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Application Documents

(NOT EXCEED 15MB)

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MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No:	_____
Date:	_____
MCR No:	_____
Amount:	_____
Zoning Classification	_____
(For Staff Use Only)	

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input checked="" type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☒ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☒ DESIGN REVIEW APPROVAL
- d. ☐ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY:

City M Marseille II LLC

LEGAL DESCRIPTION:

2015 Marseille Drive
Miami Beach, FL 33141

4. NAME OF APPLICANT

City M Marseille II LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

17027 W Dixie Highway S-110, North Miami Beach FL
ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # 305 805 1990 CELL PHONE # 786 325 6699

E-mail address: gcordoves13@yahoo.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME")

N/A

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

N/A

ADDRESS OF PROPERTY OWNER

CITY

STATE

ZIP

BUSINESS PHONE #

CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Pavel Gonzalez PE, 876 NW 168 Lane, Miami Lakes
NAME (please circle one of the above) ADDRESS CITY STATE ZIP FL 33018

BUSINESS PHONE # 305-362-6871 CELL PHONE # 305-362-6871

E-mail address: acelac1@yahoo.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Manny Cordoves, 186 Westward Dr Miami 33166
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-805-1990 CELL PHONE # 786-325-6699

E-mail address: gcordoves13@yahoo.com

b. Gloria Cordoves, 186 Westward Dr Miami Springs 33166
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-805-1990 CELL PHONE # 786-553-2299

E-mail address: gcordoves13@yahoo.com

c. One Stop Construction Inc, 424 SW 2 Ter Miami 33134
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-805-1990 CELL PHONE # 786-325-6699

E-mail address: gcordoves13@yahoo.com

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Requesting variance to build
(3) parking spaces on site in order to
accommodate conversion from (4) unit
apartment Bldg to (6) unit apartment
Building (no square feet added)

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES ☒ NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? ☒ YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): N/A SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida
COUNTY OF Miami-Dade

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires: _____

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida
COUNTY OF Miami-Dade

I, Nestor Calixto being duly sworn, depose and say that I am the representative of City M
Narselle LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Nestor Calixto
PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29 day of October, 2015. The foregoing instrument was acknowledged before me by Nestor Calixto of _____ on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



My Commission Expires: _____

Rosa Luque Sanjuan
NOTARY PUBLIC
ROSA LUQUE SANJUAN
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

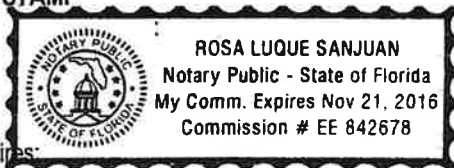
I, Nestor Calixto, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for Variance relative to the subject property, which request is hereby made by me OR I am hereby authorizing Manny Cordover to be my representative before the Design Review Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Nestor Calixto, Mgr
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29 day of October, 2015. The foregoing instrument was acknowledged before me by Nestor Calixto of City of Miami who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires _____

[Signature]
ROSA LUQUE SANJUAN
NOTARY PUBLIC
PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

City M Marseille II LLC
CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
ASG Marseille LLC, 17027 W Dixie Hwy #110	50%
Collinsville LLC, 17027 W Dixie Hwy #110	25%
Mabotki Investments LLC, 17027 W Dixie	25%
North Miami Beach, FL Hwy #110	
33160	

ASG Marseille LLC
CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
ASG MA Ana Saladino	34%
Caterina Saladino	33%
Giuseppe Saladino	33%
17027 W Dixie Highway 5110	
North Miami Beach FL 33160	

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

Collinsville LLC
Corporation Name

Name and Address

Blas Zaccaro

Anna Saladina

17027 W Dixie Hwy #110

North Miami Beach FL 33166

% of Stock

50%

50%

Mabotki Investments, LLC
Corporation Name

Name and Address

Marcos Zaccaro

christine Krijt

17027 W Dixie Hwy #110

North Miami Beach, FL 33160

% of Stock

50%

50%

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK

NOTE: Notarized signature required on page 8

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company****CITY M MARSEILLE II, LLC****Filing Information**

