

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

#	Zoning Information			
1	Address:	4430 Nautilus Dr Lot 1, in Block 18, of "NAUTILUS EXTENSION, SECOND ADDTION" , according to the Plat thereof as recorded in Plat Book 34 at Page 81 of the Public Records of Miami-Dade County, Florida.		
2	Folio number(s):	02-3222-007-0010		
3	Board and file numbers :	DRB18-0293		
4	Year built:	1936	Zoning District:	RS-4
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.52' NGVD
6	Adjusted grade (Flood+Grade/2):	6.26' NGVD	Free board:	9.00' NGVD
7	Lot Area:	9,191.5 SF		
8	Lot width:	87.63'	Lot Depth:	104'
9	Max Lot Coverage SF and %:	30% = 2,757.45 SF	Proposed Lot Coverage SF and %:	28.5% = 2,624 SF
10	Existing Lot Coverage SF and %:	26.6% = 2,445 SF	Lot coverage deducted (garage-storage) SF:	28.5% = 2,624 SF
11	Front Yard Open Space SF and %:	65.3% = 1,766 SF	Rear Yard Open Space SF and %:	75.6% = 1,260 SF
12	Max Unit Size SF and %:	50% = 4,595.75 SF	Proposed Unit Size SF and %:	49.8% = 4,584 SF
13	Existing Approx. First Floor Unit Size:	~ 2,445 SF	Proposed First Floor Unit Size:	2,607 SF
14	Existing Approx. Second Floor Unit Size:	~ 950 SF	Proposed Second Floor Unit Size SF :	1,909 SF
15			Proposed First to Second Floor Volumetric Unit Size Ratio:	73.0%
16			Proposed Roof Deck Area SF and %:	N/A

  

	Required	Existing	Proposed	Deficiencies
17 Height:	24 FT (from FFE)	N/A	24 FT	
18 Setbacks:				
19 Front First level:	20 FT	34.21 FT	30 FT	
20 Front Second level:	30 FT	N/A	30 FT	
21 Side 1:	10 ft (or 10%)	9.23 FT	10 FT	
22 Side 2 or (facing street):	15 FT (or 10%)	12.06 FT	15 FT 6 IN	
23 Rear:	20 FT (or 15%)	22.97 FT	20 FT 2 IN	
Accessory Structure Side 1:	N/A	N/A	N/A	
24 Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25 Accessory Structure Rear:	N/A	N/A	N/A	
26 Sum of Side yard :	25% = 21.9 FT	21.29 FT = 24.3%	25 FT 6 IN = 29.1%	
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:**

N/A