



REAL ESTATE ADVISORY
ARCHITECTURE
INTERIOR DESIGN

February 3, 2023

Deborah Tackett
Planning & Zoning
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Subject: HPB 22-0561
Historical Resources Report

A search of CMB and Miami-Dade Property Appraiser archives yielded limited historical information for this property.

Attached is the permit card, two historical photos, tax assessments, and some permit records. Unfortunately, Google Maps timelapse photos are too blurry to discern any pertinent information.

The architect Harry C. Schwebke designed this 4-unit cottage style building for Mr. & Mrs. Beldner in 1952, the same year it received the Certificate of Occupancy.

Since that time, there have been miscellaneous repairs and improvements of the infrastructure of the building. The SE corner of the brick wall was demolished at some point after 1955 and replaced with a CMU and stucco 4-ft wall. A decorative wrought iron gate, painted white, visible in the 1955 photo, is no longer present. The brick work on the South (4th Street) façade currently exists, in good condition. Furthermore, there is no record of the Laundry Room addition at the rear of the building, although from visual inspection it is evident that it was not part of the original construction.

Sincerely,

CIC

A handwritten signature in blue ink, appearing to read 'Jose R. Carlo', is written over a red background.

Jose R. Carlo
FL License AR-16566

829 4TH STREET HISTORIC RESOURCES REPORT 230117.D

11 ISLAND AVENUE SUITE 2105
MIAMI BEACH, FLORIDA 33139
CELLULAR: (305) 490-0493
OFFICE: (305) 604-7898
JCARLO@CIC-ARCHITECTURE.COM

02-4203-09-5070

02-4203-009-5070

09-19-00

LeK

POINT @ K9V14B401H 5



FLORIDA MAR. 1955



FOLIO

ADDR

D I M E N S I O N S

No.	000.0	0000.0	.0000	00.0	00.00	MI	ADJ. SQ. FT.
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			

TOTAL ADJUSTED SQUARE FEET

D I M E N S I O N S

No.	000.0	0000.0	.0000	00.0	00.00	MI	ADJ. SQ. FT.
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			

TOTAL ADJUSTED SQUARE FEET

D I M E N S I O N S

No.	000.0	0000.0	.0000	00.0	00.00	MI	ADJ. SQ. FT.
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			

TOTAL ADJUSTED SQUARE FEET

D I M E N S I O N S

No.	000.0	0000.0	.0000	00.0	00.00	MI	ADJ. SQ. FT.
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			
	X	X	X	X			

TOTAL ADJUSTED SQUARE FEET

METROPOLITAN DADE COUNTY TAX ASSESSMENT DEPARTMENT
 PERMIT ADDITIONS

02-4203-09-5070

829 4 ST

3-4 54 43 34 53 42
 OCEAN BEACH ADDN NO 3 PB 2-81
 E50FT LOTS 7 & 8 BLK 75
 LOT SIZE 50.000 X 100

LAND USE 03 = MULTI FAMILY

NOTES

NOTES

NOTES

Code 00 funct 5-17-00 CMW

EM
 MAY 18 2000

Code 01 c/funct 4-10-01 CMW

EM
 APR 17 2001

Code 04 c/w

TDB 4/28/04

4/28/04 (MP)

Code 04 c/Func 5/13/04

TDB 5/13/04

CODE 93 c/g 6-19-03 M. S. Emerald
 93 ENT 6-7-97 P/B
 NC-01 (SALES VERIFICATION) 09-19-00 DC

NOTES

NOTES

NOTES



DATE PRINTED: 5/13/2004

LEGAL:

3-4 54 43 34 53 42
OCEAN BEACH ADDN NO 3 PB 2-81
E50FT LOTS 7 & 8 BLK 75
LOT SIZE 50.000 X 100
OR 19151-2587 0600 1
COC 21707-3721 09 2003 1

BASE PERMIT REALTY CCG BUILDING TPB
00 00 00 0000 TYPE MISC DT 05/13/2004
NO. 0000134

DIMENSIONS:

1 205.3000X 10.0000X .0000X .0000X .0000X

TOTAL 2,053

DESC ROOM

DATA:
CONST CD 1
RATE CD 1 BED RMS 4 RM/OFF
ADJ CD 2 BATHS 4 1BR APT
YR BLT 1952 1/2 BATHS 0 2BR APT
EFF AGE 1963 LIV UNIT 4 3BR APT
FLOORS 1 XF CODE 1 EFF APT
CLUC 3 ZONING 6503 STORES
SLUC 800

SPECIFICATION POINTS
GRADE + 48
FOUNDATION 10
EXTERIOR 17
STRUCTURAL FRAME
ROOF TYPE 8
ROOF MATERIAL 10
DECKING
FLOOR FINISH 10
ELECTRICAL 7
PLUMBING 9
INTERIOR 44
MISCELLANEOUS
TOT PTS & GRADE 163
INSP DATE 05/2004

2,053

TOTAL ADJUSTED SQUARE FEET

123,816

+0 REPLACEMENT COST

78,252

TOTAL ADJUSTMENT VALUE

78,252

TOTAL VALUE ALL ITEMS

78,252

TOTAL ADJUSTED VALUE THIS BUILDING(S)

78,252

TOTAL ADJUSTED VALUE FOR ALL BUILDINGS

2,053

TOTAL ADJUSTED SQFT FOR ALL BUILDINGS

37.00 TOTAL PTS & GRADE 163 TOTAL RATE 60.31 BATH ADJ +0

ECO ADJ 0 PHY ADJ 0 %GD 63 ADJUST 45,564

TOTAL ADJUST VALUE 78,252 NO. OF ITEMS 1.00

TOTAL ADJUST VALUE ALL ITEMS 78,252

BASE RATE

FUN ADJ 20

% COMP 100

FUN ADJ 20

TOTAL ADJUST VALUE

78,252

827

Address 829 4th St Type _____
Permit _____ Date _____

PERMIT

PERMIT

PERMIT

PERMIT

RATE KEY		1	2	3	4
RATE/CLASS					
BUILDING NO.					
TYPE CONST.					
YEAR BUILT	1952				
EFFECTIVE AGE	1967				
DEPR. CODE	2				
FUNCT. OBSOL.	20				
ECON. OBSOL.					
PHYS. DEPR.					
CLUC	0003				
SLUC	0800				
% COMPLETE	100				
FLOORS	1				
BEDROOMS	4				
BATHS	4				
1/2 BATHS					
LIVING UNITS	4				
ROOMS/OFFICES					
1 BR. APTS.	4				
2 BR. APTS.					
3 BR. APTS.					
EFF. UNITS					
STORES					
CAC (Y/N)					

POINTS & GRADE

EXTERIOR	17
ELECTRICAL	7
PLUMBING	9
INTERIOR	44
FLOOR FINISH	10
ROOF TYPE	9
ROOF MATERIAL	10
DECKING	-
FOUNDATION	10
STRUCTURAL FR.	-
MISCELLANEOUS	
TOTAL POINTS	115
GRADE	+ 48
TOTAL POINTS & GRADE	163

REMARKS:

FOLIO: 02-4203-009-5070 CARD OF

LN	RK 1	000.0	0000.0	.0000	00.0	00.00	ADJ SQ FT	MI
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		

LN	RK 2	000.0	0000.0	.0000	00.0	00.00	ADJ SQ FT	MI
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		
		X	X	X	X	X		

LN	CD	YR	EA	DPR	EXTRA FEATURE	UNITS	%	ITEM
1	4	103	05		CLUG	4		
2	136	52	52		CLWELL	390		

FOLIO 02 4203 009 5070 PROP ADDR 829 4 ST

A/C: N BLDG 01 RATE 01



DATE PRINTED: 4/28/2004

LEGAL:

3-4 54 43 34 53 42
OCEAN BEACH ADDN NO 3 PB 2-81
E50FT LOTS 7 & 8 BLK 75
LOT SIZE 50.000 X 100
OR 19151-2587 0600 1
COC 21707-3721 09 2003 1

BASE PERMIT 00 00 00 0000
BUILDING TPB REALTY CCG
TYPE MISC
DT 04/28/2004
NO. 0000119

DESC ROOM

DIMENSIONS: 1 205.3000X 10.0000X .0000X .0000X .0000X
TOTAL 2,053

SPECIFICATION POINTS
GRADE + 48
FOUNDATION 10
EXTERIOR 17
STRUCTURAL FRAME
ROOF TYPE 8
ROOF MATERIAL 10
DECKING
FLOOR FINISH 10
ELECTRICAL 7
PLUMBING 9
INTERIOR 44
MISCELLANEOUS
TOT PTS & GRADE 163
INSP DATE 04/2004

DATA:
CONST CD 1
RATE CD 1 BED RMS 4 RM/OFF
ADJ CD 2 BATHS 4 1BR APT
YR BLT 1952 1/2 BATHS 0 2BR APT
EFF AGE 1963 LIV UNIT 4 3BR APT
FLOORS 1 XF CODE 1 EFF APT
CLUC 3 ZONING 6503 STORES
SLUC 800

BASE RATE 37.00 TOTAL PTS & GRADE 163 TOTAL RATE 60.31 BATH ADJ +0 REPLACEMENT COST 123,816
% COMP 100 FUN ADJ 40 ECO ADJ 0 PHY ADJ 0 %GD 47 ADJUST 65,127 TOTAL ADJUSTMENT VALUE 58,689
TOTAL ADJUST VALUE 58,689 NO. OF ITEMS 1.00 TOTAL VALUE ALL ITEMS 58,689
TOTAL ADJUSTED SQUARE FEET 2,053

TOTAL ADJUSTED VALUE THIS BUILDING(S) 58,689
TOTAL ADJUSTED VALUE FOR ALL BUILDINGS 58,689
TOTAL ADJUSTED SQFT FOR ALL BUILDINGS 2,053

OR#

Folio

Adj 2053

Bldg Condition

Lot Size 5000

NLA

Exel

Unit Mix

Units 4

Avg

Tenancy

Bldgs 1

Poor

Type Rents

Unk

District Review

FC Information

-1 story, 4 units apt. bldg.
w. wall a/c units & alley on side is well maintained. Per
owner's friend, asking price was \$350K +/-; broker was
involved; financing=new mtge; it was in poor cond.
(now repaired); Rent=\$700/mo. (1 rented @ \$600); 2
vacancies. Sign. For Sale- Zoned Comm.- La Playa
Properties 305-672-0773 Linette Guerra 915-0148

Income Sales Summary

FC By RVK

Date 9/19/2000

OR

Folio 02-4203-009

CLUC



FOLIO 02 4203 009 5070 PROP ADDR 829 4 ST MCD 0200
 05/07/2004 LAST INSP 04/2004 ZNG 6503 CLUC 0003 BLDG YR 1952 SLUC 0800
 NAME AND LEGAL PREV CHG 12/05/2003 VALUE HISTORY RES YR
 CMCP OF KEY BISC CORP YEAR 2002 2003 04/28/2004
 % SOFIA POSELL-COSIO LAND 250000 312500 312500
 1900 SW 3 AVE BLDG 42315 44733 58689
 MIAMI FL MARKET 292315 357233 371189
 331291419 =====
 3-4 54 43 34 53 42 ASSESS 292315 357233 371189
 OCEAN BEACH ADDN NO 3 PB 2-81 HEX
 E50FT LOTS 7 & 8 BLK 75 WVDB
 LOT SIZE 50.000 X 100 TOT EX
 21707-3721 TAXABLE 292315 357233 371189
 MUNICIPAL TAX STATUS: TAXABLE STATE EXEMPT:
 STRP#/LOC PLATE 007 SALE AMT DATE TYPE I/V TINC 9002
 XF 1 BATH 4 575000 09/2003 1 I SALE 1
 BDR 4 UNIT 4 330000 06/2000 1 I SALE 2
 ADJFT 2053 BLDS 1 110000 12/1989 1 I SALE 3
 NBHD 0010 DIST 06
 EF7-PREV OWNERS
 EF2-LGL PF3-SP DIST PF4-FOLIO SEARCH PF8-INTV MENU PF9-R/C MENU PF10-EXIT

