

## **HISTORICAL RESOURCES REPORT**

Researching the archives of the CMB and Miami-Dade property appraiser revealed limited historical data concerning this property.

In 1952, renowned architect Harry C. Schwebke designed a charming 4-unit cottage-style building for Mr. and Mrs. Beldner. the same year, the property obtained its certificate of occupancy.

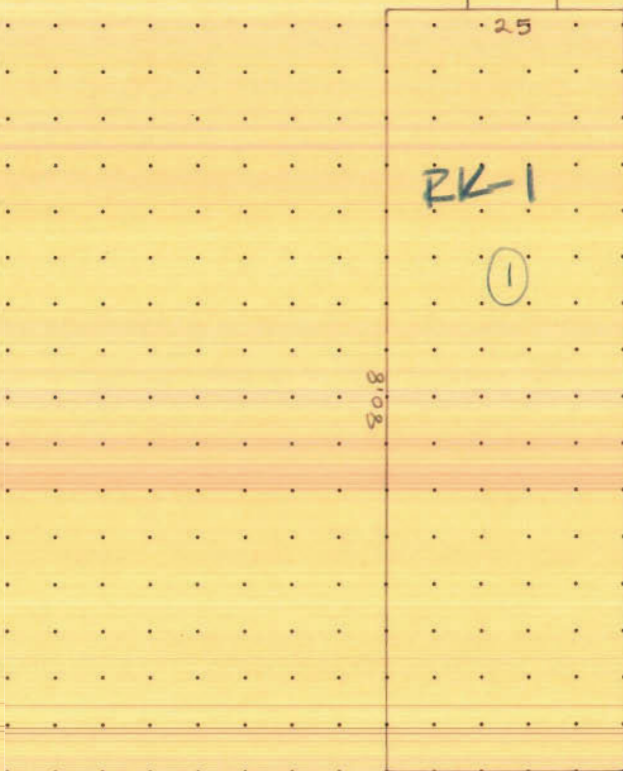
Over the years, minor repairs and improvements have been carried out on the building. Notably, the southeast corner of the brick wall was demolished at some point after 1955 and replaced with a 4-foot wall made of cmu (concrete masonry unit) and stucco.

Additionally, a white decorative wrought iron gate, visible in the 1955 photograph, is no longer present.

Presently, the brickwork on the southern facade (facing 4th street) remains in good condition. However, there is no official record of the laundry room addition at the back of the building, although a visual inspection clearly indicates that it was not part of the original construction.

FOLIO 02 4203 09 5070	
OWNER	
PERMIT NO.	DATE
AMOUNT	TYPE APT
ADDR 829 4 ST	
LEGAL DESCRIPTION:	

PERMIT	DATE	AMOUNT	TYPE



BUILDING POINTS:	
FOUNDATION	
EXTERIOR	31
STRUCTURAL FRAME	
ROOF TYPE	8
ROOF MATERIAL	6
DECKING	
FLOOR FINISH	12
ELECTRICAL	5
PLUMBING	11
INTERIOR	30
MISCELLANEOUS	
TOTAL POINTS	103
GRADE:	+48 + 4
GRADE + POINTS	107
FIELD CHECKED BY:	151
DATE:	

BEDROOMS	4
BATHS	4
LIVING UNITS	4
1-B/R UNITS	
2-B/R UNITS	
3-B/R UNITS	
STUDIO UNITS	
ROOMS/OFFICE	

FLOORS	1
STORES	
INC. FUNCT.	
CUR. FUNCT.	40
ECON. OBS.	
PHYS. DEPR.	
% COMPLETE	100
SITE VALUE	

CARD 1 OF 1	
BUILDING NO.	1
YEAR BUILT	52
EFF. AGE	
RATE	1
RATE KEY	1
LAND USE	03
	08

NO.	DIMENSIONS						ADJ. SQ. FT.
1	80.8	X	25	X	X	X	
2	9.5	X	6.9	X	1.5	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	

Release 4-8-77

TOTAL ADJUSTED SQUARE FEET	
REMARKS:	

EXTRA FEATURES EF <input type="checkbox"/>						DIMENSIONS		ADJ. SQ. FT.
NO.	CD.	YR.	E/A	DPR				

02-4203-09-5070



02-4203-009-5070

09-19-00

lex

FLORIDA MAR. 1955







**ADDR**TOTAL ADJUSTED SQUARE FEETTOTAL ADJUSTED SQUARE FEETTOTAL ADJUSTED SQUARE FEETTOTAL ADJUSTED SQUARE FEET



METROPOLITAN DADE COUNTY TAX ASSESSMENT DEPARTMENT  
 PERMIT ADDITIONS PERMIT ADDITIONS SITUS MAY -- 2000

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

CODE 93 C/E 6-193 M. Enameli

93 ENT 6-7-93 1925

N/C-01 (SALES VERIFICATION) 09-19-00 JHC

NOTES

NOTES

Code 00 funct 5-17-00 C/W

En MAY 18 2000

Code 01 C/funct 4-10-01 C/W

En APR 17 2001

Code 04 C/W 4/28/04 (NP)

