

BOARD OF ADJUSTMENT FIRST SUBMITTAL
FIRST SUBMITTAL DATE: MARCH 8, 2016

BOARD OF ADJUSTMENT SECOND SUBMITTAL
SECOND SUBMITTAL DATE: MARCH 23, 2016

FOR THE
ESTHER AND DANIEL RUBIN RESIDENCE
5633 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140



SCOPE OF WORK

- RENOVATION TO EXISTING KITCHEN
- RENOVATION TO EXISTING GARAGE
- RENOVATION TO EXISTING GARAGE APARTMENT
- ADDITION OF NEW KITCHEN
- ADDITION OF NEW INTERIOR STAIR
- ADDITION OF NEW UTILITY ROOM
- ADDITION OF NEW CARPORT/LOGGIA

DOCUMENT INDEX

	COVER SHEET	
1	SITE PLAN, ZONING INFO	12
2	DEVELOPMENT DIAGRAMS	13
3	LOT COVERAGE DIAGRAMS	14
4	NEIGHBORHOOD PHOTOS	15
5	NEIGHBORHOOD PHOTOS	16
6	NEIGHBORHOOD PHOTOS	17
7	EXISTING PHOTOS	18
8	EXISTING PHOTOS	19
9	EXISTING PHOTOS	20
10	EXISTING PHOTOS	21
11	EXISTING PHOTOS	22
	FIRST FLOOR PLAN - EXISTING	
	FIRST FLOOR PLAN - DEMOLITION	
	FIRST FLOOR PLAN - NEW	
	SECOND FLOOR PLAN - EXISTING	
	SECOND FLOOR PLAN - DEMOLITION	
	SECOND FLOOR PLAN - NEW	
	BLD'G ELEVATIONS - EXISTING	
	BLD'G ELEVATIONS - NEW	
	BLD'G ELEVATIONS - EXISTING	
	BLD'G ELEVATIONS - NEW	
	ZONING DATA SHEET	



AA 0002534

AR 0008679

ISSUED

Max Sturman

3/8/16
3/23/16

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5633 North Bay Road, Miami Beach, Florida 33140		
2	Folio number(s):	02-3215-003-1310		
3	Board and file numbers :	3808		
4	Year built:	1928	Zoning District:	AE
5	Based Flood Elevation:	8.0'	Grade value in NGVD:	NA
6	Adjusted grade (Flood+Grade/2):	5.775 (8+3.55/2)	Free board:	
7	Lot Area:	18,750 SF		
8	Lot width:	150'W	Lot Depth:	125'
9	Max Lot Coverage SF and %:	5,625 S/ 30%	Proposed Lot Coverage SF and %:	2,777 SF/15%
10	Existing Lot Coverage SF and %:	2,444 SF/13%	Lot coverage deducted (garage-storage) SF:	915 SF
11	Front Yard Open Space SF and %:	NA	Rear Yard Open Space SF and %:	NA
12	Max Unit Size SF and %:	9,375 SF/50%	Proposed Unit Size SF and %:	5,139 SF/27%
13	Existing First Floor Unit Size:	2,444 SF	Proposed First Floor Unit Size:	2,777 SF/15%
14	Existing Second Floor Unit Size	2,150 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	NA
15			Proposed Second Floor Unit Size SF and % :	2,362 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	55 SF EXISTING 57 SF NEW

		Required	Existing	Proposed	Deficiencies
17	Height:	31'	27'-8.5"	27'-8.5"	NA
18	Setbacks:				
19	Front First level:	20'	25.3' EXISTING	25.3' EXISTING	NA
20	Front Second level:		25.3' EXISTING	25.3' EXISTING	NA
21	Side 1:	7.5'	11.8' EXISTING	11.8' EXISTING	NA
22	Side 2 or (facing street):	7.5"	7.35' EXISTING	7.35' EXISTING	NA
23	Rear:	20'	5.2' EXISTING	7' ADDITION	13'
	Accessory Structure Side 1:	NA			