65% AIS

\$280

\$143,750 per unit

***** BUILDING INQUIRY *****

FOLIO 02 4203 009 5070 PROP ADDR 829 4 ST
 TYPE MISC DATE 04282004 NO 119 CALCULATED FOLIO VALUE 58689
 LAST CHGE DTE 04282004 SITED BY FOLIO SITE VALUE
 XF 1 CLUC 0003 SLUC 0800 MULTIFAMILY 2-9 UNITS INSP 04 2004 MAINT
 BLDG SITE VALUE
 LOT SIZE 5000.00 SQ FT PERMIT 0000000000 BLDG VALUE 58689
 BLDG 01 RATE KEY 01 ROOM BLDG X-FEATURES VALUE
 CONST CD 1 A/C N
 EXTERIOR 17 ROOF MAT. 10 RATE CD 1 YR BLT 1952
 ELECTRIC 7 DECKING ADJUST CD 2 EFF AGE 1963
 PLUMBING 9 FOUNDATN 10 FLOORS 1 1BR
 INTERIOR 44 STR FR LIV UNITS 4 2BDR
 FL.FINISH 10 MISC BEDROOMS 4 3BDR
 ROOF TYPE 8 GRADE 48 BATHS 4 EFF/APT
 PTS&GD 163 1/2 BATHS RM/OF
 STORES
 TOTAL ADJUSTED SQUARE FEET 2053
 BASE RATE 37.00 TOTAL RATE 60.31 BATH ADJ REPL COST 123816
 PC COMP 100 FUN 40 ECO PHY MKT 79 PC GD 47 ADJUST 65127
 TOTAL DEPR VALUE 58689 # ITEMS 1.00 TOTAL RATE KEY VALUE 58689

Reduce FUN?

ENTER-NEXT BLDG/RATE PF2-DIM PF3-XFEA PF8-MENU PF9-R/C MENU PF10-FINISH 5
 *** ALL BUILDING INFORMATION HAS BEEN DISPLAYED ***

***** LAND INQUIRY *****

FOLIO 02 4203 009 5070 DIST 06 NEIGHBOR CODE 0010 PLATE 007 STRIP
 P/Z 6503 S/Z 0000 CU 0003 SU 0800 T/LOT 00 L/SIZE 5000.00 SQ FT WET
 TT/VALUE 312500 AG VALUE AG DIFF SEC 00
 SITE VALUE
 LST TX 04/28/2004 TYPE MISC DATE 04/28/2004 CHG NO 119 Z/RESO
 05/07/2004

***** CALCULATIONS *****

LN	LN C	ACRES/ FOOTAGE	D FAC/ RATE	ACRES/ FOOTAGE	RATE	CI	TOT LINE VALUE
SQFT	01	5000.000	62.5000				312500
	ADJ 1	PERCENT1	ADJ 2	PERCENT2	EFF YR		FLAG