DOB 4/28/04

Code 04 C/Func 5/13/04 (NP)

DOB 5/13/04

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

BUILDING TPB  
BASE PERMIT REALTY CGG  
00 00 00 0000  
DT 05/13/2004  
NO. 0000134

DIMENSIONS:  
1 205.3000X 10.0000X .0000X .0000X .0000X

DESC ROOM

TOTAL 2,053

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

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 20	ECO ADJ 0	PHY ADJ 0	%GD 63 ADJUST 45,564	TOTAL ADJUSTMENT VALUE 78,252
		TOTAL ADJUST VALUE	NO. OF ITEMS 1.00	TOTAL VALUE ALL ITEMS	78,252
				TOTAL ADJUSTED VALUE THIS BUILDING(S)	78,252
				TOTAL ADJUSTED VALUE FOR ALL BUILDINGS	78,252
				TOTAL ADJUSTED SQFT FOR ALL BUILDINGS	2,053

Address 829 4th St Type \_\_\_\_\_  
Permit \_\_\_\_\_ Date \_\_\_\_\_

PERMIT

SITE	CC	CC	CC
TY	YR	CHANGE	
SPECIAL RATE (000.00)			
ITEMS (000.000)		Total Buildings	
RATE KEY	1	2	3 4
RATE/CLASS	1		
BUILDING NO.	1		
TYPE CONSTR.	1		
YEAR BUILT	1952		
EFFECTIVE AGE	1967		
DEPR. CODE	2		
FUNCT. OBSOL.	20		
ECON. OBSOL.			
PHYS. DEPR.			
CLUC	0003		
SLUC	0800		
% COMPLETE	100		
FLOORS	3		
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:			

[illegible]



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

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

DESC ROOM

DIMENSIONS:

1 205.3000X 10.0000X .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  
ECO ADJ 0 PHY ADJ 0 %GD 47 ADJUST 65,127 BATH ADJ +0 REPLACEMENT COST 123,816  
TOTAL ADJUST VALUE 58,689 NO. OF ITEMS 1.00 TOTAL VALUE ALL ITEMS 58,689

2,053

TOTAL ADJUSTED VALUE THIS BUILDING(S)  
TOTAL ADJUSTED VALUE FOR ALL BUILDINGS  
TOTAL ADJUSTED SQFT FOR ALL BUILDINGS

58,689  
58,689  
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 65% AIS  
 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  
 FF7-PREV OWNERS  
 FF2-LGL PF3-SP DIST PF4-FOLIO SEARCH PF8-INTV MENU PF9-R/C MENU PF10-EXIT

\$143,750 per unit

\$280

\*\*\*\*\* BUILDING INQUIRY \*\*\*\*\*

PTXM0580

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  
 EXTERIOR 17 ROOF MAT. 10 CONST CD 1 A/C N  
 ELECTRIC 7 DECKING RATE CD 1 YR BLT 1952  
 PLUMBING 9 FOUNDATN 10 ADJUST CD 2 EFF AGE 1963  
 INTERIOR 44 STR FR FLOORS 1 1BR  
 FL.FINISH 10 MISC LIV UNITS 4 2BDR  
 ROOF TYPE 8 GRADE 48 BEDROOMS 4 3BDR  
 PTS&GD 163 BATHS 4 EFF/APT  
 RM/OFC  
 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 \*\*\*\*\*

PTXM0250

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  
 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
	Papcresta



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% M. Emmer * Correct Address * C/EA * Plup Xfs # 44136
	The subject is a one story apartment building in average condition.
	Papacosta

# 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?

☐ Yes

☐ No

Is Cluc / Sluc Correct?

☐ Yes

☐ No

Is the Total Unit Count Accurate?

☐ Yes

☐ No

Is the Bldg. value "Sited" ?

☐ Yes

☐ No

## FIELD CHECK (FC) INFORMATION:

Property "Tradename" / Major Tenants: \_\_\_\_\_

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

Property Condition: ☐ Poor ☐ Avg ☐ Good X/Fs ? \_\_\_\_\_

☐ Gutted

☐ Active Renovation

☐ Remodeled

Occupancy / Vacancy Level: 2 Vacs.

