

**TOWN OF GOLDEN BEACH
RESOLUTION NO. 1216.00**

A RESOLUTION OF THE TOWN COUNCIL OF GOLDEN BEACH FLORIDA; GRANTING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 698 NORTH ISLAND DRIVE, GOLDEN BEACH, FLORIDA, SECTION "F", LOT 46 LESS N 30 FEET AND LOT 47, BLOCK M, AS RECORDED IN PB 10-11 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY; REQUESTING RELIEF FROM TOWN CODE SECTION 66-252, ACCESSORY BUILDINGS, REQUIRING THAT NO AUXILIARY STRUCTURE IS PERMITTED TO BE BUILT WITHIN ANY LOT ON THE EAST COAST WATERWAYS AND CHANNEL TRIBUTARY THERETO; WHEREAS REQUEST IS TO KEEP EXISTING GAZEBO, WITH A SIDE SETBACK OF 5 FEET 0 INCHES AND REAR SETBACK OF 8 FEET 3 INCHES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Beny and Marta Rub have applied for the following:

A variance requesting relief from Town Code section 66-252, Accessory Buildings, Requiring that no auxiliary structure is permitted to be built within any lot on the east coast waterways and channel tributary thereto;

WHEREAS, the applicants have requested that they are permitted to keep an existing gazebo, with a side setback of 5 feet 0 inches and rear setback of 8 feet 3 inches.

SUBJECT PROPERTY:

GOLDEN BEACH SECTION "F", LOT 46 LESS N 30 FEET & LOT 47, BLOCK M, AS RECORDED IN PB 10-11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NO. 19 1235-006-1160;

ADDRESS:

698 NORTH ISLAND,
GOLDEN BEACH, FLORIDA 33160

WHEREAS, a public hearing of the Town Council of the Town of Golden Beach was advertised and held, as required by law, and all interested parties were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Town Council that the requested variance is not contrary to the public interest and that special conditions do exist whereby a literal enforcement of the provisions of the Town's Code of Ordinances will result in unnecessary and undue hardship on the applicant.

NOW, THEREFORE BE IT RESOLVED by the Town Council, of the Town of Golden Beach:

Section 1. That the requested variance is hereby approved as follows: Relief from Town Code section 66-252, Accessory Buildings, Requiring that no auxiliary structure is permitted to be built within any lot on the east coast waterways and channel tributary thereto; Whereas a variance is granted permitting the applicants to keep the existing gazebo, with a side setback of 5 feet 0 inches and rear setback of 8 feet 3 inches.

Section 2. That the application as approved, is subject to the following conditions:

(a). A Building Permit for work where the Variance has been granted must be obtained within two (2) years from the date of Variance approval. If no Building Permit is issued within the two (2) year time limit, then the Variance approval will be null and void.

(b). The applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County.

Section 3. The Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

Section 4. Conflict. That all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

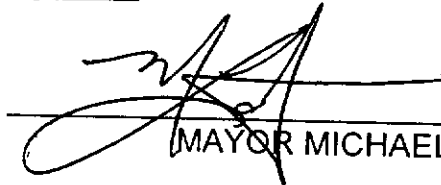
Section 5. Severability. Should any provisions of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part declared to be invalid.

Section 6. Effective Date. That this Resolution shall become effective upon approval of the Town Council.

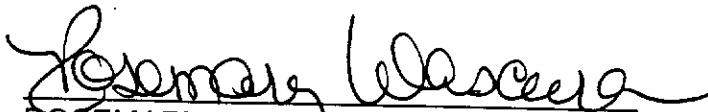
The Motion to adopt the foregoing Resolution was offered by Councilman Einstein, seconded by, Councilman Feinman and on roll call the following vote ensued:

Mayor Addicott	<u>AYE</u>
Vice Mayor Paruas	<u>AYE</u>
Councilwoman Chikovsky	<u>AYE</u>
Councilman Einstein	<u>AYE</u>
Councilman Feinman	<u>AYE</u>

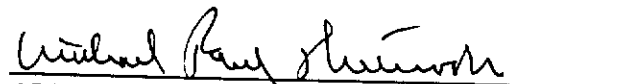
PASSED AND ADOPTED by the Mayor and Town Council of the Town of Golden Beach, Florida, this 18th, day of January 2000.


