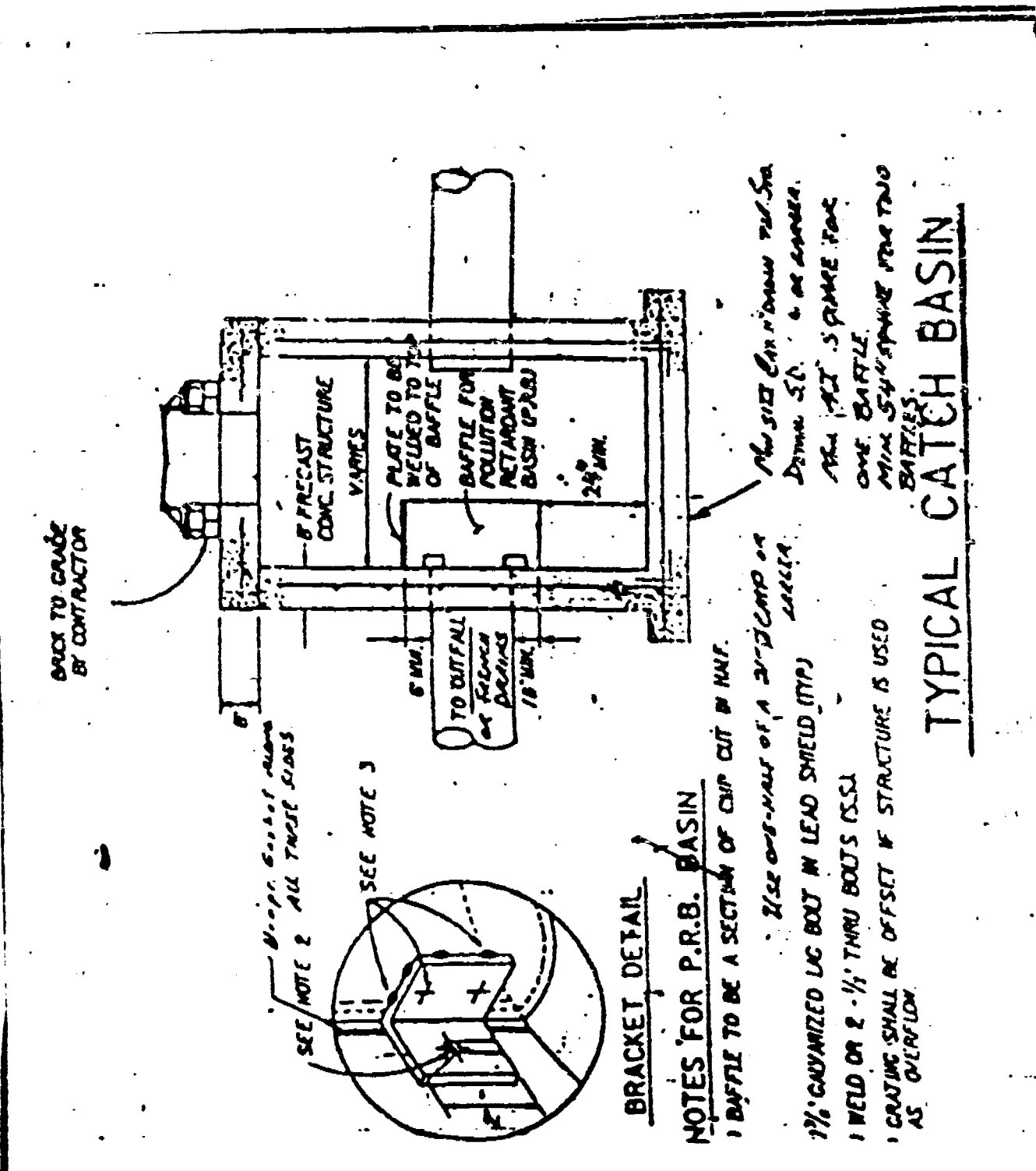
