



Front Entrance – 5768 Pine Tree Drive



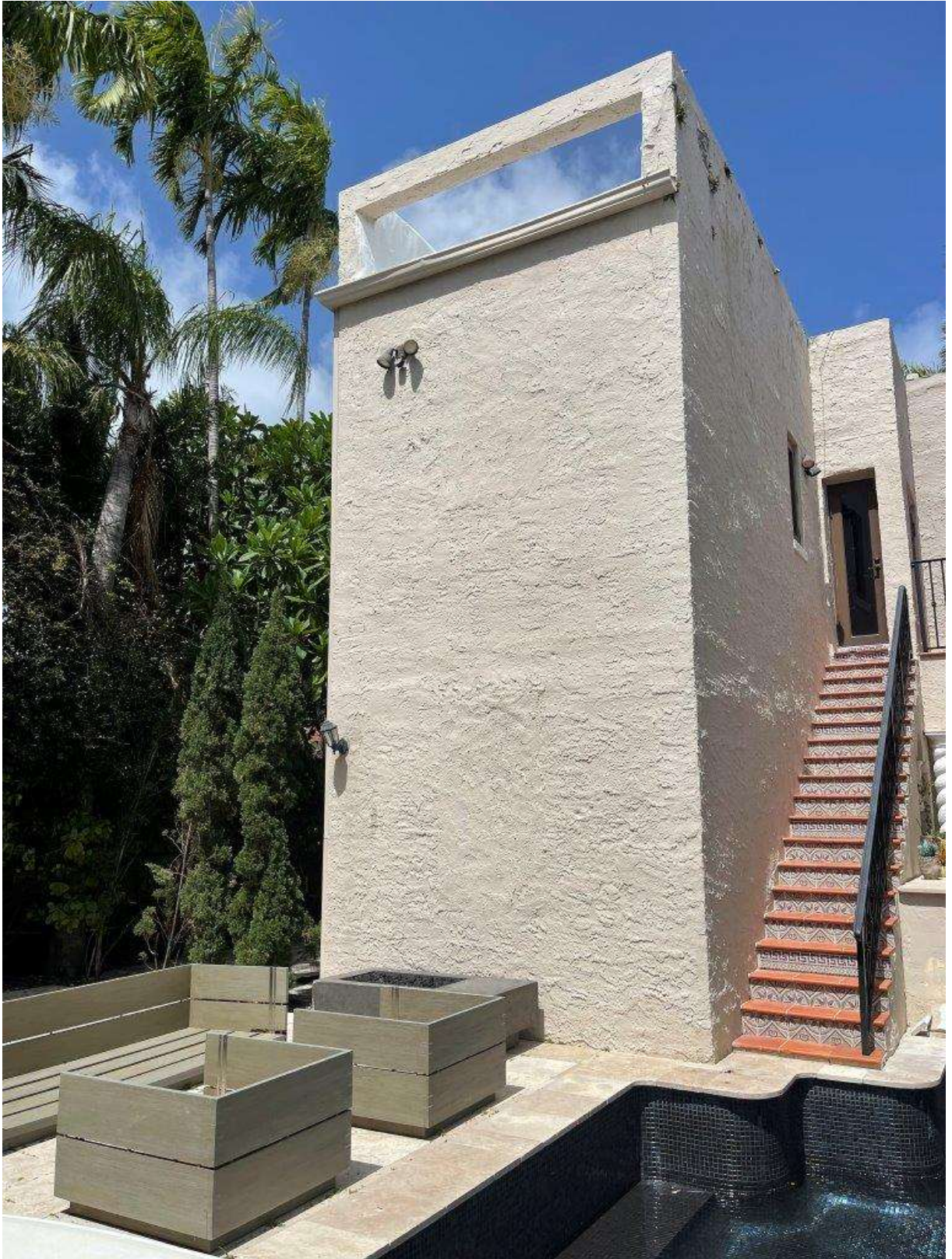
Existing Swimming Pool



Existing Swimming Pool- Showing Proximity to House Wall



View of Courtyard Looking East Toward Main Residence



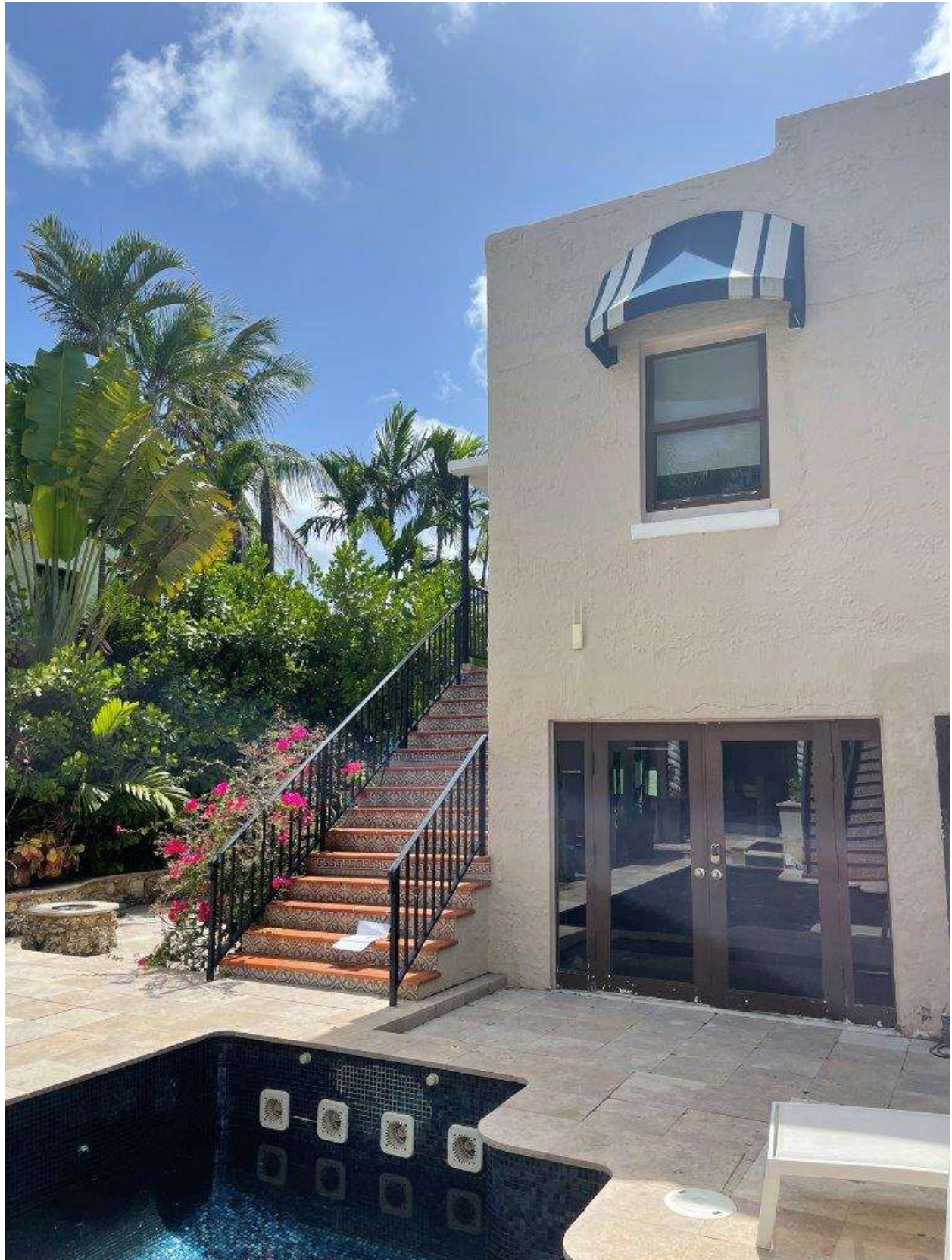
North Edge of Main House and Pool Deck



North Edge of Main House and Pool Deck (Area Where Variance is Requested)



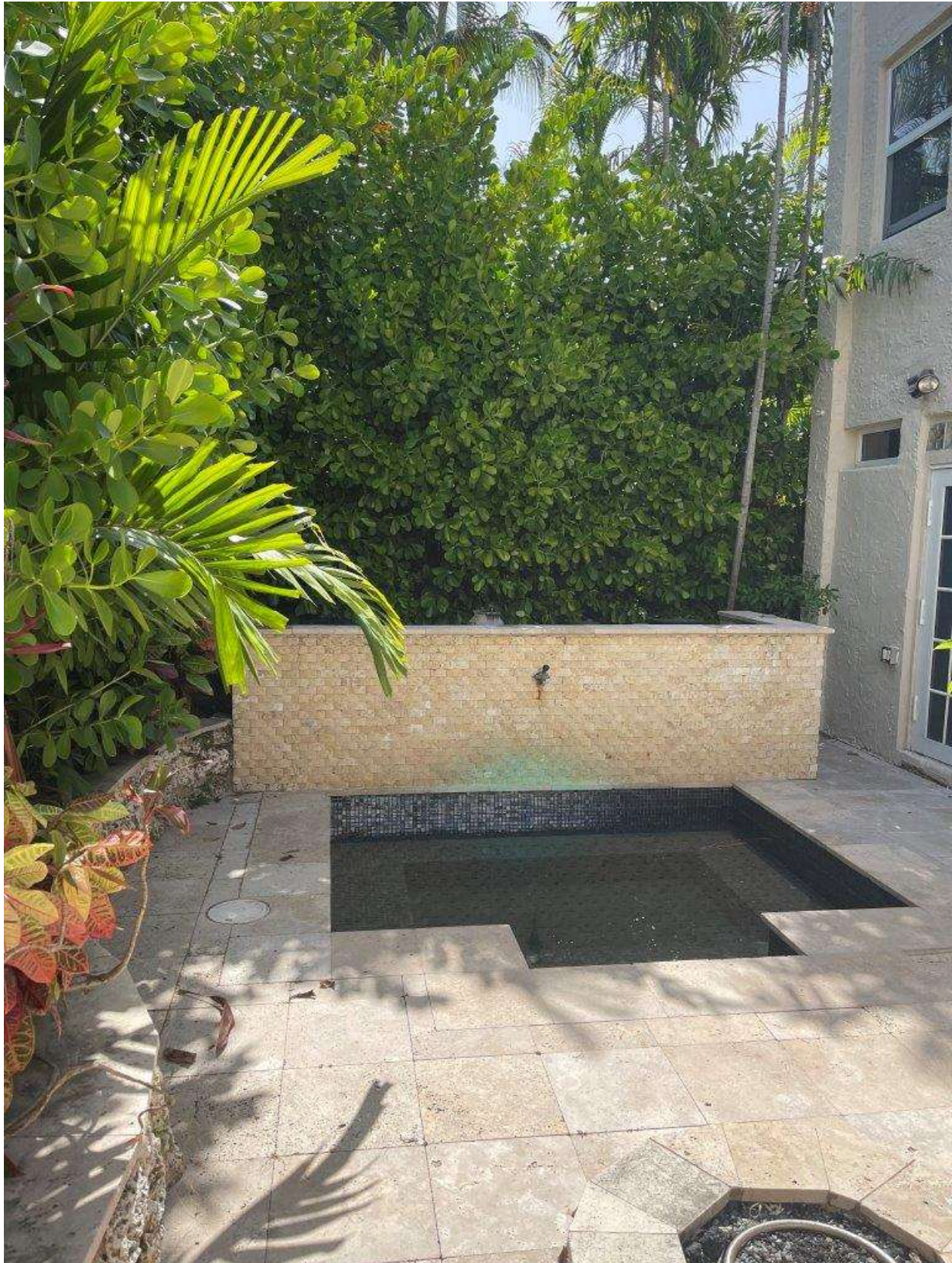
Guest House with 2nd Floor Entrance Stair and Corner of Existing Pool



Guest House with 2nd Floor Entrance Stair and Corner of Existing Pool



South Side of Guest House Showing Non-Conforming Spa in Rear Yard



Legally Non-Conforming Spa in Rear Yard

STREET ELEVATIONS- 5700 BLOCK OF PINE TREE DRIVE

(West Side of Pine Tree Drive Including Subject Residence)



5700 Pine Tree Drive



5720 Pine Tree Drive



5728 Pine Tree Drive



5736 Pine Tree Drive



5748 Pine Tree Drive



5758 Pine Tree Drive



5768 Pine Tree Drive (Subject Residence)



5774 Pine Tree Drive

East Side of Pine Tree Drive



5701 Pine Tree Drive



5711 Pine Tree Drive



5727 Pine Tree Drive



5745 Pine Tree Drive



5763 Pine Tree Drive



5777 Pine Tree Drive



5785 Pine Tree Drive