

# DEN ADDITION TO FINGLASS RESIDENCE

6001 NORTH BAY ROAD  
MIAMI BEACH, FL

BOA VARIANCE  
FEBRUARY 14, 2017  
Commission #16101

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## CAP FINAL SUBMITTAL

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### LEGAL DESCRIPTION FOLIO #02-3215-003-0460

LOT 11, BLOCK 2, OF LA GORCE GOLF SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING PORTION OF THE AFORESAID LOT 11:  
COMMENCE AT A POINT ON THE NORTHWESTERLY LINE OF LOT 11, BLOCK 2, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING 18.40 FEET IN A SOUTHWESTERLY DIRECTION FROM THE NORTHERLY CORNER OF SAID LOT 11; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWESTERLY LINE OF LOT 11 FOR A DISTANCE OF 18.40 FEET TO SAID NORTHERLY CORNER OF LOT 11; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 125.00 FEET TO THE EASTERLY CORNER OF SAID LOT 11; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 16.70 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 125.02 FEET BACK TO THE POINT OF BEGINNING.

### SCOPE OF WORK

**MAIN SCOPE OF WORK:** NEW DEN ADDITION TO EXISTING RESIDENCE

#### WORK INCLUDES

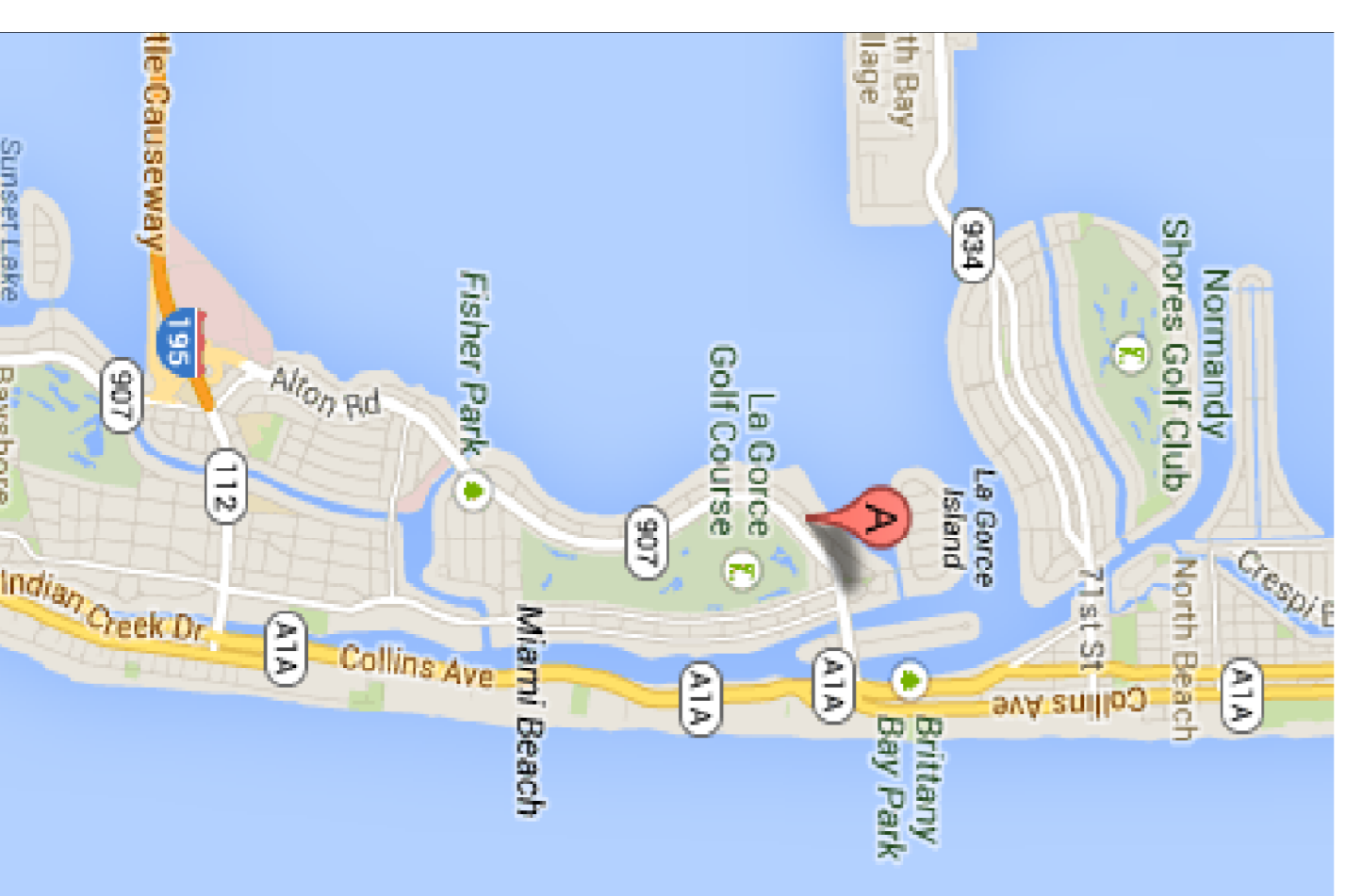
REMOVE EXISTING PORTION OF EXTERIOR PLANTER, EXISTING SLIDING GLASS DOORS, EXISTING WINDOW @ SOUTH, AND A PORTION OF EXISTING G/M/J/STUCCO EXTERIOR WALL, MISC LANDSCAPING TO COMPLETE THE WORK; **REMOVE EXIST REAR POOL, DECK PAVERS TO MEET DECK SETBACK REQUIREMENTS, RELOCATE EXIST POOL EQUIPMENT**

#### INTERIOR:

NEW GWB FURRED WALLS & CEILING, TILE FINISH AT NEW HALF BATH, FLOORING TO MATCH EXISTING ADJACENT WOOD FINISH  
NEW TOILET & SINK TO BE TIED TO EXISTING PLUMBING SUPPLY & WASTE LINES  
THE NEW OUTLETS TO SPARE CIRCUITS IN EXISTING PANEL  
MINI-SPLIT SYSTEM  
STUCCO AND PAINT TO MATCH EXISTING ADJACENT FINISHES  
AUGER PILES, REINFORCED MASONRY, STEEL COLUMNS, WOOD FLOOR AND CEILING/ROOF JOISTS

#### ELECTRICAL: MECHANICAL: EXTERIOR: STRUCTURAL:

### PROJECT LOCATION



### FLOOD ZONE CRITERIA:

FLOOD ZONE = AE  
BASE FLOOD ELEVATION = +8.00' NGVD, EXIST HABITABLE 1ST FL ELEV = +8.23 NGVD, SEE ATTACHED ELEVATION CERTIFICATE  
NOTE: NEW ADDITION SHALL MEET EXISTING FINISH FLOOR ELEVATION