67.50 = 337,500 = 396,189
 X 70.00 = 350,000 = 408,689

A/S
 68.9 %
 71 %

ENTER-CONTINUE PF8-LAND MENU PF9-R/C MENU PF10-FINISH
 *** ALL FRONT LANDLINES HAVE BEEN DISPLAYED ***

MIAMI-DADE COUNTY PROPERTY APPRAISER

NARRATIVE HISTORY CARD

FOLIO # 02-4203-009-5070

DATE	COMMENTS
5/13/04	Code 04 # Correct Function
	Paperesta

PROPERTY APPRAISER'S OFFICE

NARRATIVE HISTORY CARD

FOLIO NUMBER: 02-4203-009-5070

DATE	COMMENTS
5-17-00	Code 00: Apply +50% funct. adj., also remove eff.
	age on bldg.
	C. Marable
4-12-01	Code 01: Correct functional adj on bldg to 40% (incorrectly
	applied) Bldg is under utilized (FAR is .41; FAR allowed
	is 2.0)
	C. Marable
4/23/04	Code 04 * Reduce Func (Per Instruction) 20%
	* Correct Address M. Emmer
	* C/EA
	* Plup Xfs # 44136
	The subject is a one-story apartment
	building in average condition.
	Papavesta

**Sales Verification
Field Report**

Rev 3/3/00

Folio(s): 02-4203-009-5070 Addr: 829 EST

Person Contacted: _____ Title: _____ Tele#: _____

PROPERTY DATA:

Is Property Address Correct?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is Cluc / Sluc Correct?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the <u>Total Unit Count</u> Accurate?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the Bldg. value "Sited" ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

FIELD CHECK (FC) INFORMATION:

Property "Tradenname" / Major Tenants: _____

Property (Type) Description: Wall ofc units - well maint. - 4 mail boxes - 2 w. homes

Property Condition: Poor Avg Good X/Fs ? _____
 Gutted Active Renovation Remodeled

Occupancy / Vacancy Level: 2 Vac.

INCOME SALES SUMMARY:

UNIT MIX: _____ Eff/Studio _____ 1/1 _____ 2/1 _____ 2/2 _____ 3/2

RENTS: \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

TENANCY: Single Tenant Multi-Tenant Main Tenant

Total # of Buildings ? 1 Total # of Units / Rooms / Bays ? 4

RECOMMENDATIONS: CALC _____ CODE _____ CK _____ Addl Insp Needed

C/UNITs C/DIMS C/CLUC - SLUC C/X/Fs DEMO

Apply / Remove → Phys Depr _____ % Func Depr _____ % Eco Depr _____ % E/A _____

COMMENTS: For Sale 4 units - zoned Com. Single Unit Quens (see other sheet)

- Asking Pt. = \$350⁺ ; broken in ; new int. floor cond. before - now repairs done -

- Per owner's tenant = \$700/mo (1 = \$600) →

Inspected By: CK

Date: 09-19-00

FOLIO 02 4 009 5070 PROP ADDR 829 4 ST BUILDING ERB
 DATE PRINTED: 4/17/2001 BASE PERMIT REALTY CGG DIMENSIONS: A/C BLDG 01 RATE 01
 LEGAL: 3-4 54 43 34 53 42 DT 04/17/2001 MISC 1 205.3000X 10.0000X .0000X .0000X .0000X .0000X
 OCEAN BEACH ADDN NO 3 PB 2-81 NO. 0000107
 ESOFT LOTS 7 & 8 BLK 75
 LOT SIZE 50.000 X 100
 OR 19151-2587 0600 1

SPECIFICATION POINTS
 GRADE + 48
 FOUNDATION
 EXTERIOR 31
 STRUCTURAL FRAME
 ROOF TYPE 14
 ROOF MATERIAL
 DECKING
 FLOOR FINISH 12
 ELECTRICAL 5
 PLUMBING 11
 INTERIOR 30
 MISCELLANEOUS
 TOT PTS & GRADE 151
 INSP DATE 04/2001

DATA:
 CONST CD 1
 RATE CD 1 BED RMS 4 RM/OFF 4
 ADJ CD 2 BATHS 4 1BR APT 4
 YR BLT 1952 1/2 BATHS 0 2BR APT 0
 EFF AGE 1948 LIV UNIT 4 3BR APT 0
 FLOORS 1 XF CODE 1 EFF APT 0
 CLUC 3 ZONING 6503 STORES
 SLUC 800