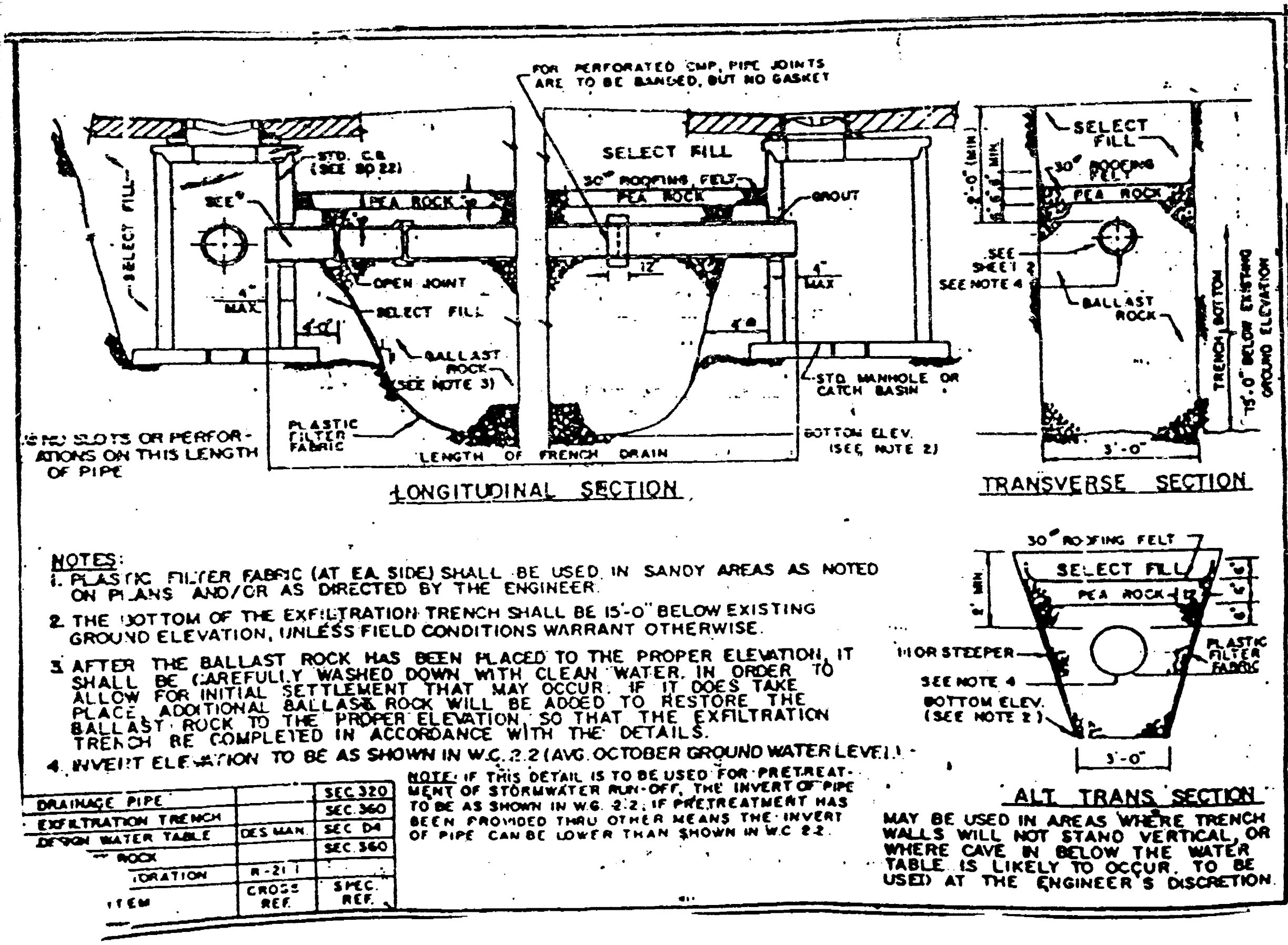


PERMIT NUMBER

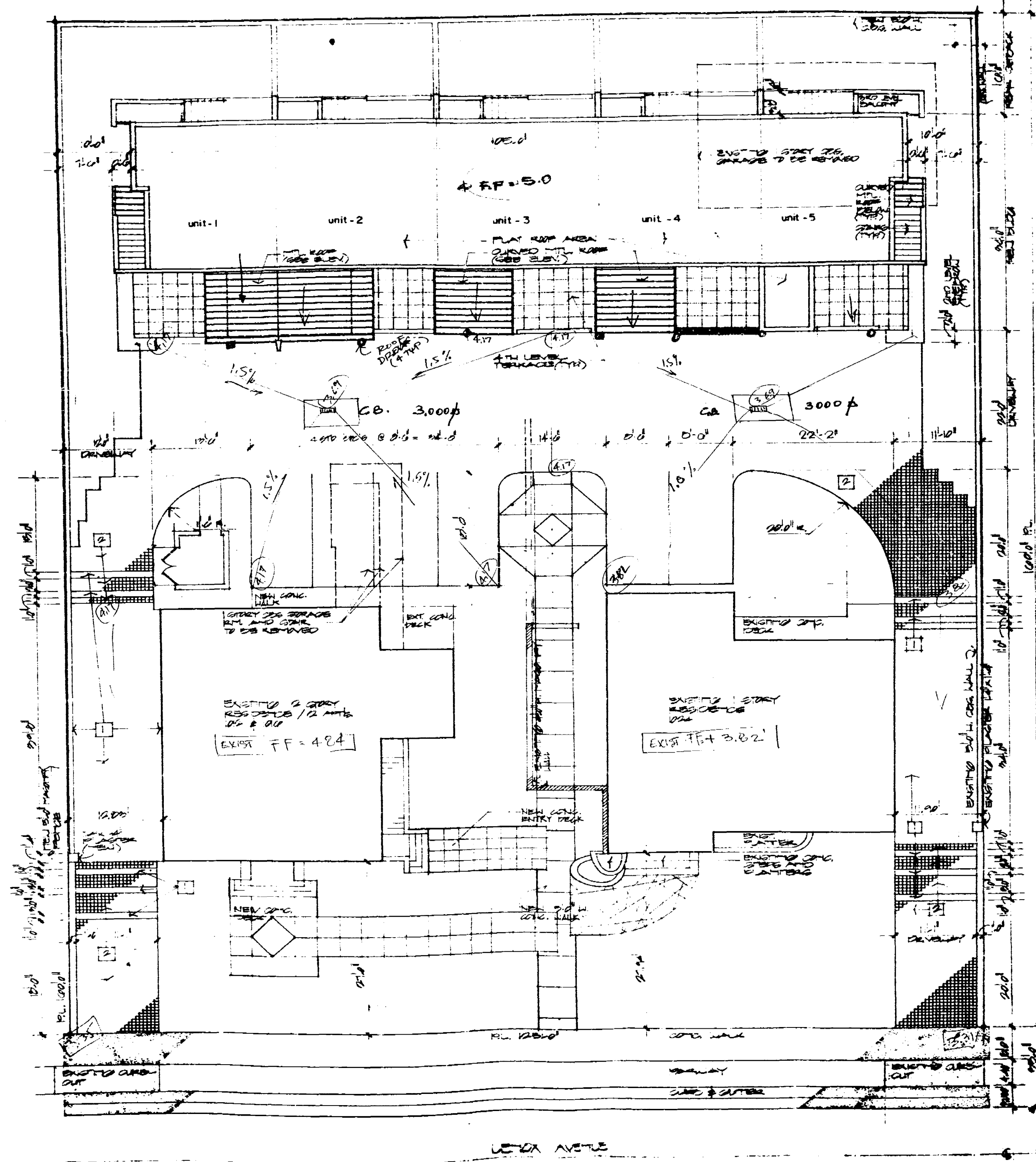
1
B 9400492

ADDRESS

5



5



- CONDITIONS**
- IT IS THEREFORE ORDERED, by the Board, that the variances as requested and set forth above be APPROVED with the following conditions to which the applicant has agreed:
1. Those conditions as imposed by the Joint Design Review/Historic Preservation Board, including:
 - a) The existing canopy frame and metal poles in the front yard of the existing two-unit apartment building shall be removed.
 - b) A walkway shall be created between the parking area and the residence at 1024 Lenox Avenue.
 - c) The two existing buildings shall be repainted in colors that are compatible with each other and the new construction.
 2. The ground level door on the south elevation of the two-unit apartment building (duplex) shall be relocated to the rear elevation of said building and the former doorway replaced with a window to match the others on that elevation.
 3. The CM wall on the north property line shall be increased to 4 ft. to match the new wall construction; the design detail of the walls shall be submitted to the Planning, Design and Historic Preservation Division for review and approval.
 4. The existing buildings shall have all windows and exterior doors restored to the appearance as shown on the plans; all through-the-wall air conditioning units shall be replaced with central air conditioning units.
 5. The driveway along the sidewalk shall be re-sodded.
 6. The project shall meet federal flood ordinance requirements.
 7. On-site drainage, underground utility service connections, and proper garbage facilities shall be provided.
 8. The complete removal and replacement of all curb, gutter and sidewalk along the entire frontage shall be required.

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

EX-1101
VARIANCE # 15575
BUILDING: [Signature]
ZONING: [Signature]
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]
ENGINEERING: [Signature]

ZONING SUMMARY:

ZONING DISTRICT:	RW-1
AREA OF SITE:	125 x 150
TOTAL BUILDING AREA:	20,000 SQ. FT.
P.A.R. PROPOSED:	13,757 SQ. FT.
BASE P.A.R. PERMITTED:	0.83
NUMBER OF NEW UNITS PROPOSED:	0.75
NUMBER OF UNITS EXISTING:	5 TOWNHOMES
	2 APARTMENTS
	1 SINGLE FAMILY HOME
AVERAGE AREA OF PROPOSED TOWNHOUSE UNITS:	1,935 SQ. FT.
AVERAGE AREA OF EXISTING APARTMENT UNITS:	1,394
AREA OF EXISTING SINGLE FAMILY HOME:	1,374

SETBACKS:	REQUIRED	PROVIDED
FRONT	20'	27'
SIDE	10'	10'
REAR	10'	16'