### OCCUPANCY TYPE:

R-3, EXISTING RESIDENTIAL, NO CHANGE OF USE

SHEET #	SHEET TITLE:			
<b>G-1</b>	<b>INDEX, NOTES, LOCATION MAP</b>			
OF TOTAL	DATE:	CHECKED BY:	APPROVED BY:	CAD ID NAME:
16101	1/31/17	-	-	-

DATE	REVISION DESCRIPTION
1 2/14/17	BOA COMMENTS

**FINGLASS RESIDENCE**  
DEN ADDITION

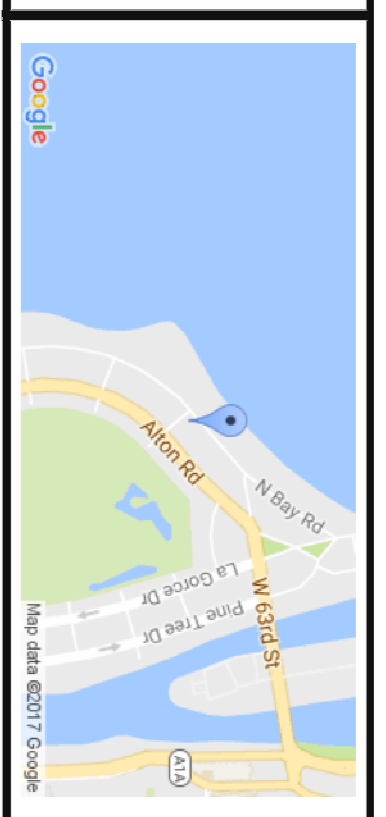
6001 NORTH BAY ROAD MIAMI BEACH, FL

**Giller & Giller, Inc.**

The Giller Building  
975 Arthur Godfrey Road  
Miami Beach, Florida 33140  
(305) 538-6224 FAX (305) 538-5921  
Giller@G&G.COM  
Reg #AA C001264

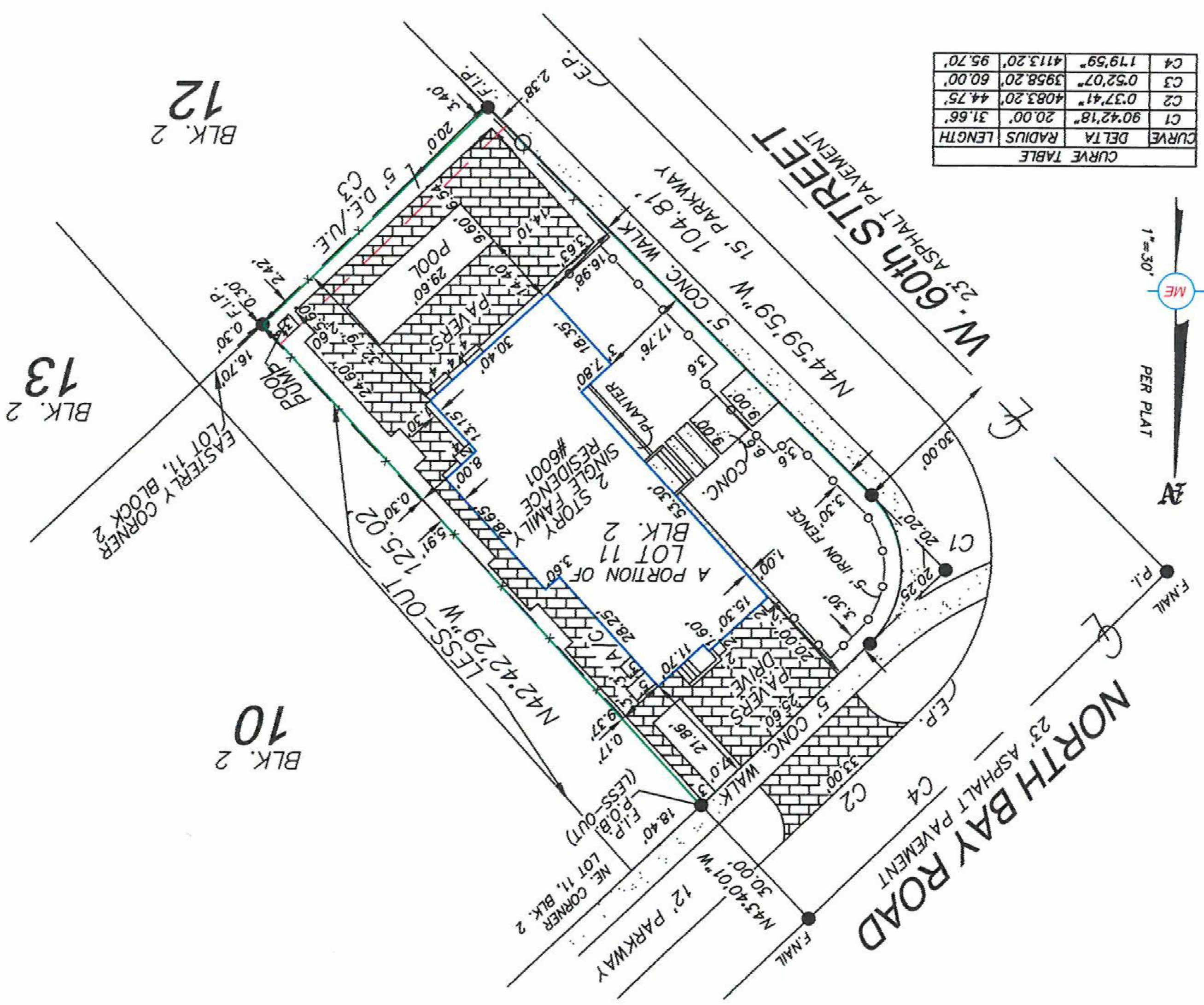
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

CAP FINAL SUBMITTAL - BOA VARIANCE



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the Florida Real  
Estate Community  
for Over 20 Years  
WWW.MELANDSERVICES.COM

CURVE	DELTA	RADIUS	LENGTH
C4	179.99°	4113.20'	95.70'
C3	0.9207°	3958.20'	60.00'
C2	0.3741°	4083.20'	44.75'
C1	90.4218°	20.00'	31.66'



Accepted By:  
Property Address:  
6001 N. Bay Road  
Miami Beach, FLORIDA 33140

Notes: **PAVERS, FENCE AND POOL PUMP ENCROACH INTO EASEMENT ALONG REAR LOT LINE.**

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**SIGNED**  
**EFRAIN LOPEZ**  
STATE OF FLORIDA  
P.S.M. No. 6792



M.E. Land Surveying, Inc.  
10665 SW 190th Street  
Suite 3110  
Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

SHEET # <b>G-3</b>	SHEET TITLE: <b>SURVEY (1 OF 3)</b>	DATE 1/31/17	REVISION DESCRIPTION	<b>FINGLASS RESIDENCE</b> DEN ADDITION		<b>Giller &amp; Giller, Inc.</b>	
OF TOTAL 16101	ARCH COMM # 16101	DATE 1/31/17	CHECKED BY	APPROVED BY	CAD ID NAME	6001 NORTH BAY ROAD MIAMI BEACH, FL	The Giller Building 975 Arthur Godfrey Road Miami Beach, Florida 33140 (305) 538-6324 FAX (305) 538-5921 GILLER@GILLER.COM Reg #AA C001264 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