MAYOR MICHAEL ADDICOTT

ATTEST:


ROSEMARY WASCURA
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


JOE GELLER
TOWN ATTORNEY



MINUTES
TOWN OF GOLDEN BEACH
BUILDING REGULATION BOARD
JANUARY 11, 2000 AT 4:30PM

Supp. KS-t

A. CALL MEETING TO ORDER

B. BOARD ATTENDANCE

Present: Jerome Hollo, Samuel Sorota, Richard Degraff and Doris Cohen
Absent: Mayor Michael Addicott

Motion to appoint Samuel Sorota Chair by Jerome Hollo, Seconded by Doris Cohen
Roll Call: Jerome Hollo-Aye, Samuel Sorota-Aye, Richard Degraff-Aye and Doris Cohen-Aye

All in favor - no one opposed

Motion passed 4-0

C. STAFF ATTENDANCE

Present: Juan Garrido, Building Official
Linda Epperson, Building & Zoning Assistant

D. APPROVAL OF MINUTES DATED DECEMBER 14, 1999 (FORTHCOMING)

Motion to defer by Richard Degraff, Seconded by Doris Cohen

Roll Call: Jerome Hollo-Aye, Samuel Sorota-Aye, Richard Degraff-Aye,
Doris Cohen-Aye

Motion Passed 4-0

E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS AND WITHDRAWALS

F. PUBLIC HEARING - VARIANCE REQUESTS

1. BENY AND MARTA RUB
698 NORTH ISLAND DRIVE
GOLDEN BEACH, FLORIDA 33160

JOB ADDRESS: 698 NORTH ISLAND DRIVE
LEGAL DESCRIPTION: LOT 46, LESS N 20 FEET & LOT 47, BLOCK
M, GB SECTION F, PB 10-11
FOLIO: 19-1235-006-1160

1. Relief from town code section 66-237 (6), Pools in setback areas to be 10 feet from waterways, request is for 8 feet 8 inches from side property line.

2. Relief from town code section 66-224, dangerous locations; no driveways or access way shall be permitted at any location which shall constitute or cause a danger to vehicles or create potential danger to the public or interfere with traffic control, request is to keep the driveway as is.

**MINUTES
TOWN OF GOLDEN BEACH
BUILDING REGULATION BOARD
JANUARY 11, 2000 AT 4:30PM**

F. VARIANCE REQUEST – CONTINUED

**BENY AND MARTA RUB
698 NORTH ISLAND DRIVE
GOLDEN BEACH, FLORIDA 33160**

3. Relief from town code section 66-252; accessory buildings; no auxiliary structure is permitted to be built with any lot on the east coast waterways and channel tributary thereto, request is for existing gazebo, with a side setback of 5 feet 9 inches and rear setback of 8 feet 3 inches.

1. Motion to recommend approval for relief from town code section 66-237 (6), Pools in setback areas to be 10 feet from waterways, request is for 8 feet 8 inches from side property line by Jerome Hollo, Seconded by Richard Degraff

Roll Call: Jerome Hollo-Aye, Samuel Sorota-Aye, Richard Degraff-Aye Doris Cohen-Aye

All in favor – no one opposed

Motion passed 4 – 0

2. Motion to recommend approval for relief from town code section 66-252; accessory buildings; no auxiliary structure is permitted to be built with any lot on the east coast waterways and channel tributary thereto, request is for existing gazebo, with a side setback of 5 feet 9 inches and rear setback of 8 feet 3 inches, conditioned on the structure conforming with the current South Florida Building Code, and to submit an as-built drawing to the building department; to include engineering for roof straps and anchoring system, Seconded by Richard Degraff

Roll Call: Jerome Hollo-Aye, Samuel Sorota-Aye, Richard Degraff-Aye, Doris Cohen-Aye

All in favor – no one opposed

Motion passed 4-0

3 Motion to recommend approval for relief from town code section 66-224, for driveway to remain as-is, by Jerome Hollo, Seconded by Richard Degraff

Roll Call: Jerome Hollo-Aye, Samuel Sorota-Aye, Richard Degraff-Aye, Doris Cohen-Aye.

All in favor – no one opposed

Motion passed 4-0

Building Official Comments & recommendation:

AS PER TOWN CODE PROVISION, SECTION 66-227 SETBACK AREAS. (b), 10' SETBACK REQUIRED FROM WATERWAYS OR PROPERTY LINES, WHEREAS EXISTING CONDITION REFLECTS 8'-8" FROM SIDE PROPERTY LINE, REQUEST IS FOR A VARIANCE OF 1'-4". WATERWAY SETBACK IS APPROXIMATELY 19'.

AS PER TOWN SECTION 66-224, DANGEROUS LOCATION NO DRIVEWAY OR ACCESSWAY SHALL BE PERMITTED AT ANY LOCATION WHICH COULD CONSTITUTE OR CAUSE A DANGER TO VEHICLES, OR CREATE A POTENTIAL DANGER TO THE PUBLIC OR INTERFERE WITH TRAFFIC CONTROL OR GOVERNMENTAL OR UTILITY USE OF THE EASEMENTS, ROADS, STREETS OR WAYS, WHEREAS REQUEST IS FOR THE EXISTING CONDITION OF THE DRIVEWAY TO REMAIN. AS PER SURVEY, AN EXISTING FIRE HYDRANT EXIST ON THE FRONT PROPERTY RIGHT OF WAY, MAKING THIS CONDITION DIFFICULT FOR THIS PROPERTY TO HAVE A CIRCULAR DRIVE AND/OR TURNING RADIUS A THIS SIDE OF THE STREET.