BASE RATE	34.00	TOTAL PTS & GRADE	151	TOTAL RATE	51.34	BATH ADJ	+0	TOTAL ADJUSTED SQUARE FEET	105,401
% COMP 100 FUN ADJ 40	0	ECO ADJ 0	0	%GD 39 ADJUST	41,106	64,295	TOTAL ADJUSTMENT VALUE	41,106	2,053
TOTAL ADJUST VALUE	0	TOTAL ADJUST VALUE	0	NO. OF ITEMS	1.00	TOTAL VALUE ALL ITEMS	41,106	41,106	
		TOTAL ADJUSTED VALUE THIS BUILDING(S)						41,106	
		TOTAL ADJUSTED VALUE FOR ALL BUILDINGS						41,106	
		TOTAL ADJUSTED SQFT FOR ALL BUILDINGS						2,053	

TOTAL 2,053

Owner MR. & MRS. HARRY BELDNER
 Permit No. 38054 Cost \$ 21,500.00
 Address 827-29-31-33 Fourth Street
 Subdivision OCEAN BEACH
 General Contractor Norman Rubinson
 Architect Harry C. Schwebke
 Zoning Regulations: Use RE 25' Area 24' Height 14' Stories 1
 Building Size: Front 25' Depth 81'
 Certificate of Occupancy No. 1789 (5-29-52)
 Type of Construction #3 CBS Foundation Spread Footing 12x24 Roof Tile Date March 3, 1952

PLUMBING Contractor #33088 I. Markowitz
 Sewer Connection 1 - (4") Date March 10, 1952
 Temporary Water Closet 1
 Swimming Pool Traps
 Steam or Hot Water Boilers Wells
 ROUGH APPROVAL L. Rothman 3-14-52 & 4-3-52
 FINAL APPROVAL L. Rothman 5-20-52

Water Closets 4
 Lavatories 4
 Bath Tubs 4
 Showers
 Urinals
 Sinks 4
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines 1
 Drinking Fountains
 Floor Drains 1
 Grease Traps
 Safe Wastes
 GAS Contractor # 33413 Beach Plumbing Co. Date May 29, 1952*
 Gas Ranges 4 --- 4* Gas Frylators
 Elec. ~~Gas~~ Water Heaters 4 Gas Pressing Machine
 Gas Space Heaters 4 Gas Vents for Stove
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers
 GAS Rough APPROVAL L.R. 4-3-52
 GAS FINAL APPROVAL E.C. 8-28-52

AIR CONDITIONING Contractor
 TANK Contractor #33220 Youngblood Co: 1 Solar water heater: Apr. 11, 1952
 OIL BURNER Contractor
 SPRINKLER Contractor

ELECTRICAL Contractor #36200 Gray & Company Date March 6, 1952
 Switches 29 Ranges Temporary Service 1
 Lights 31 Irons Neon Transformers
 Receptacles 45 Refrigerators 4 Sign Outlets
 Fans Meter Change
 Motors Centers of Distributions 9
 Appliances Service-Equipment 1
 Water 5 Appliances Violations
 Space 4
 FIXTURES 31 Electrical Contractor Date

By H.O. Fossler
 Date 5-29-52
 FINAL APPROVAL

Alterations or Repairs—Over

OK H. BROWN 5-26-52

3185

4203-09-507

ALTERATIONS & ADDITIONS

Building Permits: # 38454 4'8" = 8" block wall - Norman Rubinson, contr. \$ 200..... May 12, 1952
OK 6/29/54 Plaag #44966 Tropicaire: Install 5 - 3/4 Ton A. C. Unit: \$ 1,000: June 18, 1954

#04188-Orkin Ext.Co.-Fumigation-\$385-10-3-73

Plumbing Permits:

Electrical Permits:

1967
273-55
sl. 971

3186

DEC 4 1987

"THE PLACING OF THESE REQUESTS ON THE AGENDA IS CONTINGENT UPON THE APPLICANT OBTAINING FINAL APPROVAL FROM THE DESIGN REVIEW BOARD FOR THIS PROJECT."