**Surveyor's Legend**

	PROPERTY LINE		B.R.	BEARING REFERENCE		TEL.	TELEPHONE FACILITIES
	STRUCTURE		△	CENTRAL ANGLE OR DELTA		U.P.	UTILITY POLE
	CONC. BLOCK WALL		R	RADIUS OR RADIAL		E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE		RAD.	RADIAL, THE		SEP.	SEPTIC TANK
	X-X-X-X		N.R.	NON RADIAL		D.F.	DRAINFIELD
	WOOD FENCE		TYP.	TYPICAL		A/C	AIR CONDITIONER
	IRON FENCE		I.R.	IRON ROD		S/W	SIDEWALK
	EASEMENT		IRON PIPE	IRON PIPE		DWT	DRIVEWAY
	CENTER LINE		N&D	NAIL & DISK		SCR.	SCREEN
	WOOD DECK		PK NAIL	PARKER-KALON NAIL		GAR	GARAGE
	CONCRETE		D.H.	DRILL HOLE		ENCL.	ENCLOSURE
	ASPHALT		WELL	WELL		N.T.S.	NOT TO SCALE
	BRICK / TILE		⊙	FIRE HYDRANT		F.F.	FINISHED FLOOR
	WATER		M.H.	MANHOLE		T.O.B.	TOP OF BANK
	APPROXIMATE EDGE OF WATER		OK.L.	OVERHEAD LINES		E.O.W.	EDGE OF WATER
	COVERED AREA		CITY	CABLE TV RISER		E.O.P	EDGE OF PAVEMENT
	TREE		W.M.	WATER METER		C.V.G.	CONCRETE VALLEY CUTTER
	POWER POLE		P/E	POOL EQUIPMENT		B.S.L.	BUILDING SETBACK LINE
	CATCH BASIN		CONC.	CONCRETE SLAB		S.T.L.	SURVEY TIE LINE
	COUNTY UTILITY EASEMENT		ESMT	EASEMENT		R/W	RIGHT-OF-WAY
	HOUSES / EGRESS EASEMENT		D.E.	DRAINAGE EASEMENT		P.U.E.	PUBLIC UTILITY EASEMENT
	UTILITY EASEMENT		L.A.E.	LANDSCAPE BUFFER EASEMENT		C.M.E.	CANAL MAINTENANCE EASEMENT
			L.A.E.	LIMITED ACCESS EASEMENT		A.E.	ANCHOR EASEMENT

**Property Address:**

6001 N. Bay Road  
Miami Beach, FLORIDA 33140

**Flood Information:**

**Community Number:** 120651  
**Panel Number:** 12086C0309L  
**Suffix:** L  
**Date of Firm Index:** 09/11/2009  
**Flood Zone:** AE  
**Base Flood Elevation:** 8  
**Date of Field Work:** 01/30/2017  
**Date of Completion:** 01/31/2017

**Legal Description:**

LOT 11, BLOCK 2 OF LA GORCE GOLF SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING PORTION OF THE AFORESAID LOT 11: COMMENCE AT A POINT ON THE NORTHWESTERLY LINE OF LOT 11, BLOCK 2, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING 18.40 FEET IN A SOUTHWESTERLY DIRECTION FROM THE NORTHERLY CORNER OF SAID LOT 11; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWESTERLY LINE OF LOT 11 FOR A DISTANCE OF 18.40 FEET TO SAID NORTHERLY CORNER OF LOT 11; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 125.00 FEET TO THE EASTERLY CORNER OF SAID LOT 11; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 16.70 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 125.02 FEET BACK TO THE POINT OF BEGINNING.

**Printing Instructions:**

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

**M.E. Land Surveying, Inc.**

10665 SW 190th Street, Suite 3110 Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989



**General Notes:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat at
- Wall ties are done to the face of the wall.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Certified To:  
**Steve Bernard, Giller & Giller Architects**  
**Self**  
His successors and/or assigns as their interest may appear.

**Please copy below for policy preparation purposes only:**  
This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by —  
**ERRAIN LOPEZ**, dated 01/31/2017 bearing Job # B-24340.  
a. FENCES, FENCE AND POOL PUMP ENCROACH INTO EASEMENT ALONG REAR LOT LINE.

### ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Steve Bernard, Giller & Giller Architects		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6001 N. Bay Road		Company NAIC Number:
City Miami Beach	State FLORIDA	ZIP Code 33140
A3. Property Description (Lot and Block numbers, Tax Parcel Number, Legal Description, etc.) Legal Description is too long for this area, please contact surveyor for long legal description if needed.		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, Etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>N 25°50'31.43</u> Long. <u>W 80°07'49.00</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance		
A7. Building Diagram number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) <u>2200</u> Sq. Ft. b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4</u> c) Total net area of flood openings in A8.b <u>1800</u> Sq. in. d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
A9. For a building with an attached garage: a) Square footage of attached garage <u>200</u> Sq. Ft. b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u> c) Total net area of flood openings in A9.b <u>0</u> Sq. in. d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 120651		B2. County Name Miami-Dade County		B3. State FLORIDA	
B4. Map/Panel Number 12086C0309L	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

### ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6001 N. Bay Road			Policy Number:
City Miami Beach	State FLORIDA	ZIP Code 33140	Company NAIC Number:

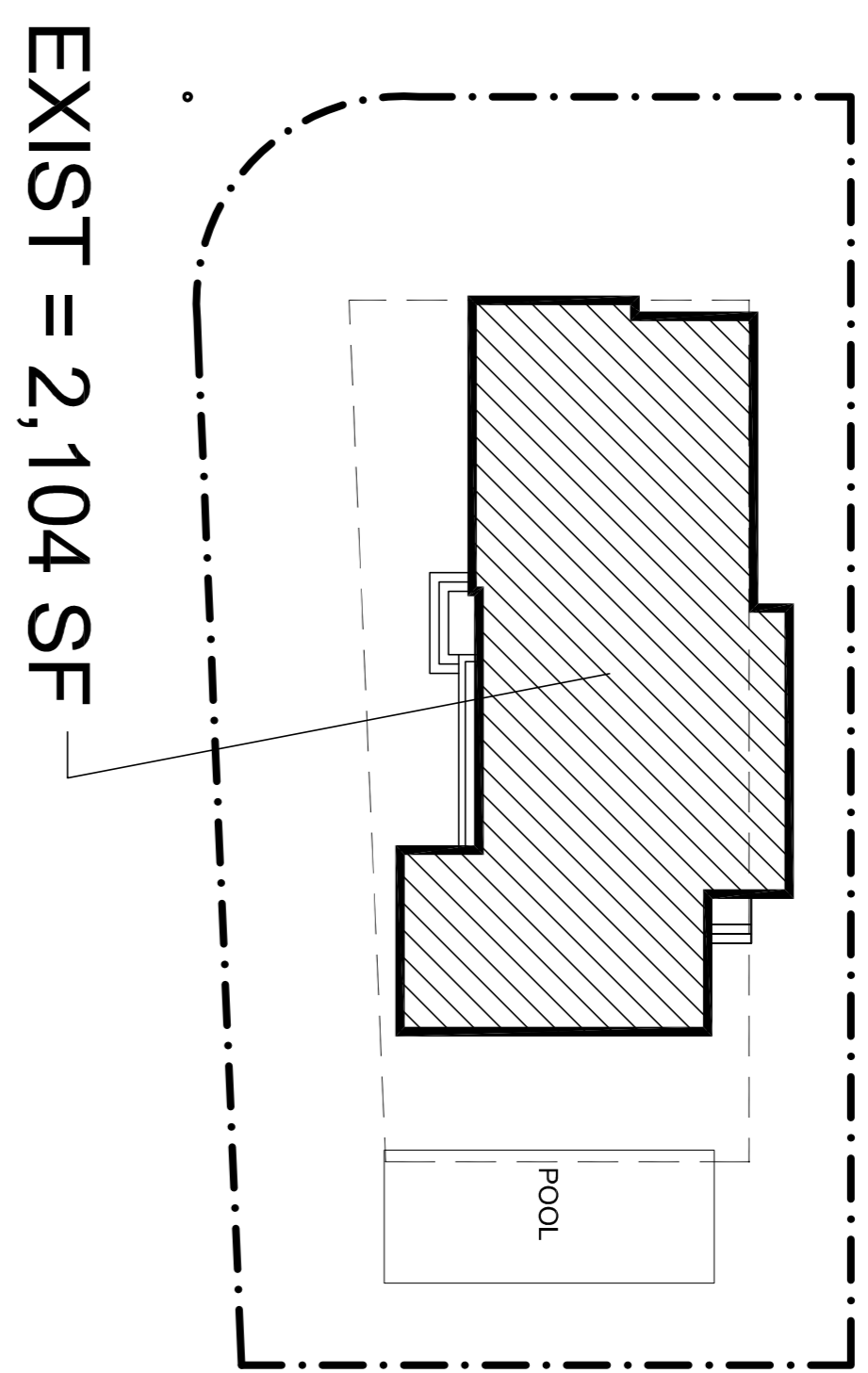
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)			
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.			
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. IN Puerto Rico only, enter meters. Benchmark Utilized: <u>CITY OF MIAMI BEAC</u> Vertical Datum: <u>NGVD 1929</u> Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.			
		Check the measurement used.	
a) Top of bottom floor (Including basement, crawlspace, or enclosure floor)	<u>5</u> <u>35</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
b) Top of the next highest floor	<u>8</u> <u>10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters	
d) Attached Garage (top of slab)	<u>5</u> <u>40</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5</u> <u>53</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5</u> <u>10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)	<u>5</u> <u>35</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs including structural support	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION		
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 17 U.S. Code, Section 1001. Were latitude and longitude in Section A provided by a licensed land surveyor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Check here if attachments.		
Certifier's Name EFRAIN LOPEZ	License number 6792	
Title PROFESSIONAL SURVEYOR & MAPPER		
Company Name ME LAND SURVEYING		
Address 10665 SW 190th STREET SUITE 3110		
City MIAMI	State FL	ZIP Code 33157
Signature 	Date 01/31/2017	Telephone (305) 740-3319
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, (3) building owner.		
Comments (including type of equipment and location, per C2(e), if applicable) LATITUDE LONGITUDE PER GOOGLE. ATTACHMENTS = BUILDING PICTURES C2E= AC UNIT		



**ZONING DIAGRAMS** SCALE: 1" = 16'-0"

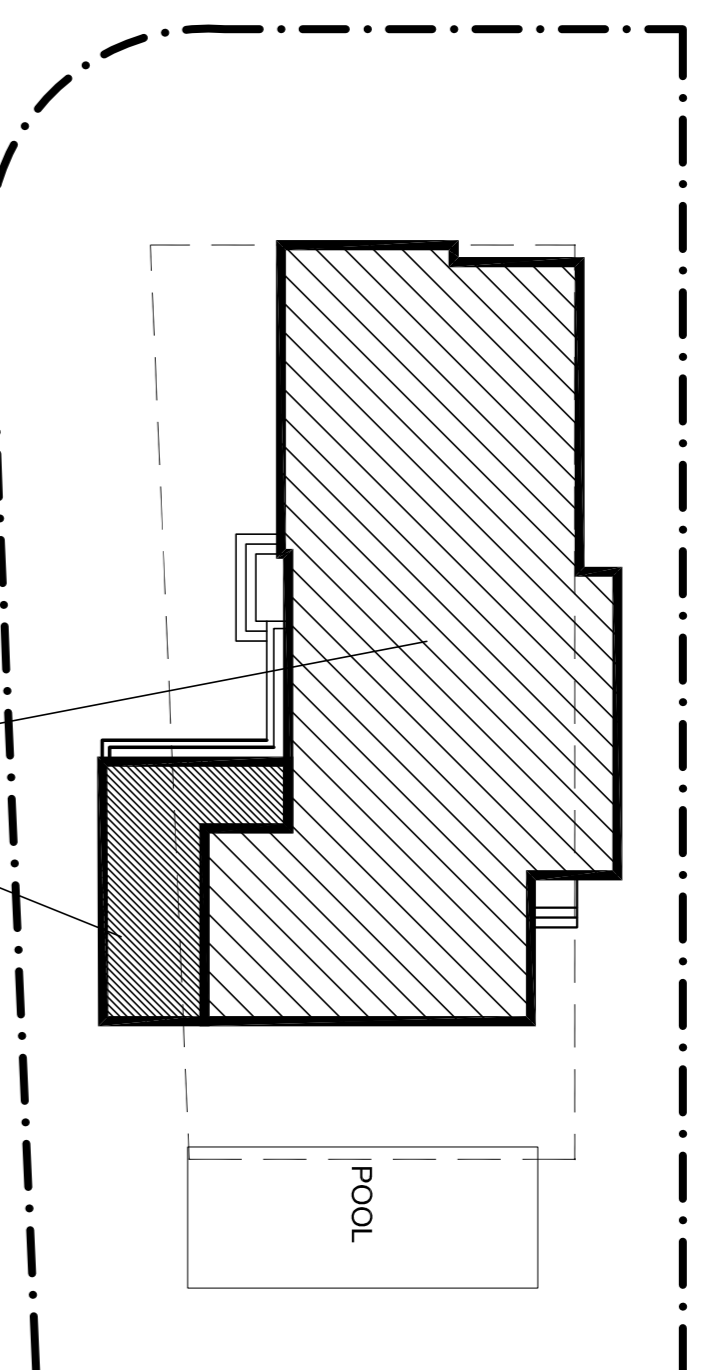
**LOT COVERAGE - EXISTING**



EXIST = 2,104 SF

LOT SIZE = 7,704 SF  
EXISTING SF = 2,104 SF (27.3%)