AS PER TOWN SECTION 66-252. ACCESSORY BUILDINGS, BATHHOUSES, ETC. (2) NO AUXILIARY STRUCTURE, OUT BUILDING OR ENCLOSED BATHHOUSES IS PERMITTED TO BE BUILT WITHIN ANY LOT IN ZONES TWO AND THREE ON THE WATERSIDE OF LOTS ON THE EAST COAST WATERWAYS AND CHANNELS TRIBUTARY THERE-TO. REQUEST IS FOR VARIANCE PERMITTING AN EXISTING SIDE SETBACK OF 5'-0" AND A REAR SETBACK OF 8'-3". NOTE: MOORING PILE OUTSIDE D.S TRIANGLE WILL BE REMOVED

Date reviewed: 01-08-00

[Signature]
Building Official Signature
01-08-00

Fees Paid: \$ _____ Date: _____

Approved by Building Regulation Advisory Board:
Date of meeting: _____

Approved: _____ Denied: _____ Deferred: _____

Special Conditions: _____

NOTICE OF PUBLIC HEARING

698

The Building Regulation Board and Town Council of the Town of Golden Beach will hold a Public Hearing on the following proposal:

- Variance Requests
- Addition/Alteration to Existing Structure
- New Building

Relief from Town Code Sections 66-237 (6), Pools in setback areas to be 10 feet from waterways. request is for 8 feet 8 inches from side property line. From Section 66-224 Dangerous Locations; No driveway or access way shall be permitted at any location which shall constitute or cause a danger to vehicles or create potential danger to the public or interfere with traffic control, request to keep driveway as is. From Section 66-252; Accessory Buildings: No auxiliary structure is permitted to be built within any lot on the east coast waterways and channel tributary thereto. Request is for existing gazebo, with a side setback of 5 feet 0 inches and rear setback of 8 feet 3 inches.

JOB ADDRESS: 698 NORTH ISLAND
 OWNER ADDRESS: 698 NORTH ISLAND
 REQUESTED BY: BENY AND MARTA RUB
 LEGAL DESCRIPTION: LOT 46, LESS N. 30 FEET & LOT 47, BLOCK M, GB SECTION F, PB 10-11
 FOLIO NO.: 19-1235-006-1160

The BUILDING REGULATION BOARD will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL

DATE: January 11, 2000 at 4:30pm

The TOWN COUNCIL will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL

DATE: January 18, 2000 at 7:30 p.m.

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Official, 932-0744 extension 20 or the Town Manager, 932-0744 extension 21.


 JUAN C. GARRIDO
 BUILDING OFFICIAL

DATED: December 30, 1999

PURSUANT TO FLA STATUTE 286 105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE DEPUTY TOWN CLERK, MICHELE ROBINEAU, AT (305) 932-0744 EXT 3 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING

Date: _____
Fee: _____

TOWN OF GOLDEN BEACH
PETITION FOR VARIANCE

I, MARTA L. RUB, hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code affecting property located at: 648 NORTH ISLAND, Folio # 19 1235 0065 1160 as specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

- The variance requested is for relief from the provisions of (list section(s) number of the Town of Golden Beach Code):
SECTION 66-252 - ACCESSORY BUILDINGS, BATHHOUSES, ETC.
NO AUXILIARY STRUCTURE, OUT BUILDING OR ENCLOSED BATHHOUSE IS PERMITTED TO BE BUILT WITHIN ANY LOT IN ZONE TWO AND THREE ON THE WATERSIDE OF LOTS ON THE EAST COAST WATERWAYS AND CHANNELS TRIBUTARY THERETO. WHEREAS REQUEST IS FOR AN EXISTING GAZEBO WITH A SIDE SETBACK OF 5 FT. 0 IN. AND REAR SETBACK OF 8 FT. 3 INCHES.
- List the special conditions, and existing circumstances which are peculiar to the land, structure, or building involved which require you to seek a variance from the Town of Golden Beach Code:
EXISTING GAZEBO

- State with particulars the hardship which exists which require you to seek a variance from the Town of Golden Beach Code:
PLEASE SEE ATTACHMENT

4. Our code states that the applicant (petitioner) should explain the variance to the owners of the nearest adjacent residences and seek their approval in writing. Have you done this? YES
Please attach any written approval to this petition.