MIAMI BEACH

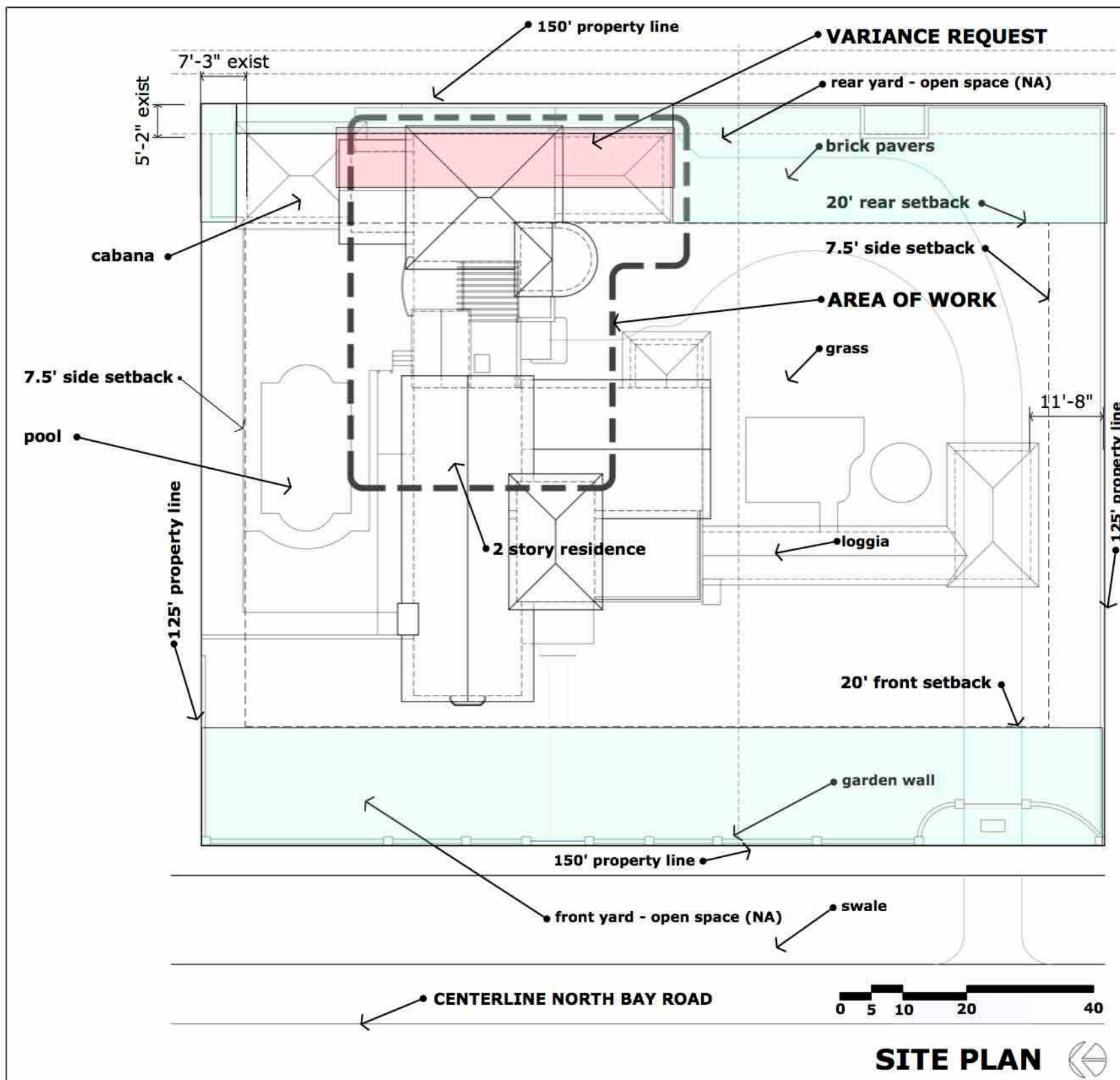
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

24	Accessory Structure Side 2 or (facing street) :	NA			
25	Accessory Structure Rear:	NA			
26	Sum of Side yard :	NA			
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	

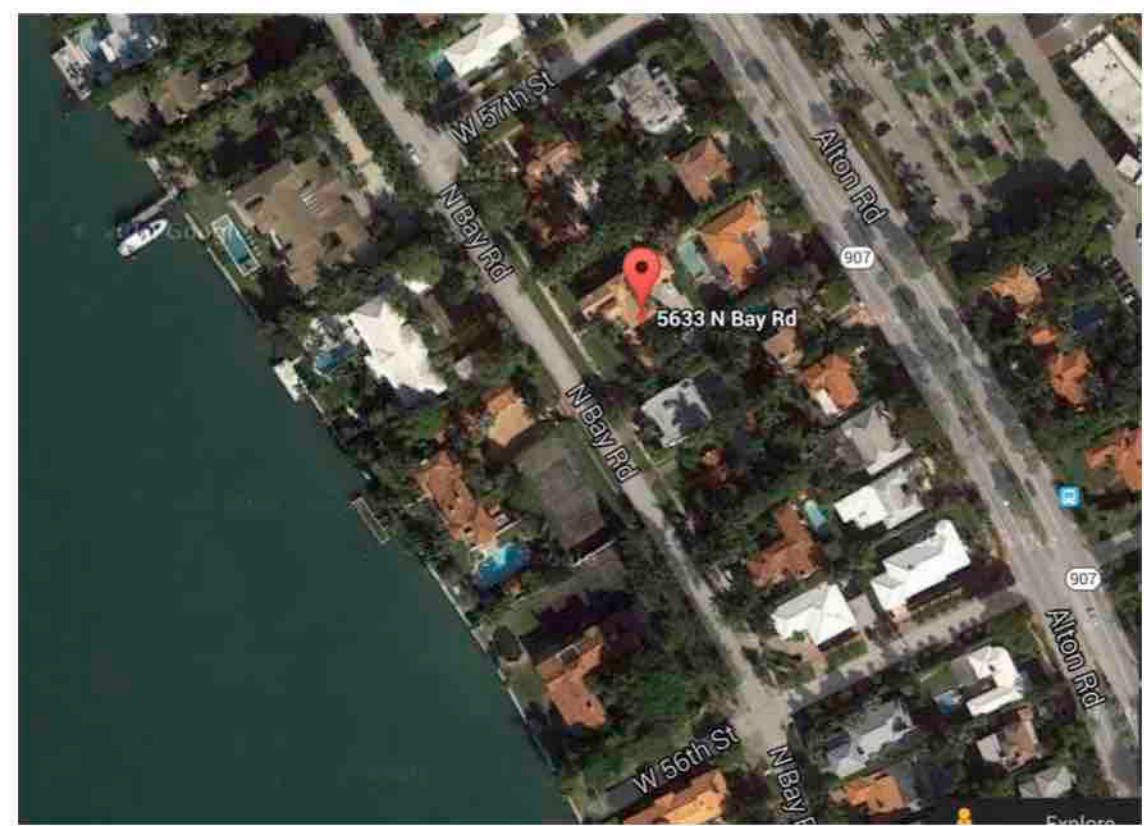
Notes:

If not applicable write N/A

All other data information should be presented like the above format



SITE PLAN



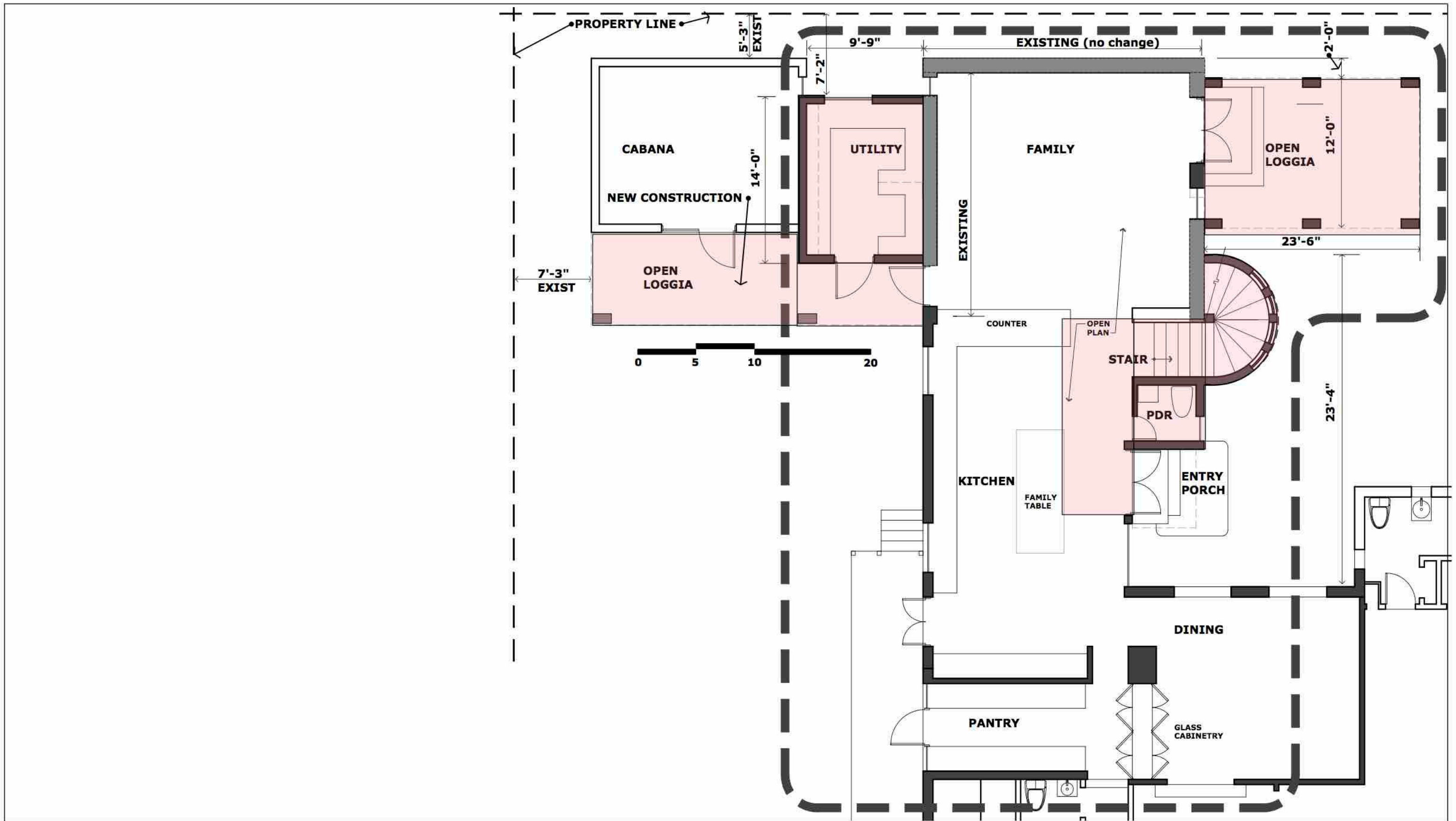
LOCATION MAP

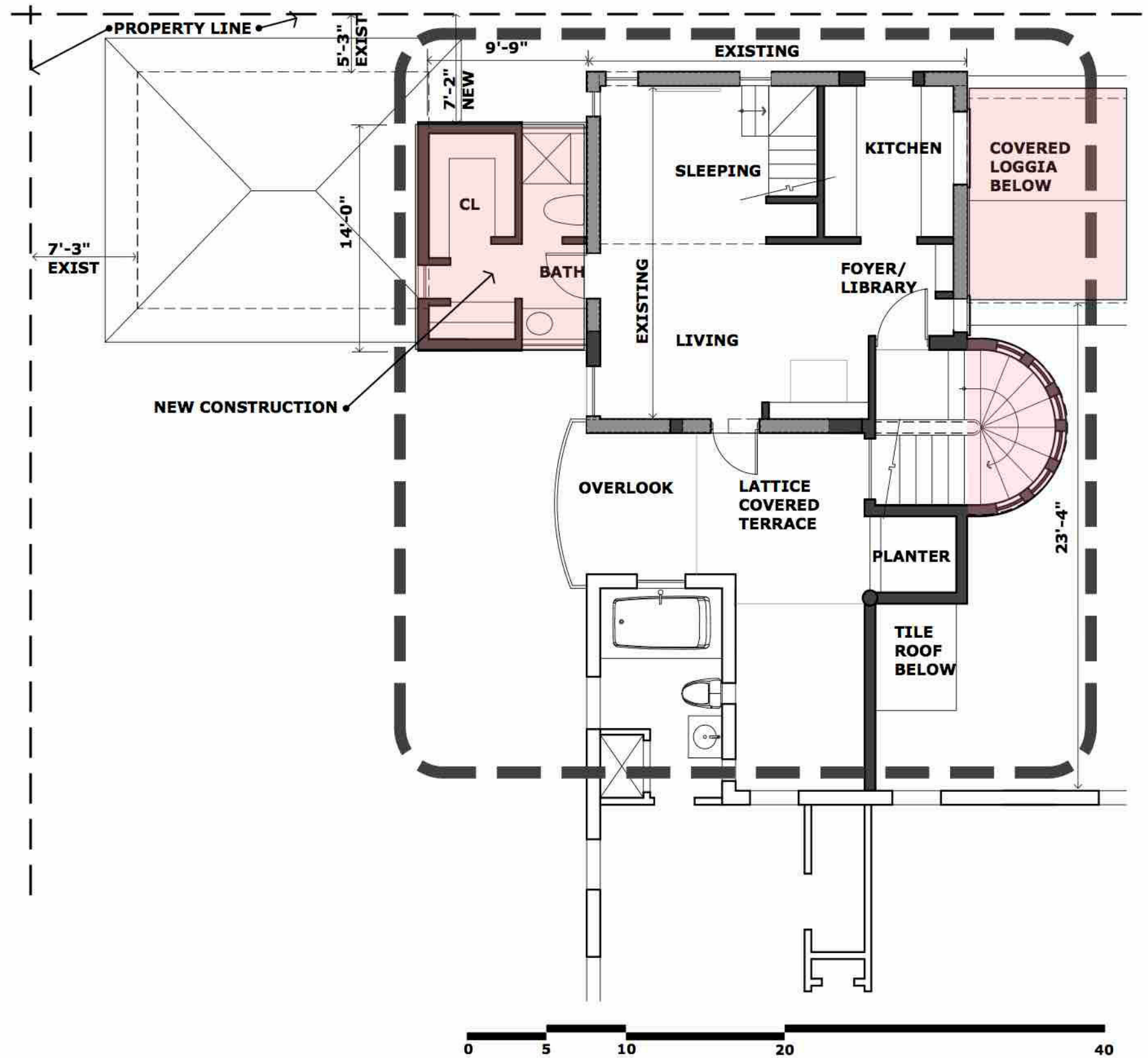
ZONING DATA

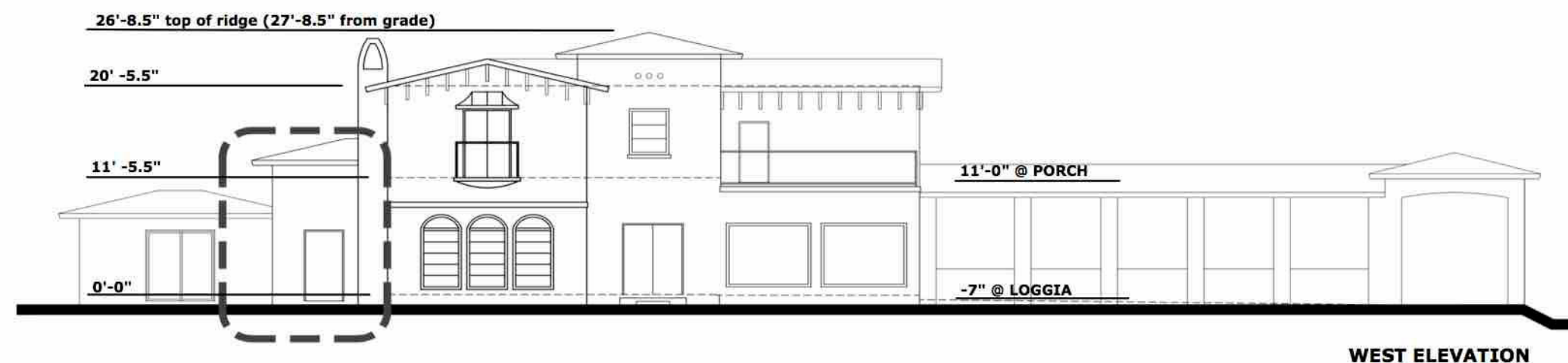
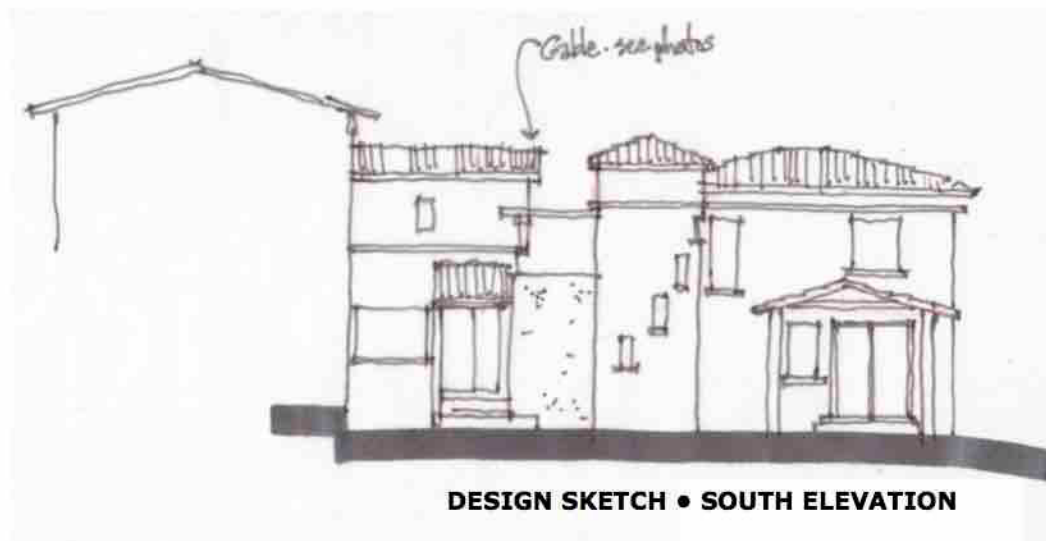
SITE AREA & FLOOR AREA CALCS

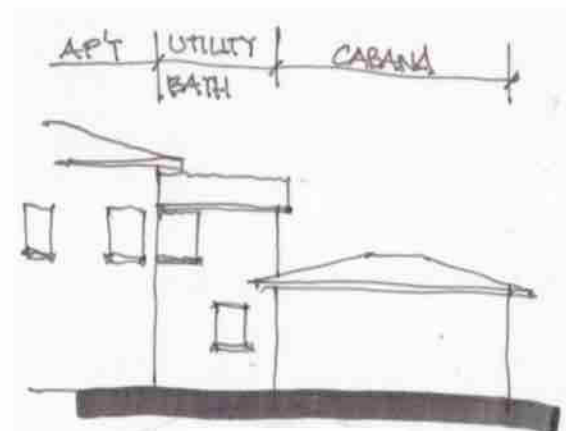
ZONING	RS-1
BASE ELEVATION	+8'
EXISTING FINISHED FLOOR ELEVATION	+5.5'
LOT DIMENSIONS	150' X 100'
NET LOT AREA	18,750 SQ FT
BUILDING AREA EXISTING	4,906 SQ FT
BUILDING AREA NEW	849 SQ FT
TOTAL BUILDING AREA	5,755 SQ FT
LOT COVERAGE ALLOWED	30%
LOT COVERAGE EXISTING - 1ST FLR 2,444 SQ FT	13%
LOT COVERAGE PROPOSED - 2,777 SQ FT	15%
FRONT SETBACK ALLOWED	20'
FRONT SETBACK EXISTING	25.3'
SIDE SETBACK ALLOWED	7.5'
SIDE SETBACK EXISTING	7.35'
REAR SETBACK ALLOWED	20'
REAR SETBACK EXISTING	5.1'
REAR SETBACK PROPOSED	7.5'
BUILDING HEIGHT ALLOWED - ROOF RIDGE	31'
BUILDING HEIGHT EXISTING	26.6'

(see diagram sheet 3)

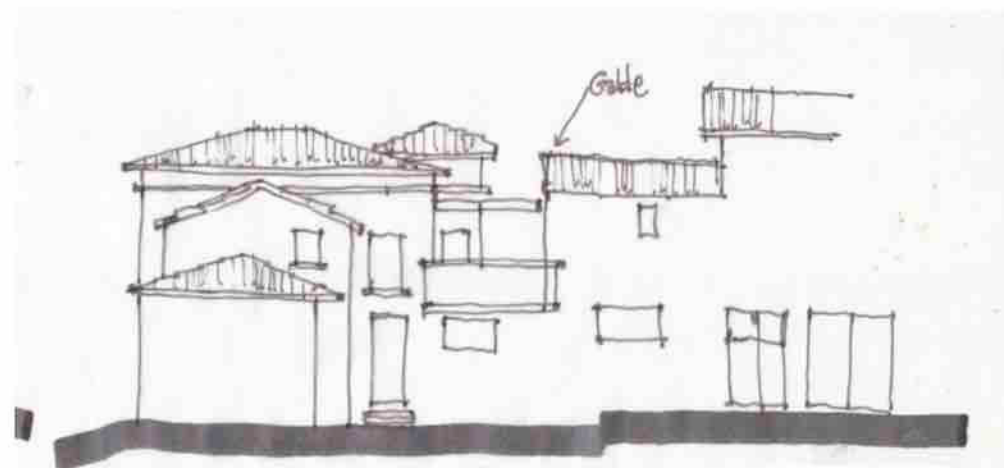
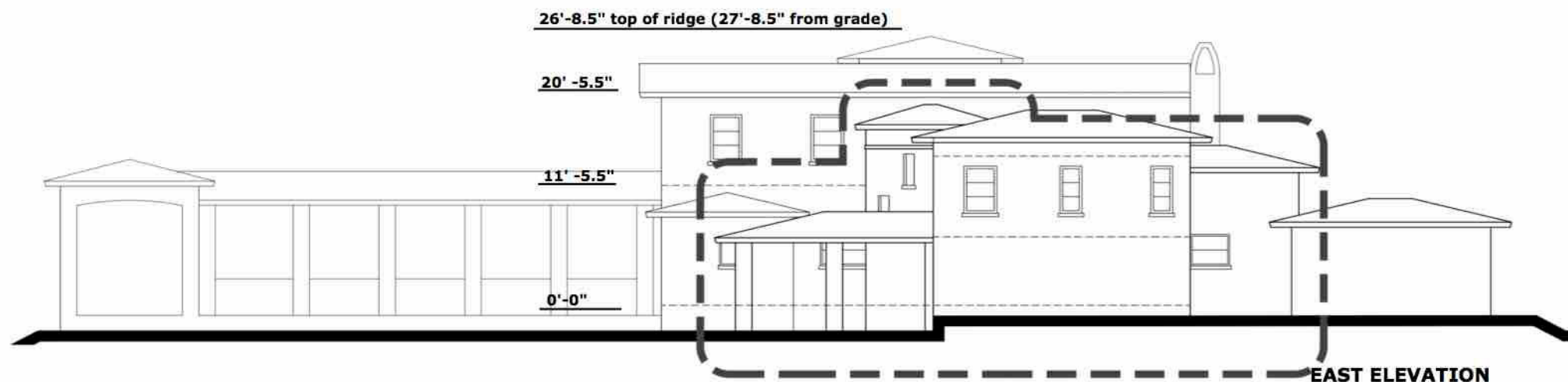




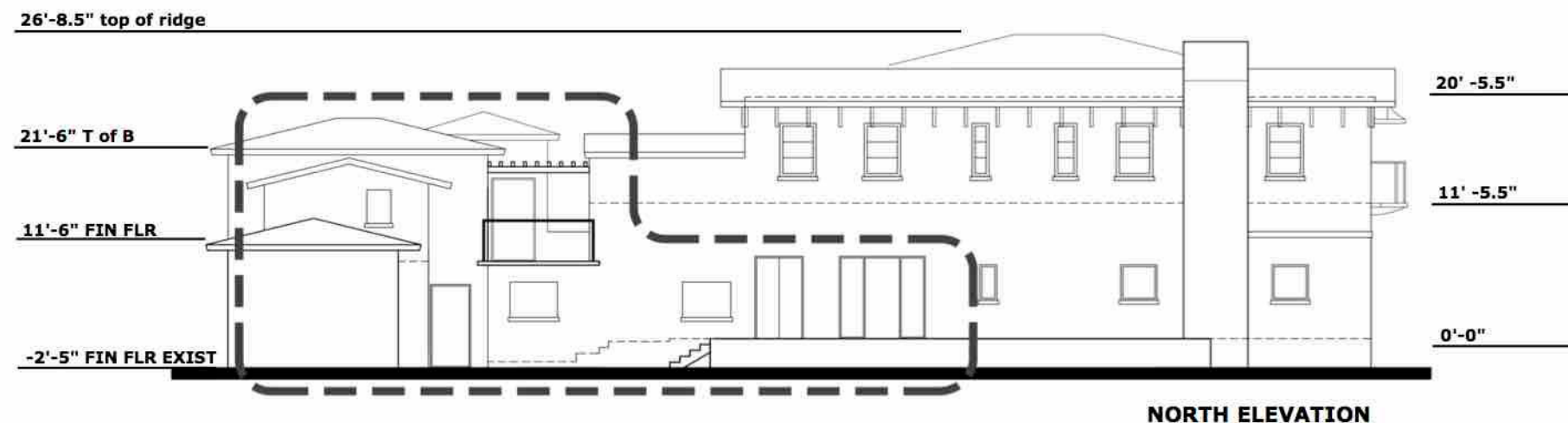


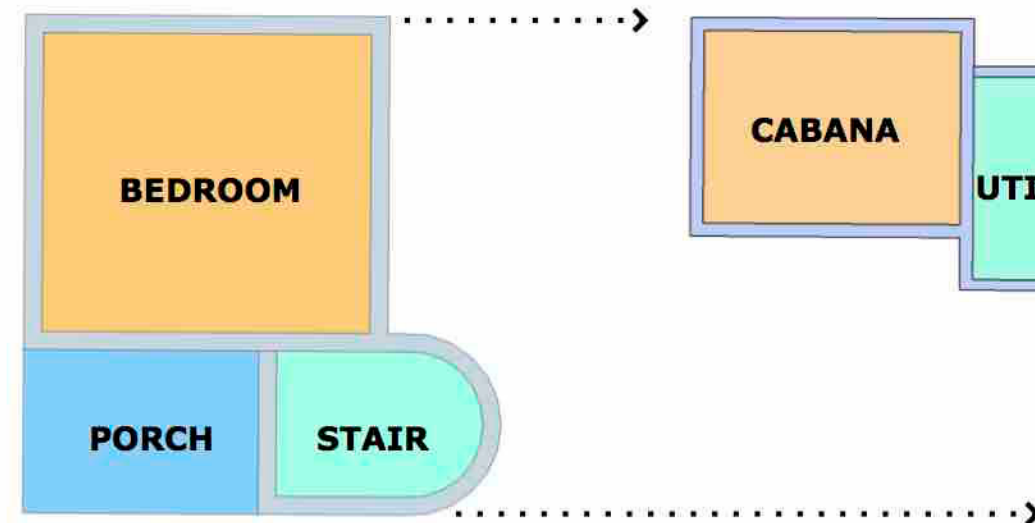


DESIGN SKETCH • EAST ELEVATION

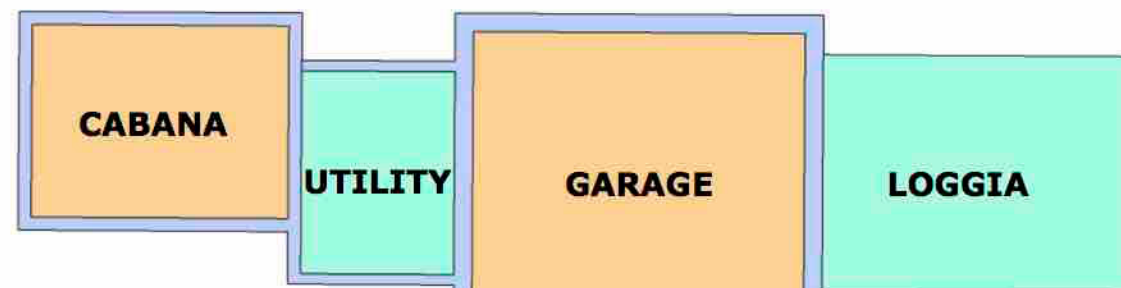


DESIGN SKETCH • NORTH ELEVATION





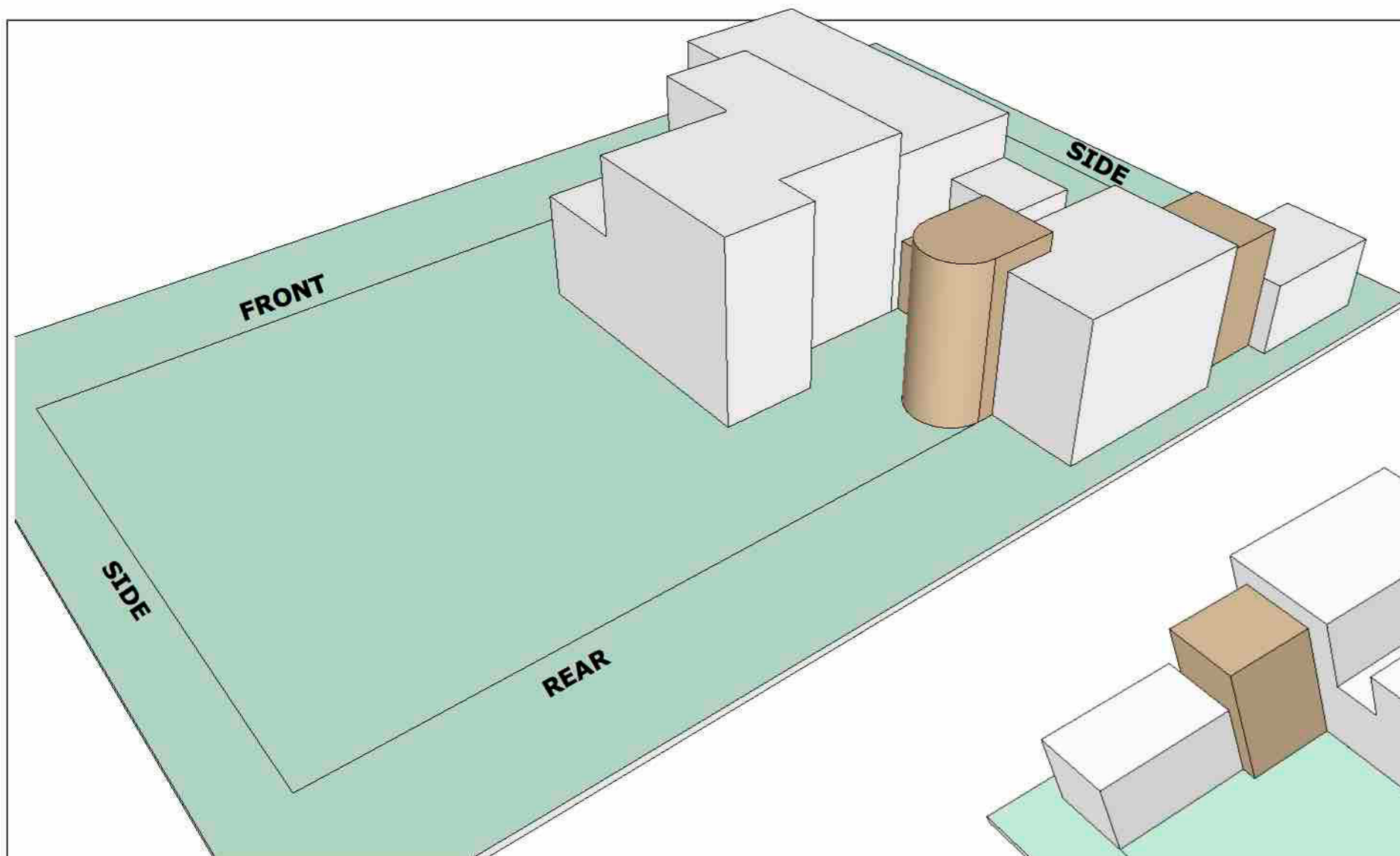
SECOND FLOOR PLAN N.T.S.



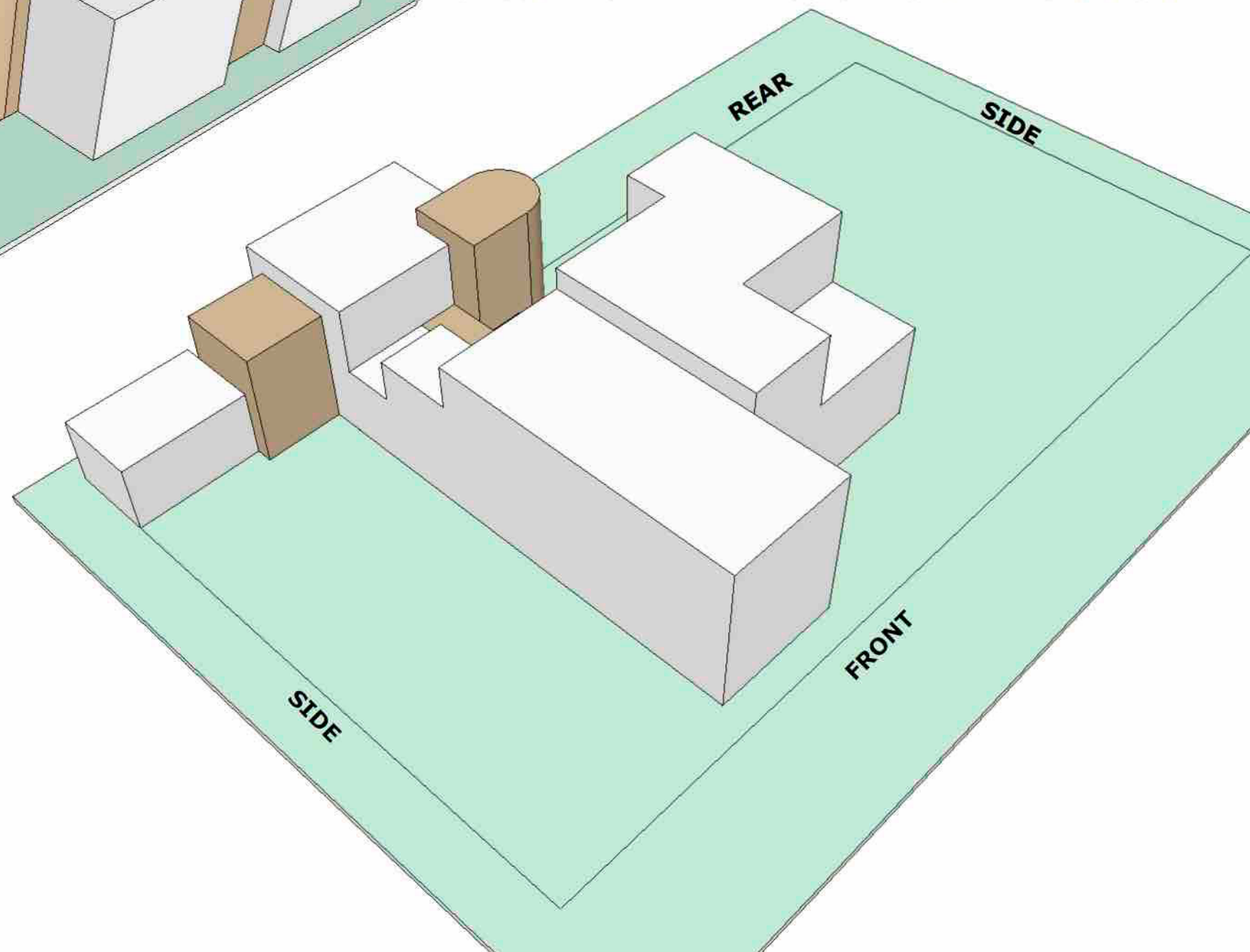
LEGEND

- EXISTING TO REMAIN**
- RENOVATED AREA**
- NEW ADDITION**

FIRST FLOOR PLAN N.T.S.



1ST FLOOR AREA	= 2,444 SF (EXIST) + 333 SF (NEW)
2ND FLOOR AREA	= 2,150 SF (EXIST) + 516 SF (NEW)
TOTAL UNIT SIZE	= 4,594SF (EXIST) + 849 SF (NEW)
TOTAL UNIT SIZE	=5,443 SF (EXIST)
UNIT SIZE	= 50% ALLOWED 30% PROVIDED
LOT COVERAGE	= 30% ALLOWED 15% PROVIDED



NOTE:
LOT COVERAGE CALCULATIONS DO NOT INCLUDE
OPEN LOGGIAS, CARPORTS OR 500 SF GARAGE