## **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

## **DOCUMENT INDEX**

- **COVER SHEET** SITE PLAN, ZONING INFO
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- EXISTING PHOTOS

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- 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**



ISSUED Max Sturman 3/8/16 3/23/16

6/15/16



# MIAMIBEACH

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

# SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM	Zoning Information				
-	Address:	5633 North Bay Road,	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
2	Based Flood Elevation:	8.0′	Grade value in NGVD;		NA
9	Adjusted grade (Flood+Grade/2):	5.775 (8+3.55/2)	Free board:		
1	Lot Area:	18,750 SF			
00	Lot width:	150'W	Lot Depth:		125'
6	Max Lot Coverage SF and %:	5,625 5/ 30%	Proposed Lot Coverage SF and %:	SF and %:	2,777 SF/15%
10	Existing Lot Coverage SF and %:	2,444 SF/13%	Lot coverage deducted (garage-storage) SF:	(garage-storage) SF:	915 SF
11	Front Yard Open Space SF and %:	NA	Rear Yard Open Space SF and %:	F and %:	NA
12	Max Unit Size SF and %:	9,375 SF/50%	Proposed Unit Size SF and %:	nd %:	5,139 SF/27%
13	Existing First Floor Unit Size:	2,444 SF	Proposed First Floor Unit Size:	it Size:	2,777 SF/15%
14	Existing Second Floor Unit Size	2,150 SF	(Note: to exceed 70% of the I home require DRB Approval)	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 %:	Unit Size SF and %:	2,362 SF
16			Proposed Roof Deck Aris 25% of the enclosed	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			

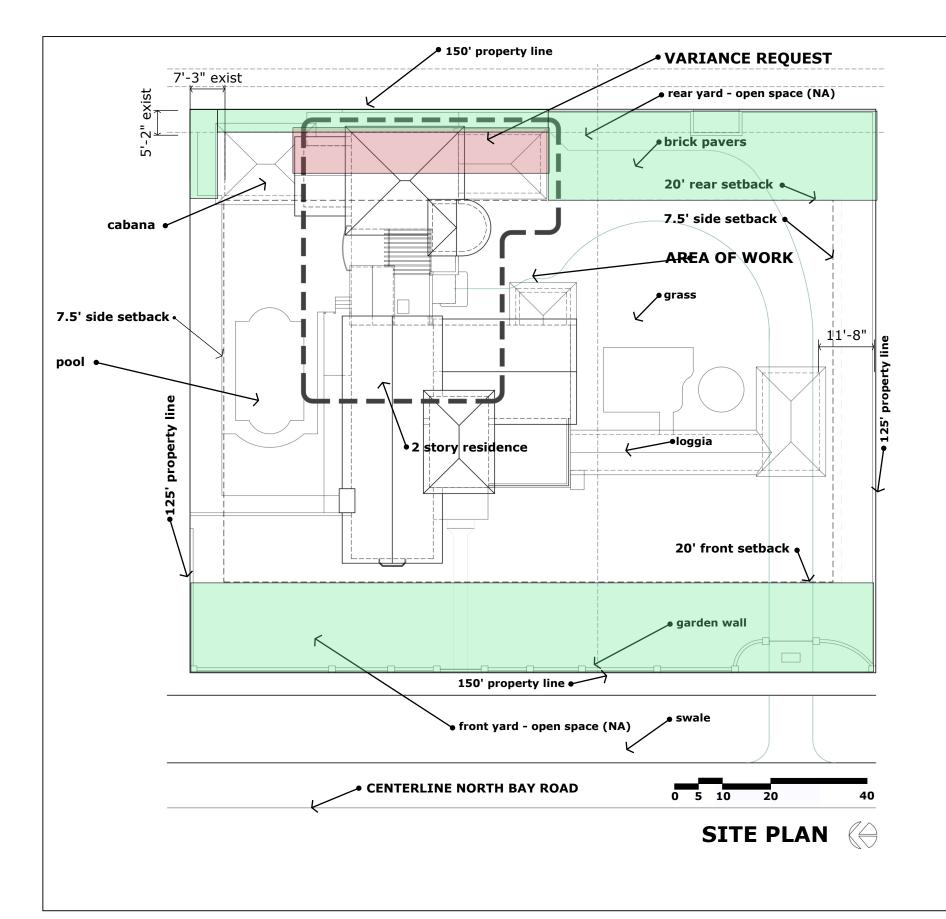
# MIAMIBEACH

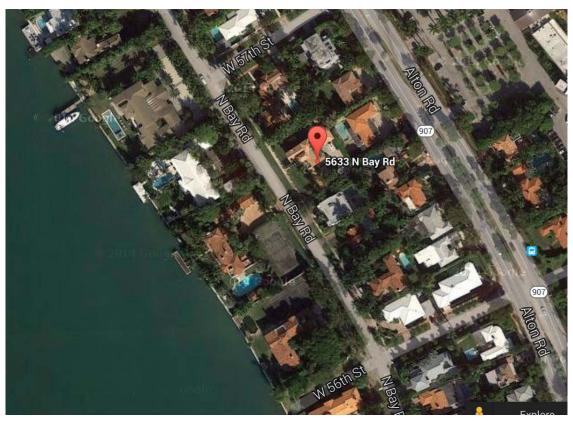
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Notes:

If not applicable write N/A

All other data information should be presented like the above format





# **ZONING DATA**

# **LOCATION MAP**

# **SITE AREA & FLOOR AREA CALCS**

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

(see diagram sheet 3)



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Max Sturman

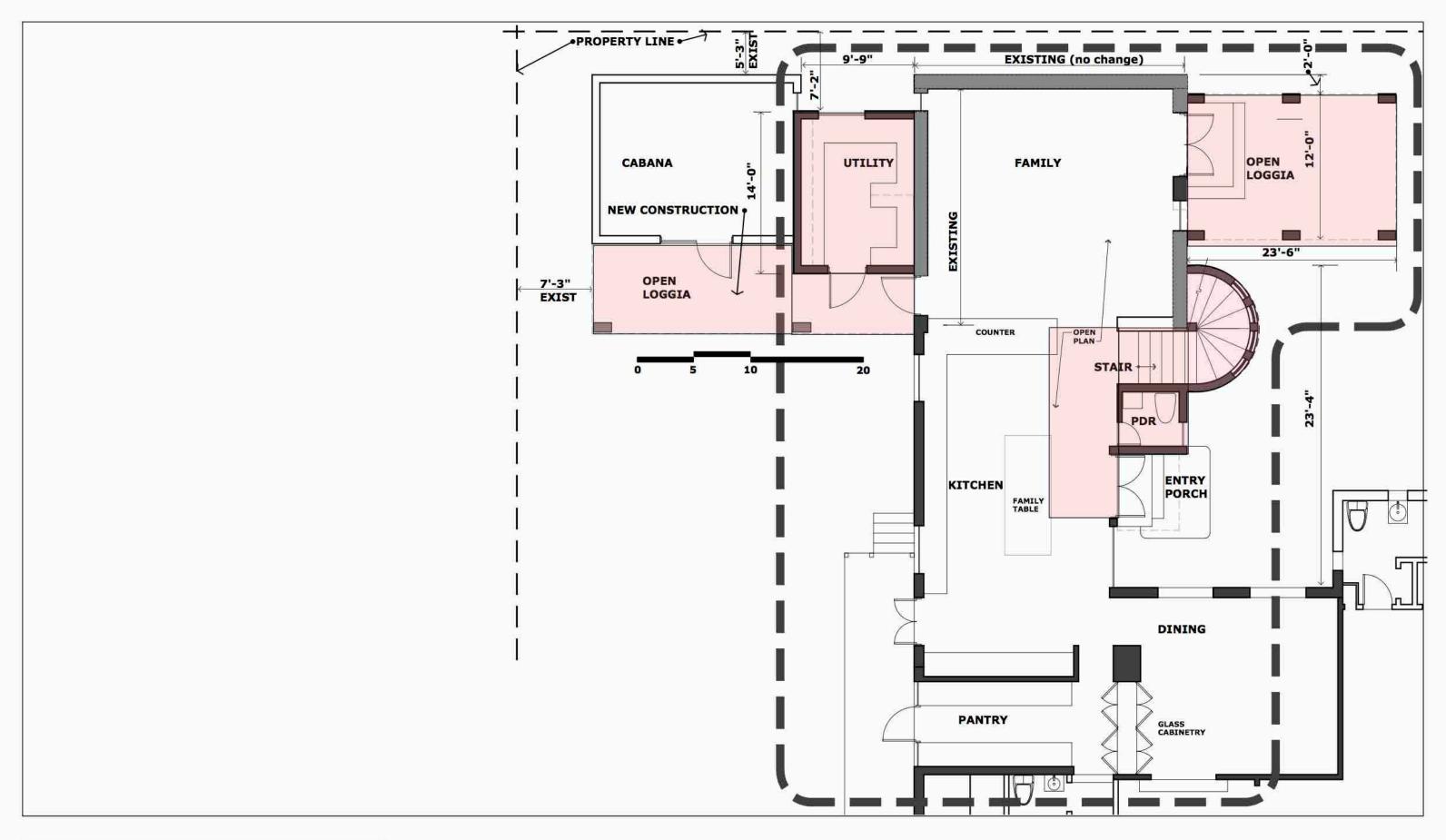
3/8/16

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Esther & Daniel Rubin Residence 5633 N. Bay Road Miami Beach, Florida 33140

**SITE PLAN** 

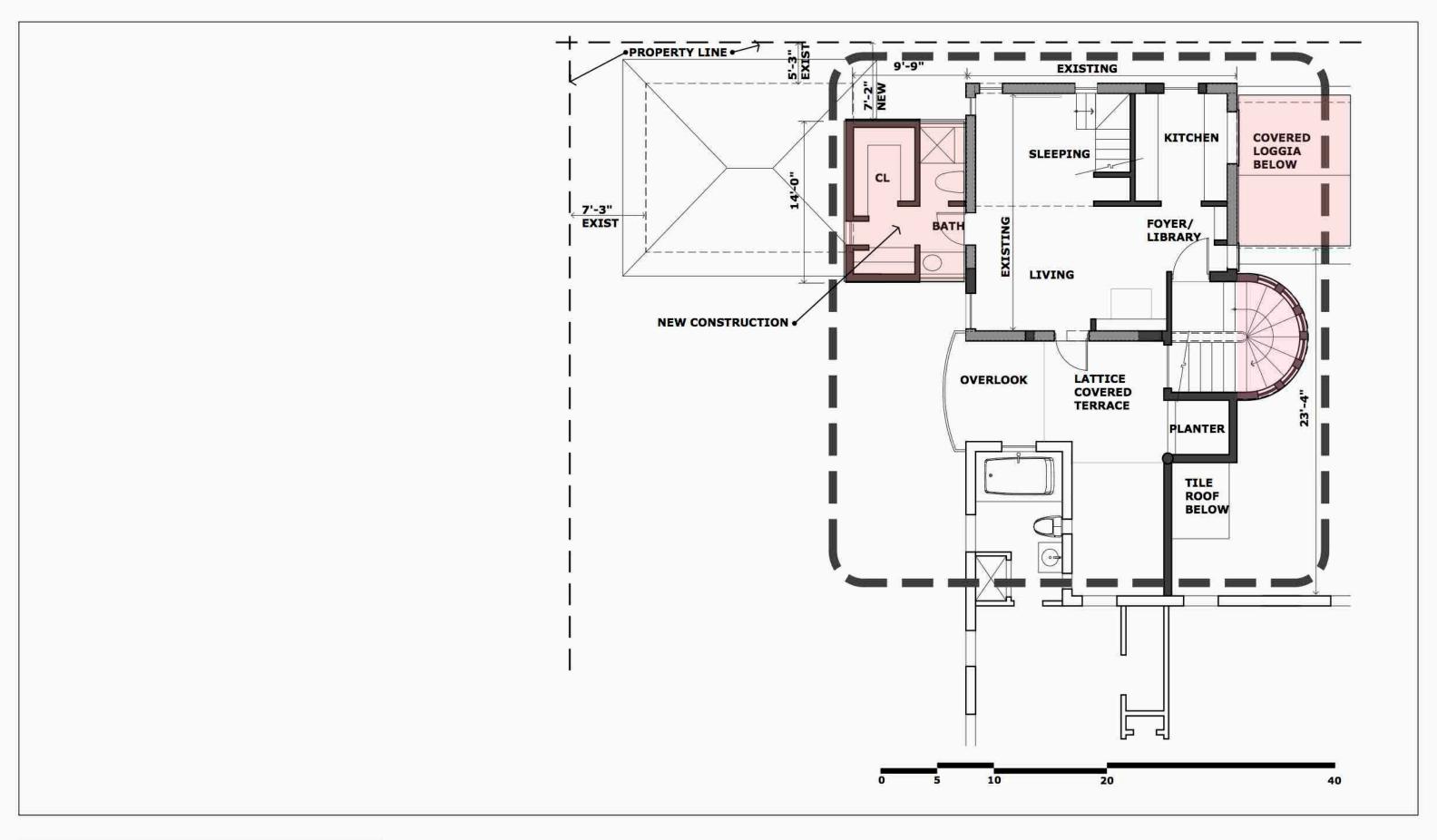
SHEET **1** 





188UED Max Sturman 3/8/16 3/23/16

Esther & Daniel Rubin Residence 5633 N. Bay Road Miami Beach, Florida 33140 1st floor plan NEW **14** 





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Esther & Daniel Rubin Residence 5633 N. Bay Road Miami Beach, Florida 33140 2nd floor plan NEW

**17**