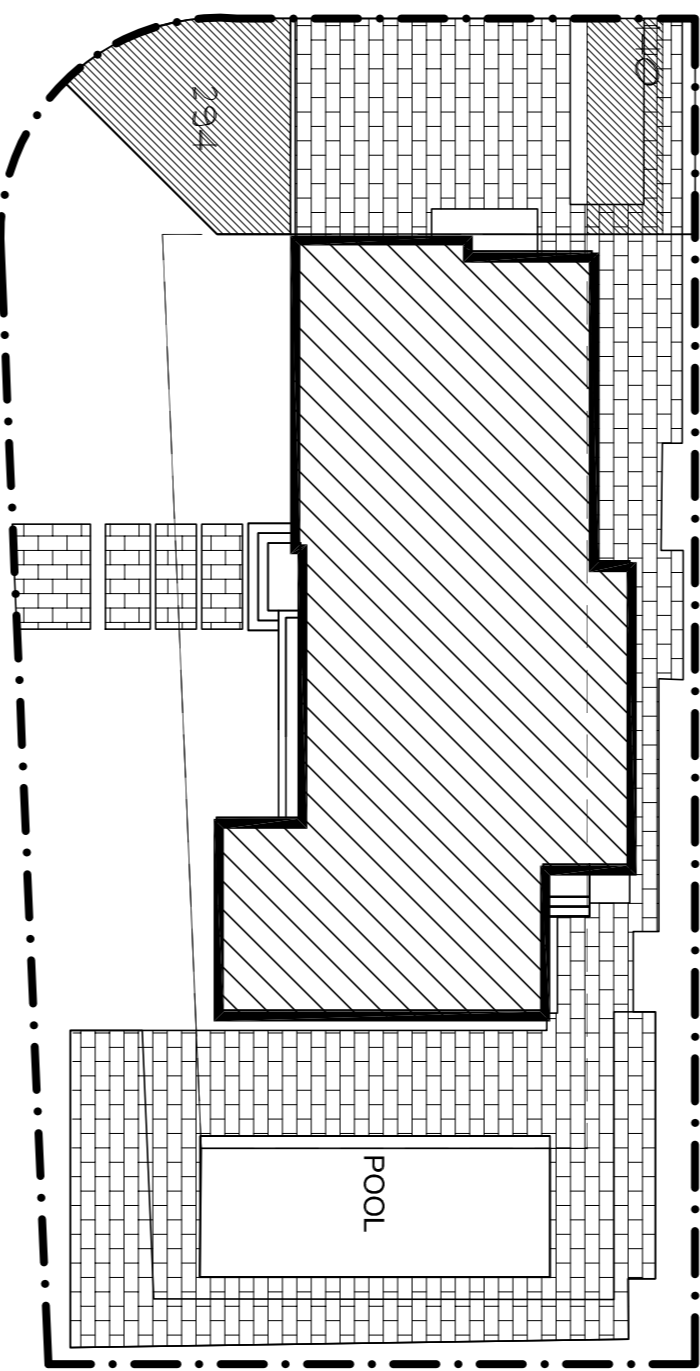
**LOT COVERAGE - PROPOSED**



EXIST = 2,104 SF  
NEW = 277 SF

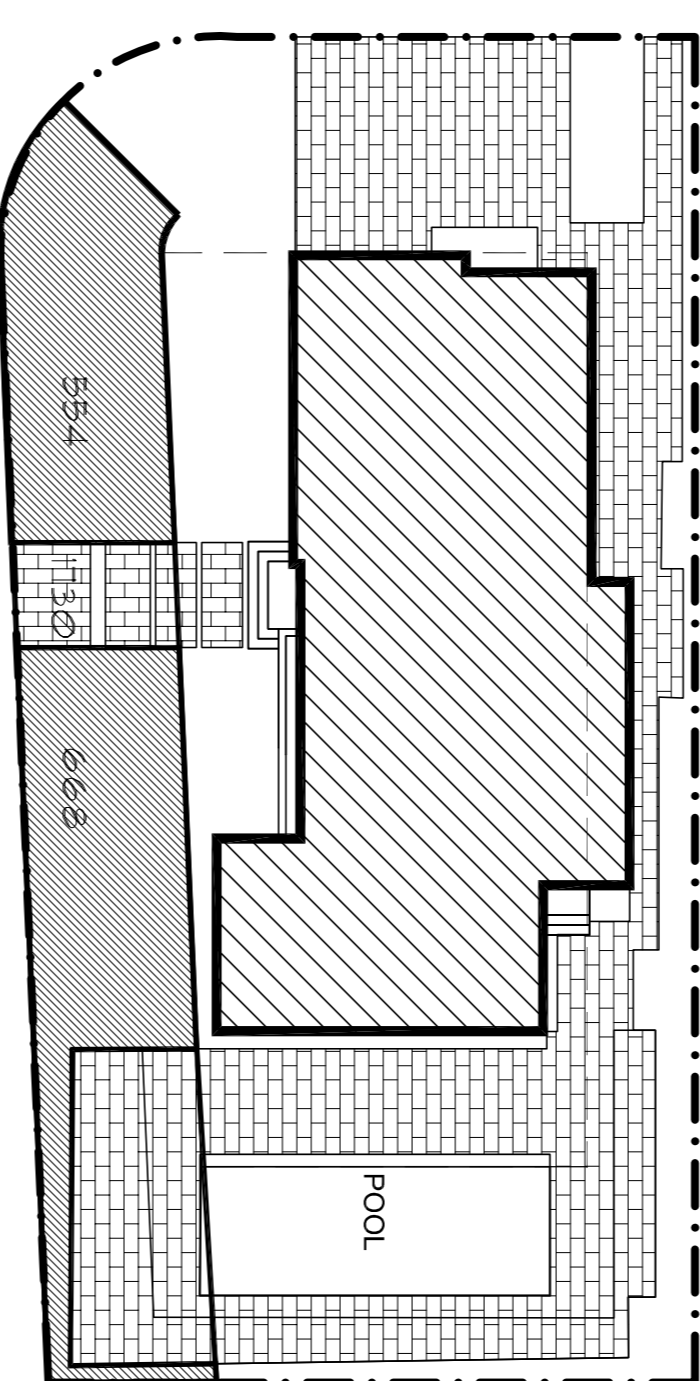
LOT SIZE = 7,704 SF  
EXISTING SF = 2,104 SF (27.3%)  
NEW SF = 277 SF (3.6%)  
TOTAL = 2,381 SF (30.09%)  
ALLOWED SF = 2,311 SF (30.0%)  
VARIANCE #3 REQUIRED = 70 SF (0.09%)

