

**BOARD OF ADJUSTMENT FIRST SUBMITTAL**

FIRST SUBMITTAL DATE: MARCH 8, 2016

**BOARD OF ADJUSTMENT FINAL SUBMITTAL**

FINAL SUBMITTAL DATE: MARCH 23, 2016

**BOARD OF ADJUSTMENT RESUBMITTAL \*\***

RESUBMITTAL DATE: JUNE 15, 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

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AA 0002534

AR 0008679

ISSUED  
*Max Sturman*  
3/8/16  
3/23/16  
6/15/16

ITEM #	Zoning Information
1	Address:
2	Folio number(s):
3	Board and file numbers :
4	Year built:
5	Based Flood Elevation:
6	Adjusted grade (Flood+Grade/2):
7	Lot Area:
8	Lot width:
9	Max Lot Coverage SF and %:
10	Existing Lot Coverage SF and %:
11	Front Yard Open Space SF and %:
12	Max Unit Size SF and %:
13	Existing First Floor Unit Size:
14	Existing Second Floor Unit Size
15	
16	
17	Height:
18	Setbacks:
19	Front First level:
20	Front Second level:
21	Side 1:
22	Side 2 or (facing street):
23	Rear:
	Accessory Structure Side 1:

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

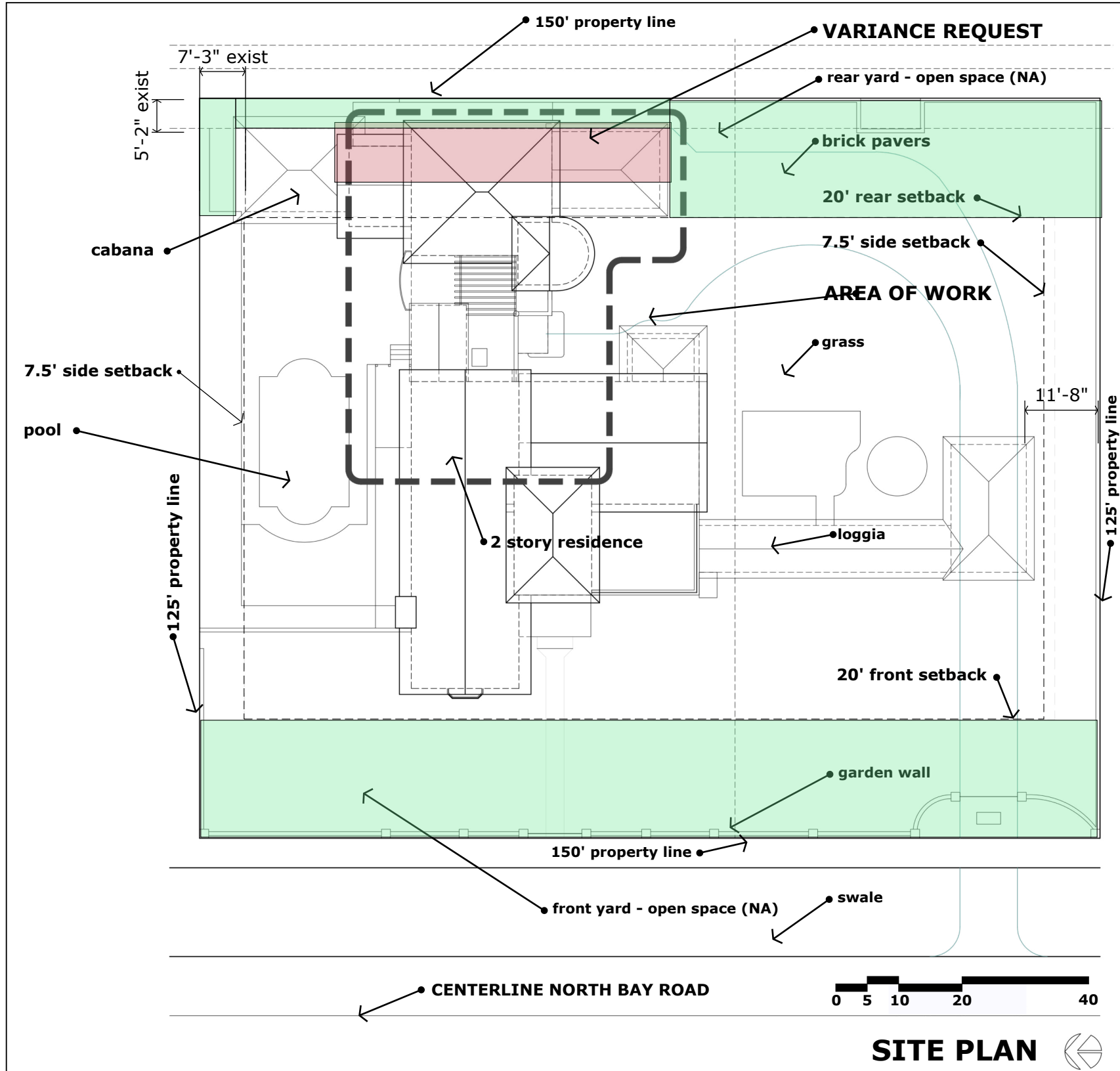
24	Accessory Structure Side 2 or (facing street) :	NA			
25	Accessory Structure Rear:	NA			
26	Sum of Side yard :	NA			
27	Located within a Local Historic District?				NO
28	Designated as an Individual Historic Single Family Residence Site?				NO
29	Determined to be Architecturally Significant?				NO