5. Is this request related to new construction? YES

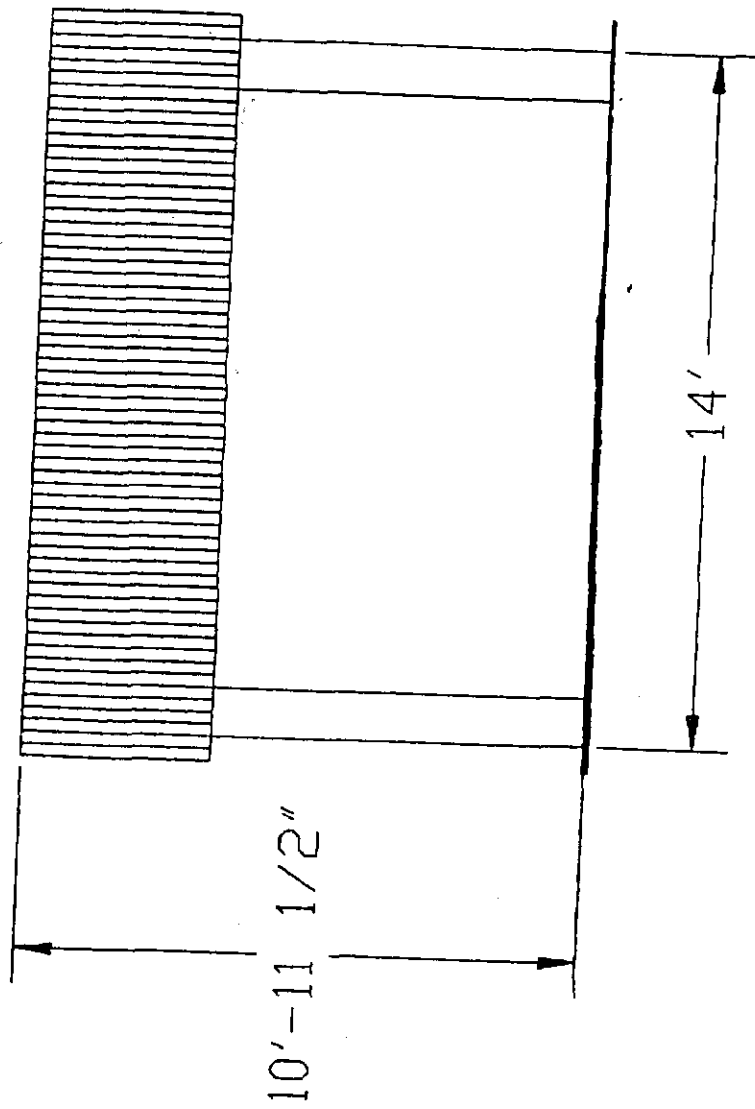
Beny and Marta Rub
698 North Island
Golden Beach, Fl 33160
Tel. 305-936-0880

Date: December 16, 1999

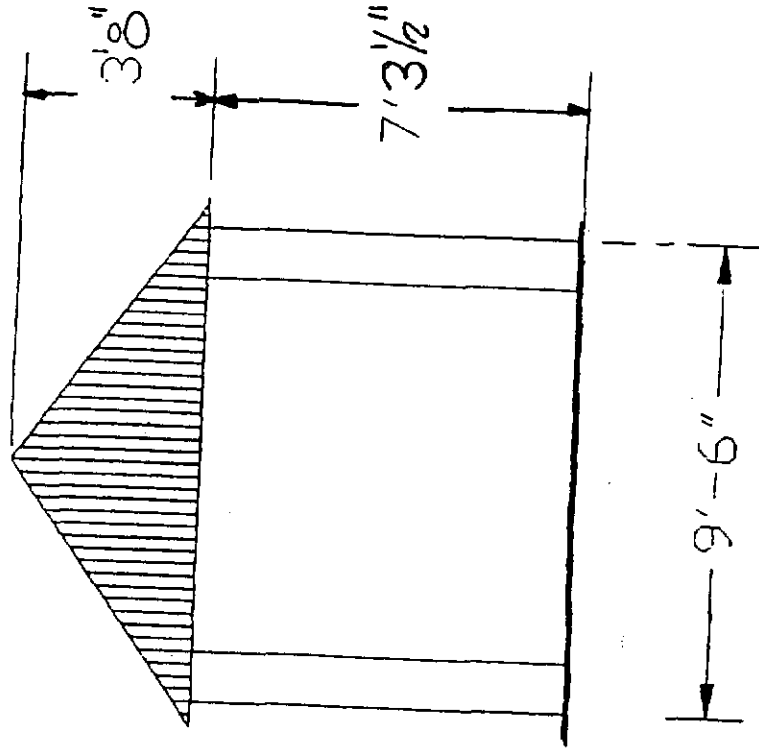
Re: Gazebo Variances

Hardship

1. It's existing from the date of purchase.
2. It does not infringe at all on any of the neighbors.
3. It is aesthetically pleasing.
4. To fix it would require tearing up the entire gazebo.



Front Elevation scale: 1/4" = 1'-0"
 Tee Pee Hut, Thatched Roof
 12" Diameter wooden posts.



Rub Residence
 698 N. Island Drive, Golden Beach, FL 33160
 12-21-99

Date: _____
Fee: _____

TOWN OF GOLDEN BEACH
PETITION FOR VARIANCE

I, MARTA L. RUB, hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code affecting property located at: 698 NORTH ISLAND Folio # 17 1235 006 1160 as specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The variance requested is for relief from the provisions of (list section(s) number of the Town of Golden Beach Code):
SECTION 66-237 SETBACK AREAS (SUBSECTION b)
WHEREAS POOLS MAY BE BUILT IN SETBACK AREAS PROVIDING THEY ARE NOT LESS THAN 10 FEET FROM WATERWAYS OR PROPERTY LINES, AND REQUEST IS FOR 0 FEET 0 INCHES FROM SIDE PROPERTY LINE.