## 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 Comm. Limited (see sketch)

Asking P. = \$350<sup>+</sup> ; broken in ; new int. , poor cond. before - now repairs done -

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

Inspected By: OK

Date: 09-19-00

FOLIO 02 4 3 009 5070 PROP ADDR 829 4 ST  
DATE PRINTED: 4/17/2001  
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

BUILDING ERB  
BASE PERMIT REALTY CGG  
00 00 00 0000 TYPE MISC  
DT 04/17/2001  
NO. 0000107

BLDG 01 RATE 01  
DESC ROOM  
TOTAL 2.053

SPECIFICATION POINTS  
GRADE + 48  
FOUNDATION  
EXTERIOR 31  
STRUCTURAL FRAME  
ROOF TYPE  
ROOF MATERIAL 14  
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  
ADJ CD 2 BATHS 4 1BR APT  
YR BLT 1952 1/2 BATHS 0 2BR APT  
EFF AGE 1948 LIV UNIT 4 3BR APT  
FLOORS 1 XF CODE 1 EFF APT  
CLUC 3 ZONING 6503 STORES  
SLUC 800

% COMP 100 FUN ADJ 40  
BASE RATE 34.00 TOTAL PTS & GRADE 151 TOTAL RATE 51.34 BATH ADJ +0 REPLACEMENT COST 105,401  
ECO ADJ 0 PHY ADJ 0 %GD 39 ADJUST 41,106 NO. OF ITEMS 1.00 TOTAL ADJUSTMENT VALUE 41,106  
TOTAL ADJUST VALUE 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



Owner MR. & MRS. HARRY BELDNER

Permit No. 38054

Cost \$ 21,500..

E. 50' lot 7 & 8 Block 75

Address 827-29-31-33

Fourth Street

General Contractor Norman Rubinson

Bond No. 5292

Engineer

Architect Harry C. Schwebke

Lot Size 50 X 100

Stories 1

Zoning Regulations: Use RE

Height 14'

Foundation Spread Footing 12x24

Building Size: Front 25' Depth 81' Area 24

Use APARTMENT-4 Units-- 1 bedroom & 1 bath ea. unit.

Date March 3, 1952

Certificate of Occupancy No. 1789 (5-29-52)

Type of Construction #3 CBS

Title

PLUMBING Contractor #33088 I. Markowitz

Sewer Connection 1 -(4")

Date March 10, 1952

Swimming Pool Traps

Temporary Water Closet 1

Down Spouts

Water Closets 4

Steam or Hot Water Boilers

Wells

Lavatories 4

ROUGH APPROVAL L. Rothman 3-14-52 & 4-3-52

FINAL APPROVAL L. Rothman 5-20-52

Bath Tubs 4

ROUGH APPROVAL L. Rothman 3-14-52 & 4-3-52

FINAL APPROVAL L. Rothman 5-20-52

Showers

FINAL APPROVAL L. Rothman 5-20-52

Gas Frylators

Urinals

FINAL APPROVAL L. Rothman 5-20-52

Gas Pressing Machine

Sinks 4

FINAL APPROVAL L. Rothman 5-20-52

Gas Vents for Stove

Dish Washing Machine

GAS Contractor # 33413 Beach Plumbing Co.\*\*

Date May 29, 1952\*

Laundry Trays

Gas Ranges 4

4

Laundry Washing Machines 1

Elec. ~~Gas~~ Water Heaters 4

4

Drinking Fountains

Gas Space Heaters

Gas Refrigerators

Floor Drains 1

Gas Steam Tables

Gas Broilers

Grease Traps

Gas Steam Tables

Gas Broilers

Safe Wastes

Gas Steam Tables

Gas Broilers

AIR CONDITIONING Contractor

#33220 Youngblood Co: 1 Solar water heater: Apr. 11, 1952

GAS Rough APPROVAL L.R. 4-3-52

TANK Contractor

GAS FINAL APPROVAL E.C. 8-28-52

GAS FINAL APPROVAL E.C. 8-28-52

OIL BURNER Contractor

GAS FINAL APPROVAL E.C. 8-28-52

GAS FINAL APPROVAL E.C. 8-28-52

SPRINKLER Contractor

GAS FINAL APPROVAL E.C. 8-28-52

GAS FINAL APPROVAL E.C. 8-28-52

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

FINAL APPROVAL

By H.O. Rosser

Date 5-29-52

Alterations or Repairs—Over

## ALTERATIONS & ADDITIONS

Building Permits: # 38454 4'8" = 8" block wall - Norman Rubinson, contr. \$ 200..... May 12, 1952  
OK 6/29/54 Plaag #44966 Tropicair: Install 5 - 3/4 Ton A. C. Unit: \$ 1,000: June 18, 1954  
#04188-Orkin Ext.Co.-Fumigation-\$385-10-3-73

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Plumbing Permits:

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Electrical Permits:

100 75  
273-55  
56-847

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	PROCESS NO.	DESCRIPTION	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
1-19-88		EXTERIOR PAINT	\$1,300.00				31669
10-18-89		REPAIRS AS PER CITY ENFORCEMENT CASE #34501 PM.	\$400.00				BS890088

BUILDING PERMITS:

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

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

ELECTRICAL PERMITS:

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

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.

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Plumbing Permits:

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Electrical Permits: