SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	205 EAST SAN MARINO DRIVE. MIAMI BEACH, 33139		
2	Folio number(s):	02-3232-003-0550		
3	Board and file numbers :			
4	Year built:	1938	Zoning District:	RS-3
5	Based Flood Elevation:	9'-0" (Flood Zone: AE)	Grade value in NGVD:	4.26' NGVD
6	Adjusted grade (Flood+Grade/2):	6.63' NGVD	Free board:	
7	Lot Area:	18,375 S.F.		
8	Lot width:	105'-0"	Lot Depth:	175'-0"
9	Max Lot Coverage SF and %:	5,512.5 S.F.(30%)	Proposed Lot Coverage SF and %:	4,382 S.F. (23.85%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 S.F.
11	Front Yard Open Space SF and %:	2,400 S.F. (76.2%)	Rear Yard Open Space SF and %:	1,944 S.F (70%)
12	Max Unit Size SF and %:	9,187.5 S.F.(50%)	Proposed Unit Size SF and %:	8,117 S.F. (44.2%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	4,284 S.F
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,161 S.F. (72.7%)
15			Proposed Second Floor Unit Size SF and % :	3,833 S.F (20.8%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	768 S.F. (24.3%)

		Required	Existing	Proposed	Deficiencies
17	**Height:**	24'-0" (28'-0" By Waiver)		27'-6"	
18	**Setbacks:**				
19	Front First level:	30'-0"		30'-0"	
20	Front Second level:	30'-0"		58'-10 1/2"	
21	Side 1:	10'-6"		13'-1 1/2"	
22	Side 2 or (facing street):	10'-6"		13'-1 1/2"	
23	Rear:	26'-3"		44'-1 1/2"	
24	Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :	26'-3"		26'-3"	
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		

Notes:

If not applicable write N/A

All other data information should be presented like the above format