**OPEN SPACE**  
**EXISTING - FRONT YARD**



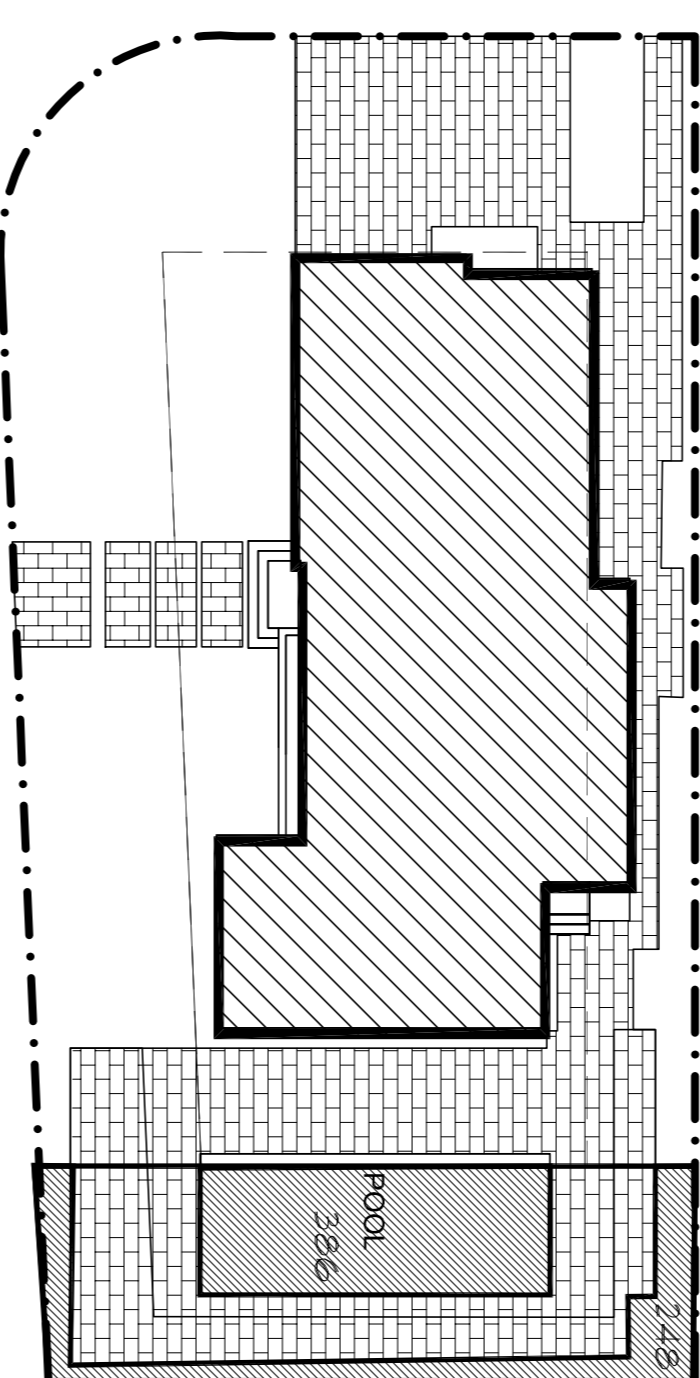
FRONT YARD:  
50% OF 1,043 SF = 522 SF REQUIRED  
434 SF PROVIDED (41.6%)  
**PROPOSED - FRONT YARD**

**EXISTING - SIDE YARD**

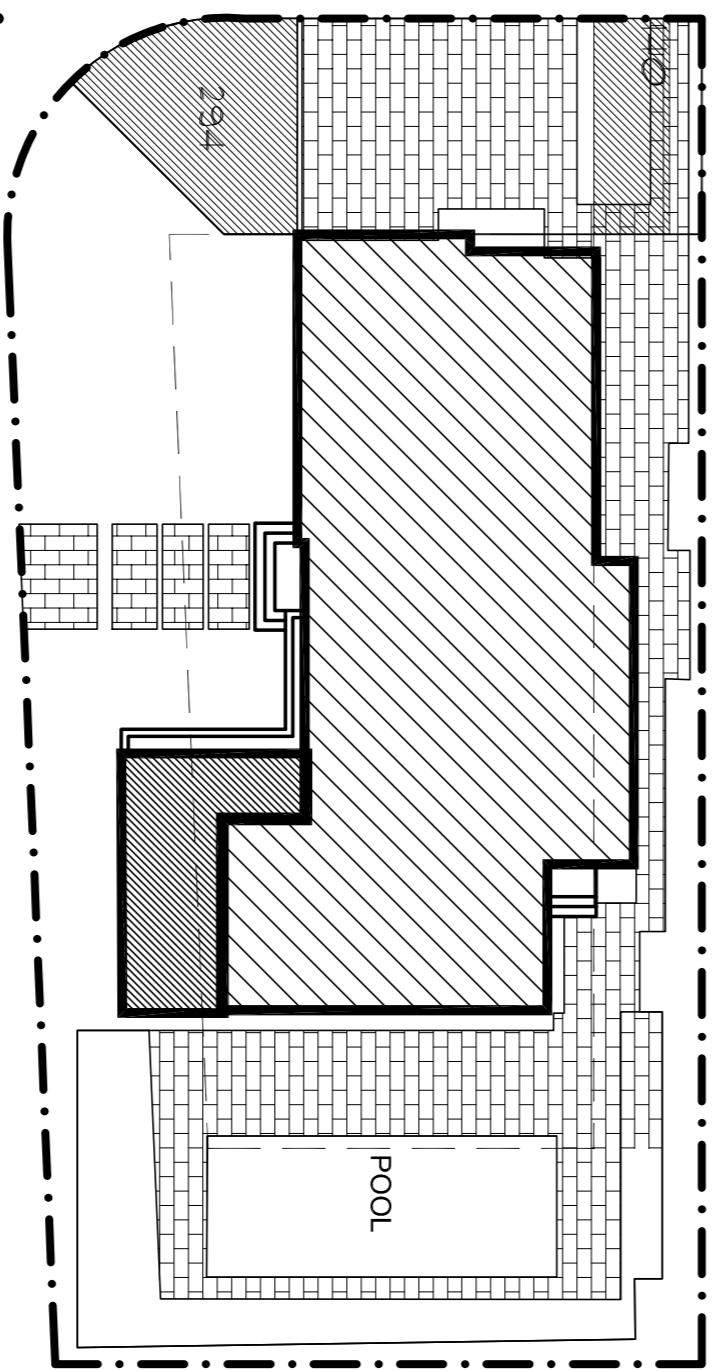


SIDE YARD:  
50% OF 1,730 SF = 865 SF REQUIRED  
1,222 SF PROVIDED (70.63%)  
**PROPOSED - SIDE YARD**

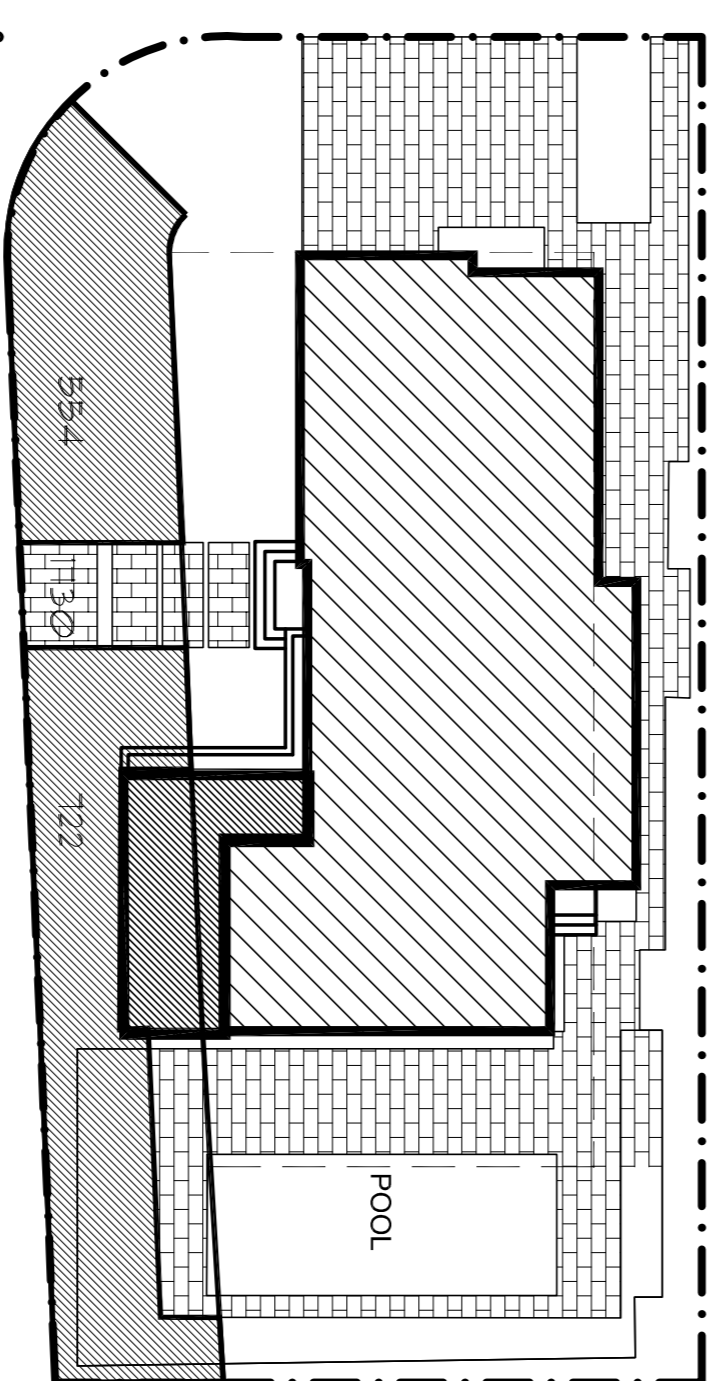
**EXISTING - REAR YARD**



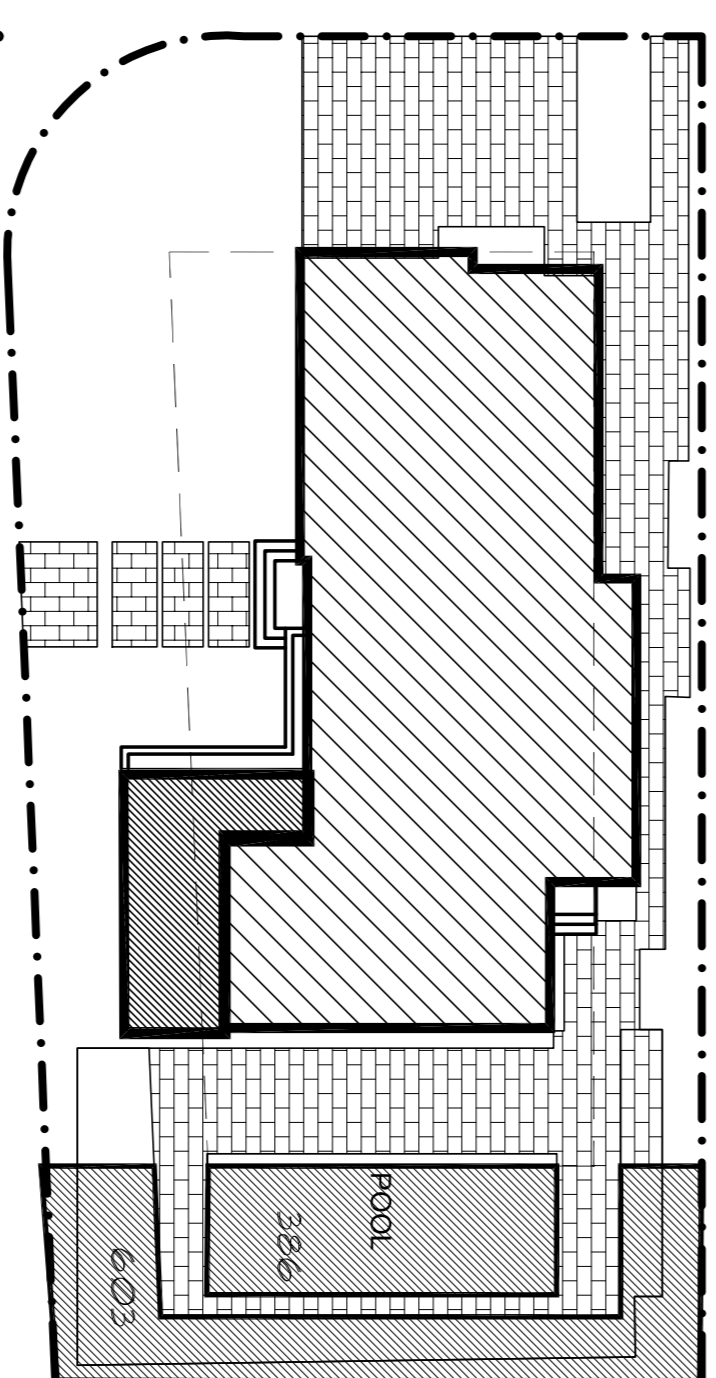
REAR YARD:  
70% OF 1,205 SF = 844 SF REQUIRED  
634 SF PROVIDED (52.6%)  
**PROPOSED - REAR YARD**



REQ'D FRONT YARD = 20' X +/- 65'-2.3/8" = 1,043 SF  
50% OF 1,043 = 522 SF REQUIRED  
434 SF PROVIDED (41.6%)  
NO VARIANCE REQUIRED, PREVIOUSLY PERMITTED