Document Number	L13000166450
FEI/EIN Number	46-4325731
Date Filed	12/02/2013
Effective Date	11/29/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/23/2013
Event Effective Date	NONE

Principal Address**2015 MARSEILLE DRIVE
MIAMI BEACH, FL 33141****Mailing Address****17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160****Registered Agent Name & Address****LANZA, MELISSA P, ESQ
104 CRANDON BLVD.
SUITE 420
KEY BISCAYNE, FL 33149****Authorized Person(s) Detail****Name & Address****Title MGR****ASG MARSEILLE LLC
17027 WEST DIXIE HIGHWAY, #110
NORTH MIAMI BEACH, FL 33160****Title MGR****COLLINSVILLE LLC**

17027 WEST DIXIE HIGHWAY, #110
NORTH MIAMI BEACH, FL 33160

Title MGR

MABOTKI INVESTMENTS LLC
17027 WEST DIXIE HIGHWAY, #110
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2014	03/26/2014
2015	03/04/2015

Document Images

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03/26/2014 -- ANNUAL REPORT

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12/23/2013 -- LC Amendment

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12/02/2013 -- Florida Limited Liability

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State of Florida, Department of State

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company****ASG MARSEILLE, LLC****Filing Information**

Document Number	L11000078921
FEI/EIN Number	33-1222058
Date Filed	07/08/2011
Effective Date	07/08/2011
State	FL
Status	ACTIVE

Principal Address

17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Mailing Address

17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

LANZA, MELISSA P
104 CRANDON BLVD.
SUITE 420
KEY BISCAYNE, FL 33149

Authorized Person(s) Detail**Name & Address****Title MGR**

SALADINO, ANNA M
17027 WEST DIXIE HIGHWAY, SUITE 110
NORTH MIAMI BEACH, FL 33160

Title MGR

SALADINO, CATERINA
17027 WEST DIXIE HIGHWAY, SUITE 110
NORTH MIAMI BEACH, FL 33160

Title MGR

SALADINO, GIUSEPPE I
17027 WEST DIXIE HIGHWAY, SUITE 110
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2013	03/01/2013
2014	03/26/2014
2015	03/04/2015

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<u>03/01/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/08/2011 -- Florida Limited Liability</u>	View image in PDF format

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State of Florida, Department of State

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company****COLLINSVILLE, L.L.C.****Filing Information**

Document Number	L07000113659
FEI/EIN Number	99-0360736
Date Filed	11/09/2007
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	03/06/2009
Event Effective Date	NONE

Principal Address

3300 N.E. 191 STREET, UNIT 206
AVENTURA, FL 33180

Changed: 09/08/2009

Mailing Address

17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Changed: 02/22/2015

Registered Agent Name & Address

LANZA, LISA ESQ
104 CRANDON BLVD., SUITE 420
KEY BISCAYNE, FL 33149

Address Changed: 01/11/2011

Authorized Person(s) Detail**Name & Address**

Title MGR

ZACCARO, BLAS
17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Title MGR

SALADINO, ANNA MARIA
17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2013	03/01/2013
2014	03/26/2014
2015	02/22/2015

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<u>03/01/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/08/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2009 -- LC Amendment</u>	View image in PDF format
<u>03/31/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/09/2007 -- Florida Limited Liability</u>	View image in PDF format

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**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company****MABOTKI INVESTMENTS, LLC****Filing Information**

Document Number	L11000016788
FEI/EIN Number	32-0345019
Date Filed	02/09/2011
Effective Date	02/08/2011
State	FL
Status	ACTIVE

Principal Address

17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Mailing Address

17027 WEST DIXIE HIGHWAY
SUITE 110
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

LANZA, MELISSA PESQ.
104 CRANDON BLVD.
SUITE 420
KEY BISCAYNE, FL 33149

Authorized Person(s) Detail**Name & Address****Title MGR**

ZACCARO, MARCOS T
104 CRANDON BLVD., SUITE 420
KEY BISCAYNE, FL 33149

Title MGR

KRIJT, CHRISTINE M
104 CRANDON BLVD., SUITE 420
KEY BISCAYNE, FL 33149

10/27/2015

Detail by Entity Name

Annual Reports

Report Year	Filed Date
2013	03/01/2013
2014	03/26/2014
2015	02/22/2015

Document Images

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<u>03/26/2014 - ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2013 - ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2012 - ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2011 - Florida Limited Liability</u>	View image in PDF format