2. List the special conditions, and existing circumstances which are peculiar to the land, structure, or building involved which require you to seek a variance from the Town of Golden Beach Code:
EXISTING POOL

3. State with particulars the hardship which exists which require you to seek a variance from the Town of Golden Beach Code:
PLEASE SEE ATTACHMENT

4. Our code states that the applicant (petitioner) should explain the variance to the owners of the nearest adjacent residences and seek their approval in writing. Have you done this? YES
Please attach any written approval to this petition.

5. Is this request related to new construction? YES

Beny and Marta Rub
698 North Island
Golden Beach, FI 33160
Tel. 305-936-0880

Date: December 16, 1999

Re: Pool Variances

Hardship

1. It's existing from the date of purchase.
2. To fix it so it does not encroach would require tearing up the pool.
3. It does not infringe at all on any of the neighbors.
4. If the pool were cut shorter in order to comply with the code requirements at this time, the steps into the pool would have to be reconfigured thus reducing the size of the pool and affecting the depth of the shallow end which would make it more dangerous for children.

Date: _____
Fee: _____

TOWN OF GOLDEN BEACH PETITION FOR VARIANCE

I, MARTA L. RUB, hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code affecting property located at: 698 NORTH ISLAND, Folio # 19 1235 006 1160 as specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The variance requested is for relief from the provisions of (list section(s) number of the Town of Golden Beach Code):
SECTION 66-224 . DANGEROUS LOCATIONS .
NO DRIVEWAYS OR ACCESSWAY SHALL BE PERMITTED AT ANY LOCATION WHICH SHALL CONSTITUTE OR CAUSE A DANGER TO VEHICLES, OR CREATE A POTENTIAL DANGER TO THE PUBLIC OR INTERFERE WITH TRAFFIC CONTROL ... WHEREAS REQUEST IS ... TO LEAVE DRIVEWAY AS-IS.

2. List the special conditions, and existing circumstances which are peculiar to the land, structure, or building involved which require you to seek a variance from the Town of Golden Beach Code:
- EXISTING DRIVEWAY - LIKE MANY OTHER CORNER LOTS IN GOLDEN BEACH.
- FIRE HYDRANT IS ON PROPERTY LINE ADJACENT TO DRIVEWAY
- LOT WIDTH IS ONLY 70 FEET.

3. State with particulars the hardship which exists which require you to seek a variance from the Town of Golden Beach Code:
SEE ATTACHMENT

4. Our code states that the applicant (petitioner) should explain the variance to the owners of the nearest adjacent residences and seek their approval in writing. Have you done this? YES
Please attach any written approval to this petition.

5. Is this request related to new construction? YES

Beny and Marta Rub
698 North Island
Golden Beach, Fl 33160
Tel. 305-936-0880

Date: December 16, 1999

Re: Driveway Variances

Hardship:

1. It's existing from the date of purchase.
2. There is a fire hydrant a few feet north of the driveway on our property line which makes it impossible for a nice size functional driveway to be placed anywhere else.
3. We will only have a one car garage and need a place for our other cars and for visitors.
4. We have used this driveway for eight years without any problems.
5. Nobody uses this driveway as a through-way because it is private property and cars are invariably parked there.
6. It does not infringe at all on any of the neighbors.

6. Is construction in progress? NO
7. Is this request as a result of a code violation? _____
8. Was this condition existing at the time property was acquired? YES
9. Is this request sought as a remedy to a case to be heard, or action taken by, the Code Enforcement Board? NO
10. Do you have a building permit? NO
 Building permit # _____ Date issued: _____

Marta L. Rub
 Signature of Owner or Legal Representative

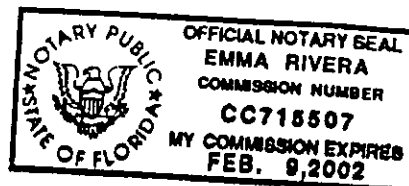
MARTA L. RUB, being duly sworn, deposes and says that he/she is the (Owner of record) (Attorney for Owner) of the real property described in this questionnaire; that he/she has read the foregoing answers and that the same are true and complete; and (if acting as attorney for owner) that he has authority to execute this questionnaire on behalf of the owner.

Marta L. Rub
 Signature of Owner or Legal Representative

Sworn to and subscribed before me this 17th day of DECEMBER, 1999

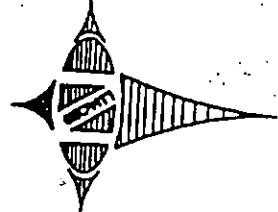
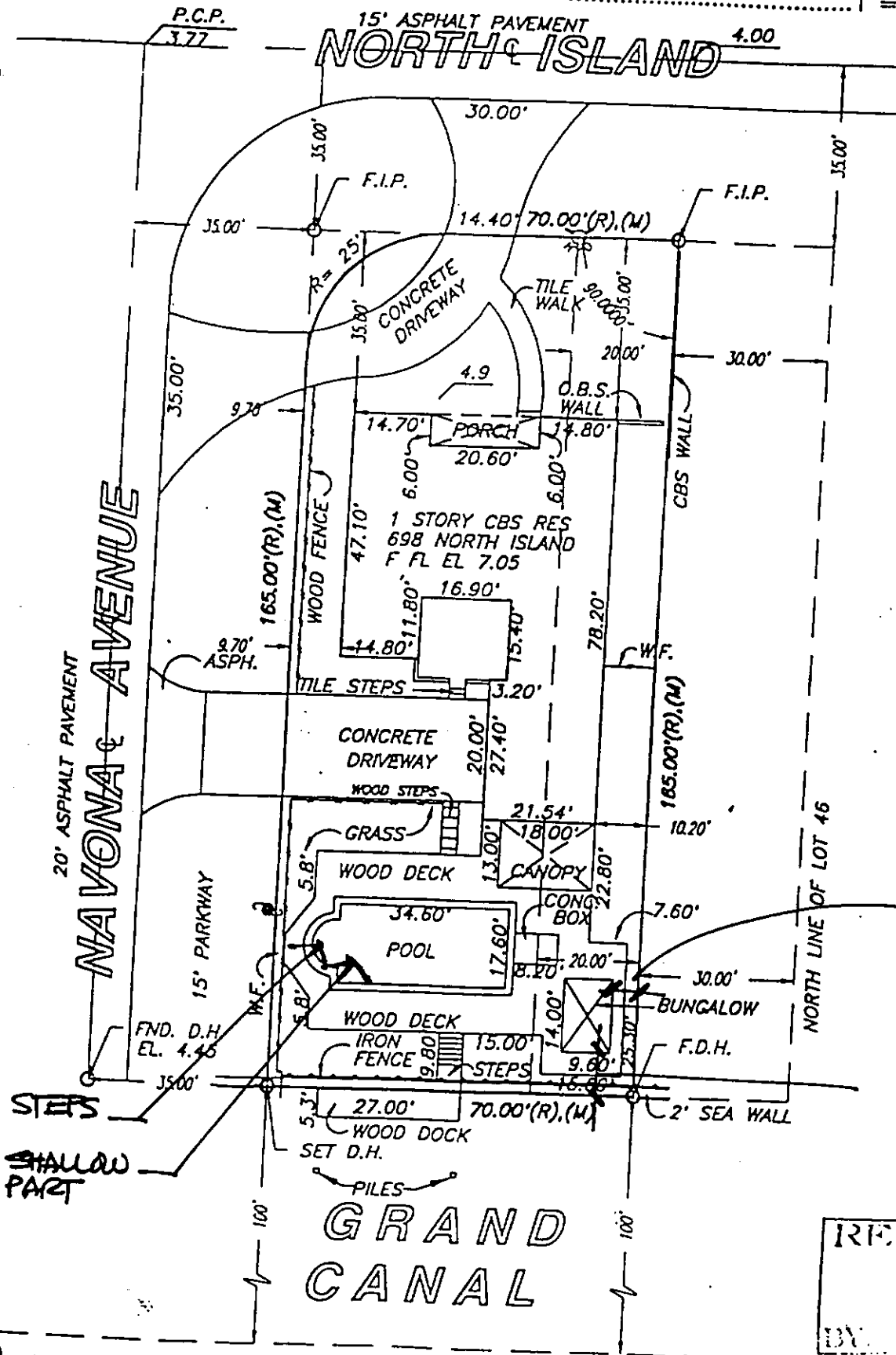
Emma Rivera
 Notary Public

F:\WP90C\BUILDING\FORMS\BRB.APP



SKETCH OF SURVEY

SCALE.....1"=30'



5'
DIMENSION
SIDE SETBACK

8' 3"
DIMENSION
REAR SETBACK

RECORDED

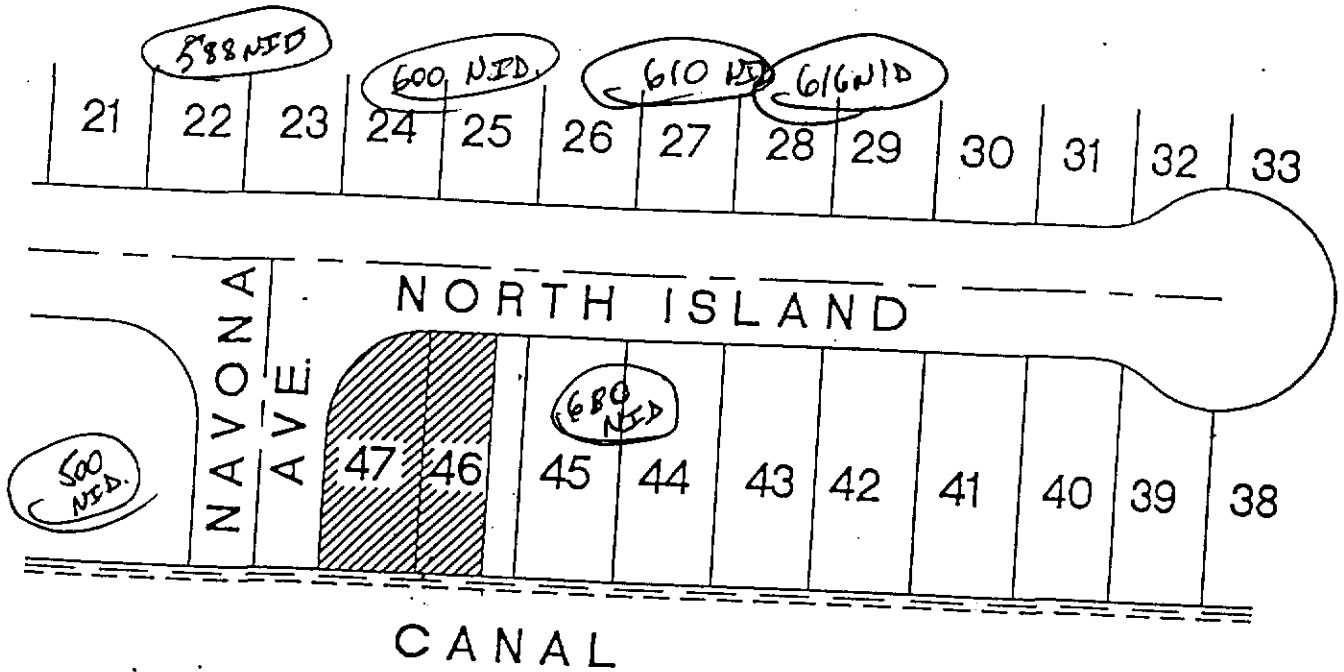
BY

NOTES

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 ELEVATIONS ARE BASED ON N.G.V.D., M-DCBM # A-6, EL 7.01 (NE 195 ST & COLLINS AVE)
 FLOOD ZONE "AE" B.F.E. 6, C.P.N. 120642-0082 J (7/17/95)

LOCATION SKETCH

SCALE.....N.T.S.



LEGEND

R.L.S.	REGISTERED LAND SURVEYOR	C.S.	CONCRETE SLAB		WATER METER
P.R.M.	PERMANENT REFERENCE MONUMENT	CONC.	CONCRETE		WATER VALVE
P.C.P.	PERMANENT CONTROL POINT		MAN HOLE SANITARY SEWER		GAS VALVE
S/F.N.&D.	SET OR FOUND NAIL & DISC		MAN HOLE STORM SEWER		ELECTRIC BOX
S/F.I.P.	SET OR FOUND 1/2" IRON PIPE		MAN HOLE F.P.L.		T.V. BOX
D.&M.E.	DRAINAGE & MAINTENANCE EASEMENT		MAN HOLE BELT SOUTH		ELECTRIC METER
F.F.L.E.L.	FINISH FLOOR ELEVATION		CATCH BASIN		LIGHT CONC. POLE
0.00	EXISTING ELEVATION		FIRE HYDRANT		LIGHT WOOD POLE
	CENTER LINE		CLEAN OUT		LIGHT STEEL POLE
(R & M)	RECORD & MEASURE		GREASE TRAP		UTILITY CONC. POLE
C.B.S.	CONCRETE BLOCK & STUCCO		SIGN		UTILITY WOOD POLE

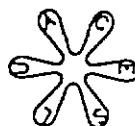
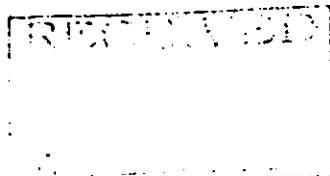
LEGAL DESCRIPTION

LOT 46 LESS THE NORTH 30 FEET AND LOT 47 BLOCK M OF "SECTION F OF GOLDEN BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

CERTIFY TO

WE HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472-027 FLORIDA STATUTES.

JOB No: 99-118
F.B. No.: 235-28
DATE: 09-24-1999



ALBERTO LORENZO LUACES
PLS No. 3087, STATE OF FLORIDA
923 S.W. 122nd AVENUE, MIAMI, FL 33184
PHONE: (305) 220-6397 OR FAX 226-6403

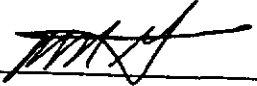

Beny and Marta Rub
698 North Island
Golden Beach, Fl 33160
Tel. 305-936-0880

Date: December 16, 1999

Re: Variances

We the undersigned have seen the attached plans for the house located at 698 North Island, and have no objections to the following variances:

1. Keep existing pool as is
2. Keep existing driveway as is
3. Keep existing bungalow as is

	<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1	MARK GROSS	600 NORTH ISLAND		12/17
2	MATALON	680 NORTH ISLAND	SHUTTERED	
3	(VERNON)	588 NORTH ISLAND	VACANT	
4		500 NORTH ISLAND	VACANT	
5		610 NORTH ISLAND	NOT HOME	12/17; 12/20
	CHIKOWSKI	616 NORTH ISLAND		12/20/99

APPLICATION FOR BUILDING REGULATION BOARD HEARING

Application fee: _____

Request hearing in reference to:

New residence/addition: ADDITION Variance(s): NONE
Exterior alterations: ROOF WINDOWS Other structure: 1,200 SF ADDITION
Date application filed: NOV. 22, 1999 For hearing date: JANUARY 11 2000

- Project Information: ADDITION & REMODELING OF AN EXIST RESIDENCE
Project description: 11202 S.P FAMILY / KITCHEN ADDITION AND REMODELING OF THE EXIST M BED & BATH
Legal Description: LOT 46 LESS N. 30 FEET & LOT 47 BLOCK M SECTION F
Folio #: 19 1235 006 1160
Address of Property: 698 NORTH ISLAND
Is a variance(s) required: Yes No How Many? 3
(If yes, please submit variance request application form.) FOR EXISTING HOUSE NOT FOR ADDITION

Owner's Name: BENY + MARTA RUB PH#: 936-0880 FAX#: 936-9960
 Owner's address: 698 NORTH ISLAND City, St. GOLDEN BEACH Zip 33160
 Agent: NA PH#: NA FAX#: NA
 Agent's address: NA City, St. NA Zip NA
 Architect: CR ARCHITECTURE PH#: 954-643-2850 FAX#: 954-2863
 Contractor: JOHN NELSON PH#: 305-445-2942 FAX#: _____
205-379-2850

- Describe project and/or reason for request of hearing:

ADDITION TO EXISTING HOUSE. AND REMODELING OF THE EXISTING MASTER BED & BATH - EXISTING HOUSE REQUIRES VARIANCES: DRIVEWAY, POOL, GAZEBO.

- The following information is submitted for assisting in review:

Building Plans:

Conceptual: _____ Preliminary: X Final: _____
Other: _____

- Estimated cost of work: \$ 200,000
Estimated market value of: Land \$ 200,000
Building \$ 250,000

(If estimated cost of work is 40% of the market value of the building an appraisal is required.)

- Is hearing being requested as a result of a violation notice? NO

Application for Building Regulation Advisory Board Checklist

Property Address: 698 NORTH ISLAND
 Legal Description: LOT 46 LESS NORTH 20 FEET & LOT 47 BLOCK M SECTION F
 Owner's Name: BENY + MARTA RUB PH#: 936-0850 Fax#: 936-9960
 Agents Name: HA PH#: HA Fax#: HA
 Board Meeting of: JANUARY 11, 2000

NOTE:

1. Incomplete applications will not be processed.
2. Applicant and/or architect must be present at meeting.

Application for: ADDITION TO EXISTING HOUSE / VARIANCES FOR EXISTING HOUSE
 Lot size: 70' X 165'
 Lot area: 11,550
 Frontage: 70
 Construction Zone: One Two Three
 Front setback: 35.00
 Side setback: 10.20
 Rear setback: 50.10
 Coastal Construction: YES East of coastal const. control line:
 State Road A1A frontage: NO
 Swimming pool: Existing: Proposed:
 Fence: Type: Existing: Proposed:
 Finished Floor elevation N.G.V.D.: +7.05 EAST ADDITION +8.0
 Seawall: Existing: Proposed:
 Lot Drainage: ON SITE
 How will rainwater be disposed of on site? RETENTION AREAS
 Adjacent use(s): SINGLE FAMILY
 Impervious area: (6,346)
 % of Impervious area: (55%)
 Existing ground floor livable area square footage: (2115) 69 FT
 Proposed ground floor livable area square footage: (1256) 59 FT
 Existing 2nd floor livable area square footage: N/A
 Proposed 2nd floor livable area square footage: N/A
 Existing % of 2nd floor over ground floor: N/A
 Proposed % of 2nd floor over ground floor: N/A
 Vaulted area square footage: NA
 Vaulted height: N/A
 Color of main structure: -SEE COLORED RENDERING
 Color of trim: SEE COLORED RENDERING
 Color & material of roof: BARREL CONK. TILE "5"
 Building height (above finished floor elevation): 10'-0" MAX

Proposed Swale: Mandatory 10'-0" from edge of pavement (10 ft. wide, 1 ft. deep minimum): 15'-0"

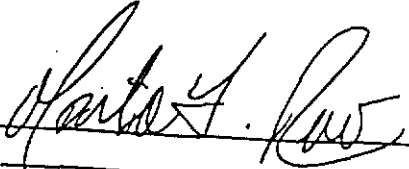
Existing trees, Lot: 1 SEA GRAPPE 1 OAK Swale: ROYAL PALMS COCONUT PALM

Proposed trees in Lot: REMAIN AS IS Swale: REMAIN AS IS

Number & type of shrubs: REMAIN AS IS

Garage: Existing: (2) TWO Proposed: (1) ONE

Driveway width & type: PAVERS 15'-0" WIDE

Signature of Applicant:  Date: _____
Building Official (verified): _____ Date: _____