CONTINUED ON NEXT PAGE . . .

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONVERT AN EXISTING COMMERCIAL BUILDING PREVIOUSLY USED AS AN AUTOMOBILE REPAIR SHOP INTO A RESTAURANT AND CONSTRUCT A PARKING AREA:

1. Applicant wishes to waive all of the minimum required 10 ft. front yard setback in order to retain and convert this building into a restaurant.
2. Applicant wishes to waive all of the required 10 ft. rear yard setback for the retention and conversion of said building into a restaurant.
3. Applicant wishes to waive all of the minimum required 10 ft. north side yard setback (facing a street) in order to retain this building.
4. Applicant wishes to waive Section 12-5G.3. that prohibits the location of accessory structures and parking within a required yard, and instead, be permitted to locate nine (9) parking spaces within the required 10 ft. south side yard setback area.
5. Applicant wishes to waive 24 of the required 33 off-street parking spaces for the operation of this proposed restaurant with a total capacity of 132 seats.

Approved with the following conditions:

1. The Department shall approve a landscape plan prior to the issuance of a building permit and the installed material prior to the issuance of a certificate of occupancy or occupational license;
2. The Department shall approve the final paint selection;
3. The north wall shall have large windows for purposes of illuminating the sidewalk along Fifth Street and other improvements that are designed to provide visual interest to the building. The Department recommends that the applicant consider awnings over the windows;
4. The parking lot shall be lit, a perimeter wall along the south lot line, and a decorative open picket type fence along the west lot line; and,
5. The applicant and successors shall contribute an amount of money equivalent to the purchase of 12 parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received prior to the issuance of a building permit; however, the effective date of the first payment shall commence upon the issuance of a certificate of occupancy or occupational license whichever is earlier and be valid for one year. Second and subsequent payments shall be received annually on the anniversary of the date the certificate of occupancy or occupational license (whichever is earlier) was received. Funds generated from the receipt of the cash in lieu of decal program shall be placed in a City account entitled "South Pointe Improvement Account", which is dedicated towards the construction of improvements in the vicinity of the site which are consistent with the South Pointe re-development plan.
6. The applicant shall conform with the Design Review conditions.
7. Installation of proper grease interceptors, if necessary.
8. Installation of proper garbage facilities.
9. Applicant shall provide proper drainage, lighting and sprinkler system for the parking area.
10. That sections of curb, gutter and sidewalk be removed and replaced, where necessary.

RENEE and ANDREW DELAPLAINE
 417/27 JEFFERSON AVENUE

11. That chain link gates shall not swing over sidewalk or alleyway.

12. Provide an air-conditioned garbage room to be approved by the Building Department. Daily service by a private hauler shall be provided.

If the applicant purchases the property within the five (5) year term of his/her lease the City will waive the impact fee for one (1) year.

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST		CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
			WORK COST	COST				
1-19-88		EXTERIOR PAINT	\$1,300.00					31669
10-18-89		REPAIRS AS PER CODE ENFORCEMENT CASE #34501 PM.	\$400.00					RS890088

BUILDING PERMITS:

#31669 - 1-19-88 - Owner - Exterior painting - \$1,300.00 *OK*

#BS890088 - Owner - 10-18-89 - Repairs as/oer Code Enforcement Case #34501PM-
\$400.00 *OK*

ELECTRICAL PERMITS:

#E8800048 - Ocean Electric - 4 Smoke detectors - 10-11-88 *OK*

Lot 9

Block 75

Subdivision OCEAN BEACH #3

(417 Jefferson Avenue)

ALTERATIONS & ADDITIONS

3186

Building Permits: 3/23/62 ZONING BOARD OF ADJUSTMENT DENIED PUBLIC HEARING ON REQUEST FOR VARIANCE TO CONSTRUCT BUILDING FOR REPAIR OF ELECTRIC MOTORS IN THIS "RE" DISTRICT.

Plumbing Permits:

Electrical Permits: