

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>04-106</u>	<u>LEROY & THERESA S. BROWN</u>
<u>04-188</u>	<u>M & M DEVELOPMENT, INC.</u>
<u>04-259</u>	<u>KAREM S. LULO</u>

HEARING NO. 04-12-CZ8-1 (04-106)

03-53-41
Council Area 8
Comm. Dist. 2

APPLICANTS: LEROY & THERESA S. BROWN

- (1) Applicant is requesting to permit a duplex residence with a lot coverage of 36.5% (30% permitted).
- (2) Applicant is requesting to permit a second residence spaced varying from 3.5' to 7.5' (10' required) from the main residence.
- (3) Applicant is requesting to permit the main residential structure & front porch addition setback of 13' (25' required) from the front (north) property line.
- (4) Applicant is requesting to permit a second residence setback 5.5' (7.5' required) from the interior side (west) property line.
- (5) Applicant is requesting to permit the second residence with a minimum building area of 455 sq. ft. (500 sq. ft. required)

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Interior Remodeling & Addition for Brown Family," as prepared by Arcon Engineering & Contracting, Inc., dated 3/22/04 and consisting of 3 sheets and revised Sheet A-3, stamped received 6/14/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 21, ACME GULFAIR, Plat book 40, Page 87.

LOCATION: 2300 N.W. 98 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.31 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 04-12-CZ8-2 (04-188)

34-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: M & M DEVELOPMENT, INC.

SPECIAL EXCEPTION to resubdivide and reface portions of 2 platted lots into 4 lots.

A plan is on file and may be examined in the Zoning Department entitled "Little River Farm Resub," as prepared by Orlando Sejas and dated 5/18/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, less the north 92' of the west 100' thereof and Lot 11, less the west 280' of the south 92' thereof in Block 1, LITTLE RIVER FARMS, Plat book 44, Page 39.

LOCATION: Lying east of N.W. 21 Court and approximately 507' south of N.W. 111 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.74 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: KAREM S. LULO

- (1) Applicant is requesting to permit one duplex residence with a lot frontage of 54.87' and one duplex residence with a lot frontage of 53.75' (75' required for each).
- (2) Applicant is requesting to permit a duplex to setback 5.01' (7.5' required) from the interior side (east) property line.

REQUEST #2 ON THE FOLLOWING:

Lot 11, Block 12, PINWOOD PARK EXT., Plat book 34, Page 91.

- (3) Applicant is requesting to permit a duplex residence setback varying from 12.77' to 14.34' (15' required) from the side street (east) property line.
- (4) Applicant is requesting to permit a duplex residence setback 4.9' (5.487' required) from the interior side (west) property line.
- (5) Applicant is requesting to permit a duplex residence setback 24.8' (25' required) from the front (north) property line.

REQUEST #3 - #5 ON THE FOLLOWING:

Lot 12, Block 12, PINWOOD PARK EXT., Plat book 34, Page 91.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Fiore and Associates, Inc., and dated 5/22/04 and Floor plans and Elevations entitled "New Residential Duplexes Emilio Lulo Gitte," as prepared by E.C. & Associates, Inc., page one dated Feb. 2003 and three pages dated April 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 11 & 12 of Block 12, PINWOOD PARK EXT., Plat book 34, Page 91.

LOCATION: The Southwest corner of N.W. 8 Avenue & N.W. 108 Street, A/K/A: 800 N.W. 108 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 108.62' x 140'

PRESENT ZONING: RU-2 (Two Family Residential)