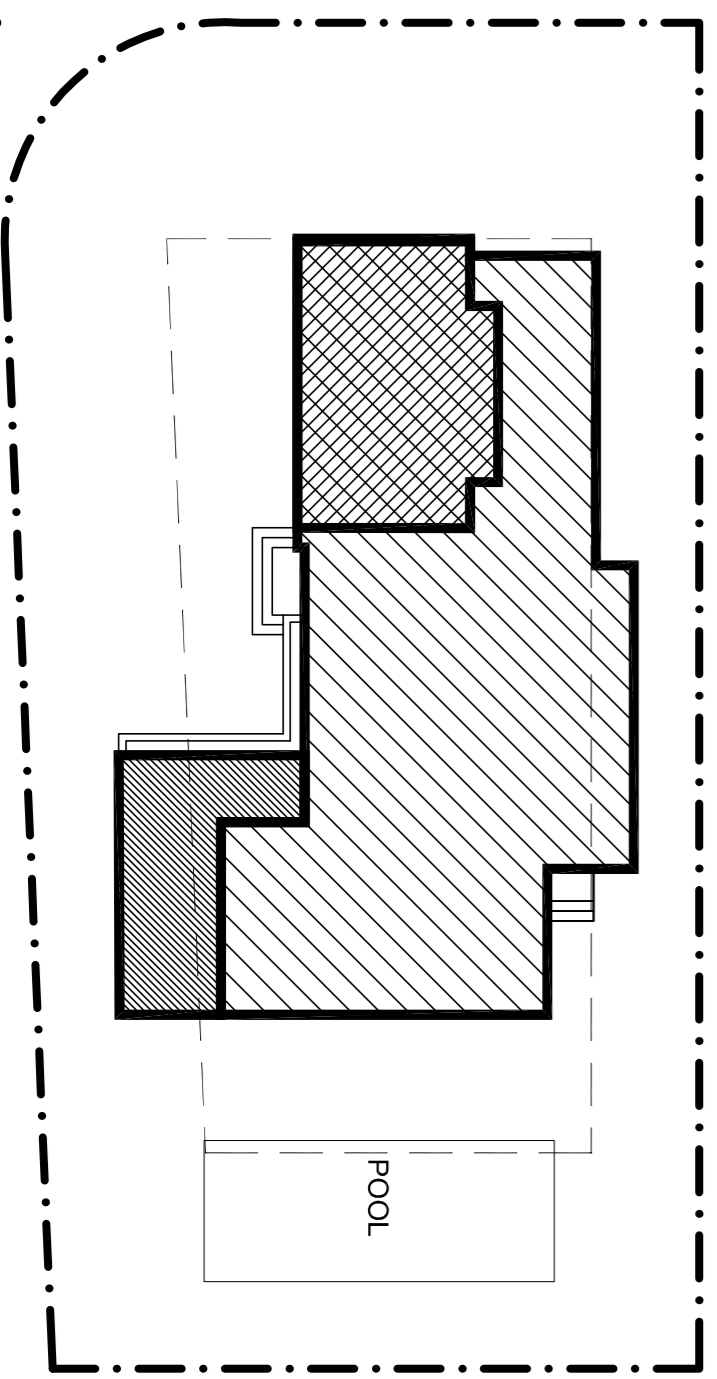


REQ'D STREET SIDE YARD = 15' X +/- 124'-9.3/4" = 1,730 SF  
50% OF 1,730 = 865 SF REQUIRED  
1,276 SF PROVIDED (73.75%) - OK!  
NO VARIANCE REQUIRED



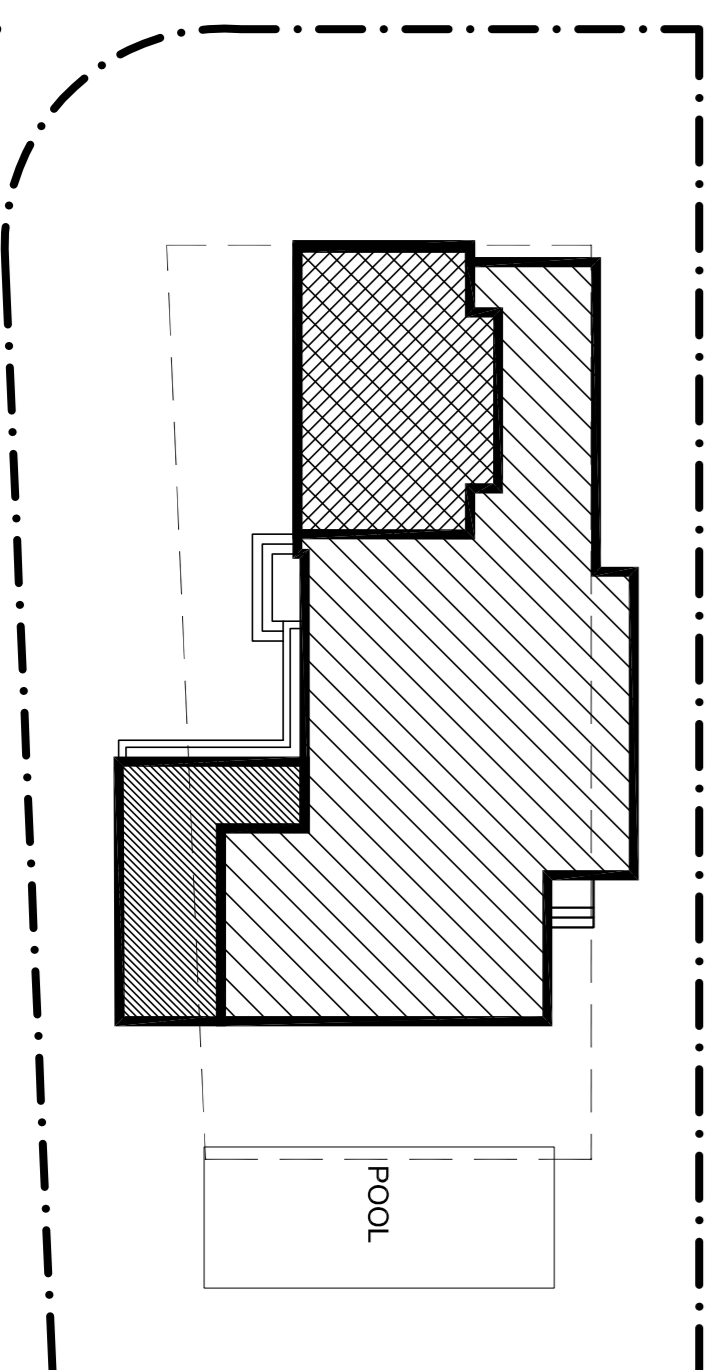
REQ'D REAR YARD = 20' X +/- 59'-10.3/4" = 1,205 SF  
70% OF 1,205 = 844 SF REQUIRED  
989 SF PROVIDED (82.07%)  
NO VARIANCE REQUIRED

**UNIT SIZE - EXISTING**



EXISTING 1ST FLOOR = 2,104 SF  
EXISTING 2ND FLOOR = 425 SF  
TOTAL EXISTING = 2,529 SF (32.8%)

**UNIT SIZE - PROPOSED**



EXISTING 1ST FLOOR = 2,104 SF  
EXISTING 2ND FLOOR = 425 SF  
TOTAL EXISTING = 2,529 SF (32.8%)  
PROPOSED 1ST FLOOR = 277 SF  
TOTAL PROPOSED = 2,806 SF (36.4%)  
MAX ALLOWED:  
7,704 X 50% = 3,852 SF - OK!