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State of Florida, Department of State

City M Marseille II LLC
17027 W Dixie Highway S-110
North Miami Beach, FL 33160

DRB
23227
1-20-16

October 29, 2015

City of Miami Beach Planning Department
Design Review Board and Planning Board

Re: Request for (3) Parking spaces/Variance- 2015 Marseille Drive, Miami Beach, FL
33141. Site Plan Approval

Dear Board:

City M Marseille II LLC, is submitting an application to the Design Review Board seeking approval to convert the existing 4 unit apartment building to 6 unit apartment, in doing so we need to construct (3) new parking spaces.

Proposed Plans: The proposed building conversion will consist of the construction and relocation of the building's interior living areas, no additional square footage will be added to the building. The proposed building interior subdivisions meet all FAR minimum average size guidelines. Submitted plans are in compliance with all FBC guidelines. In addition the proposed plans ask for the construction of (3) new parking spaces. These parking spaces are needed in order to comply with the CMB codes that require additional parking be provided to properties that are being subdivided. The parking area to be built will consist of concrete pavers.

Variance Request: After various reviews of the proposed plans by the CMB Planning department and other CMB departments and implemented their recommendations for the best use of the property. The applicant requests a variance to the 20 feet front set back guidelines in order to build the proposed parking.

Good cause for Variance: The Board should approve the variance request per section 118.353(d) sections(1)-(7) CMB Code of Ordinances because:

- Special conditions and circumstances exist which are peculiar to the land,

structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Response: *We have a existing building constructed in 1957, this building has larger units than what is required today, we are trying to make resonable use of the land by adding more units to the building. Special conditions and circumstances exists because although we have met all CMB subdivision guidelines and minimum average unit size guidelines a parking variance is required by the CMB in order to accommodate the new units.*

- The special conditions and circumstances do not result from the action of the applicant:

Response: *This circumstance occurred from the need to provide additional parking to the property not from adding the additional units. We understand the position of CMB and need the boards assistance in order to comply with the required parking needed.*

- Granting the variance request will not confer on the Applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same district.

Reason: *Any Applicants meeting all minimum/average subdivision guidelines to reallocate interior living spaces in accordance with the CMB guidelines should be granted this variance, any applicant meeting the CMB parking guidelines should be granted this variance.*

- Literal interpretation of the provisions of these land development regulations would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district, under the terms of these land development regulations and would work unnecessary and undue hardship on the Applicant:

Reason: *The Applicant is unaware of any other applicant that has been denied these types of variances after satisfying all CMB requirements.*

- The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Reason: *The Applicant has made every effort to minimize the effects of the building subdivision impact on the community, by abiding to all CMB guidelines and by the building of additional parking spaces as required. The proposed plans will increase landscaping, improve aesthetically and provide adequate drainage to this property.*

- The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

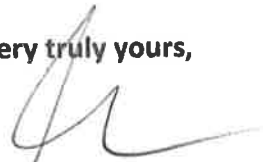
Reason: *The requested variance is in harmony with the general intent and purpose of the land development regulations because it is the minimal variance that will make possible the reasonable use of the land, it is aesthetically pleasing, provides water drainage and add vegetation to the area.*

- That granting of this request is consistent with a comprehensive plan and does not reduce the level of service as set forth in the plan. The Planning and Zoning Director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the Board voting on the applicant's request.

Reason: *Not applicable.*

For these reasons, the Applicant respectfully requests your favorable review and approval of this application. If you have any questions or comments with regards to the application, please call me at (786) 325-6699 or email me directly at gcordoves13@yahoo.com.

Very truly yours,



Manny Cordoves
Representative