Notes:

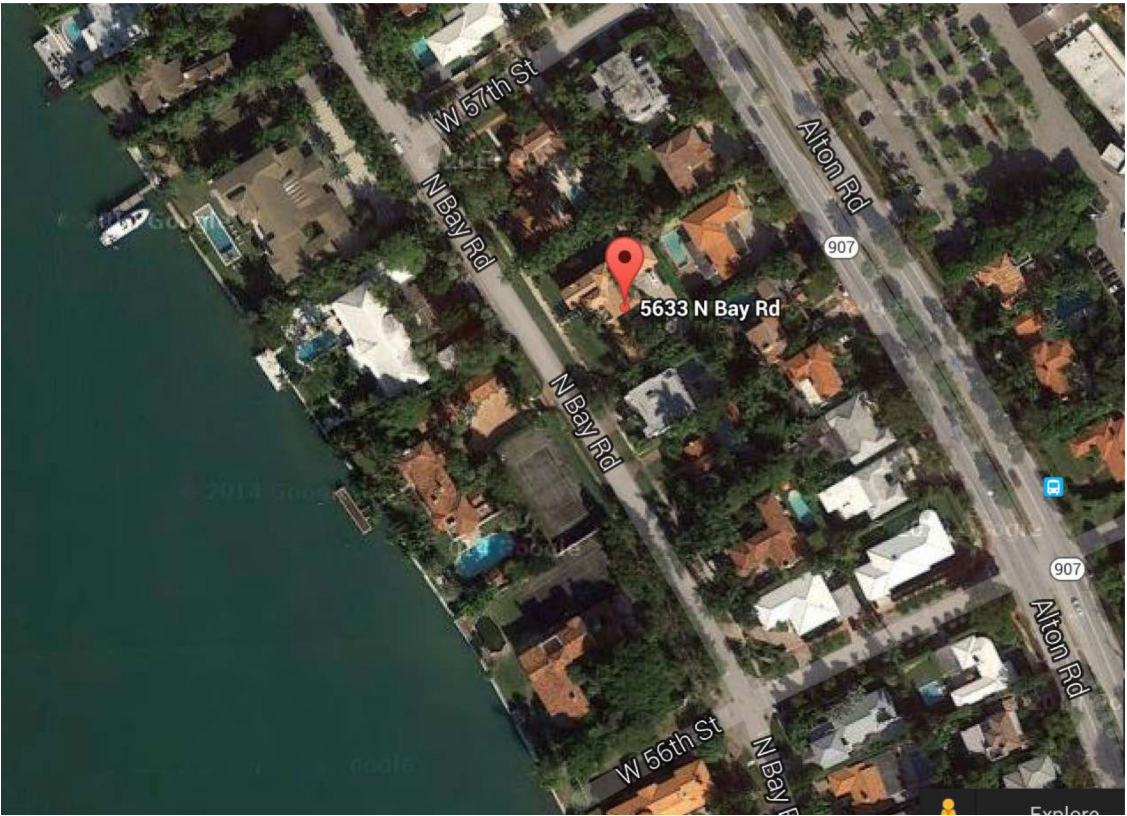
If not applicable write N/A

All other data information should be presented like the above format





**SITE PLAN**



**LOCATION MAP**

**ZONING DATA**

**SITE AREA & FLOOR AREA CALCS**

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

(see diagram sheet 3)