KEY PLAN LABELS:
1. SPRINKLER SYSTEM
2. DRAINAGE PATTERN

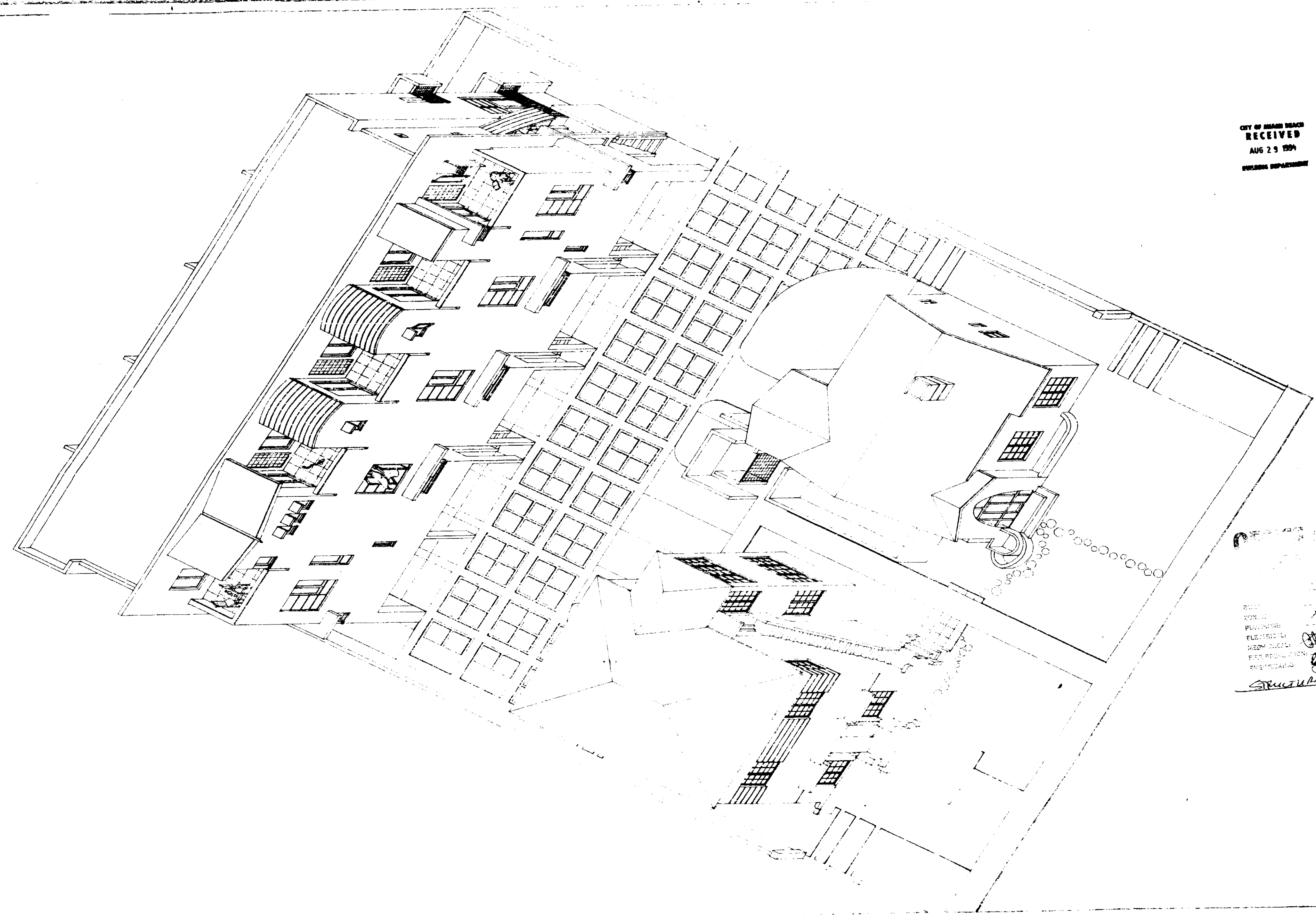
REVISIONS: 10.12.94

REVISION	DATE	DESCRIPTION
1	10/12/94	ISSUED FOR PERMIT

LENEX TOWNHOMES
1012/1024 LENOX AVE. MIAMI BEACH, FL
BEILINSON ARCHITECT P.A.
170 N.W. 107TH AVE. MIAMI, FL 33172 555-1250

PERMIT # A11

Site / Roof Plan V8



CITY OF MIAMI BEACH
RECEIVED
AUG 29 1994
BUILDING DEPARTMENT

APPROVED BY
CITY OF MIAMI BEACH
PLANNING DEPARTMENT
DATE: 11/10/94
APPROVED BY: [Signature]
DATE: 11/10/94
APPROVED BY: [Signature]
DATE: 11/10/94
STRUCTURAL: [Signature]

Beilinson Architect P.A.

MIAMI TOWNTONES

5

