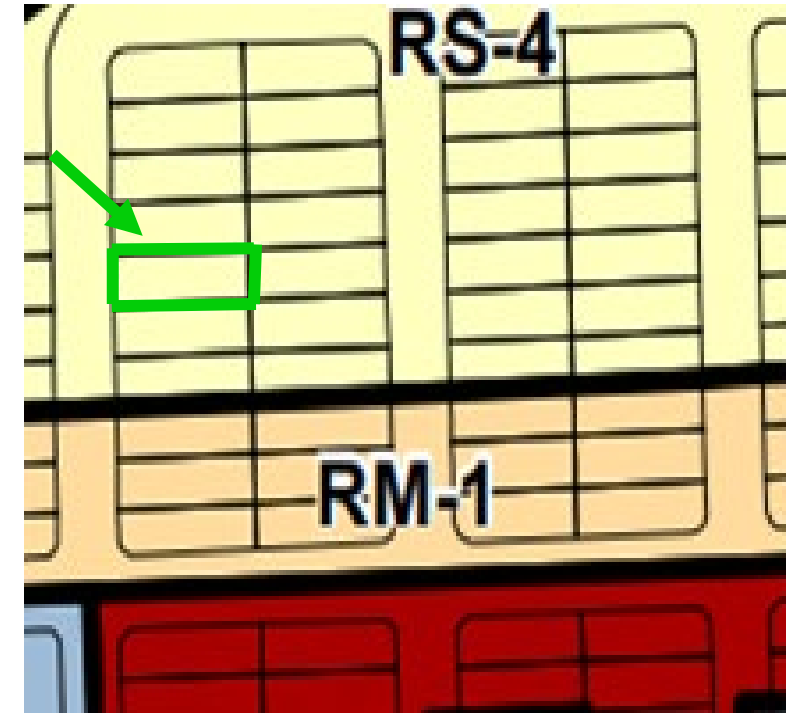
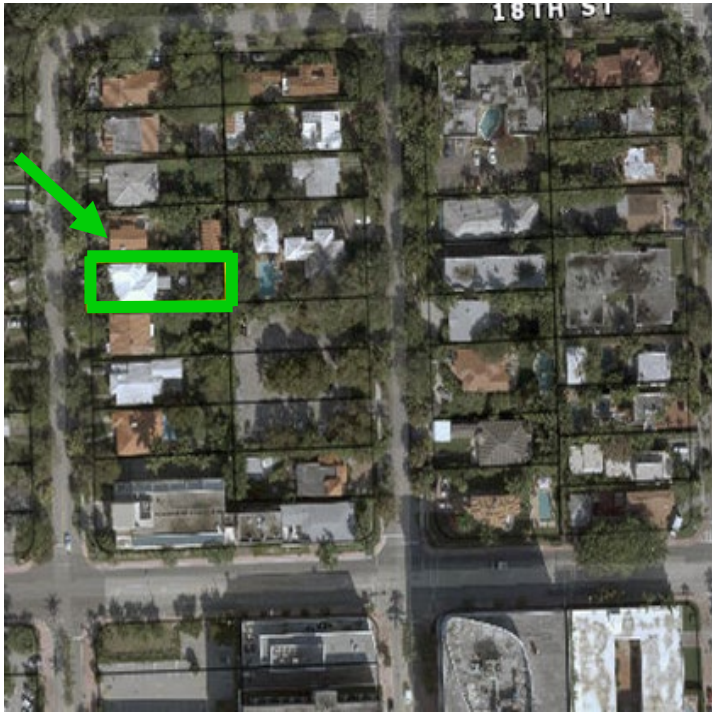




HPB23-0563
Roth Residence





1745 Lenox Avenue

- Zoned RS-4 – Single Family Residential
- A Contributing Structure the Palm View Historic District

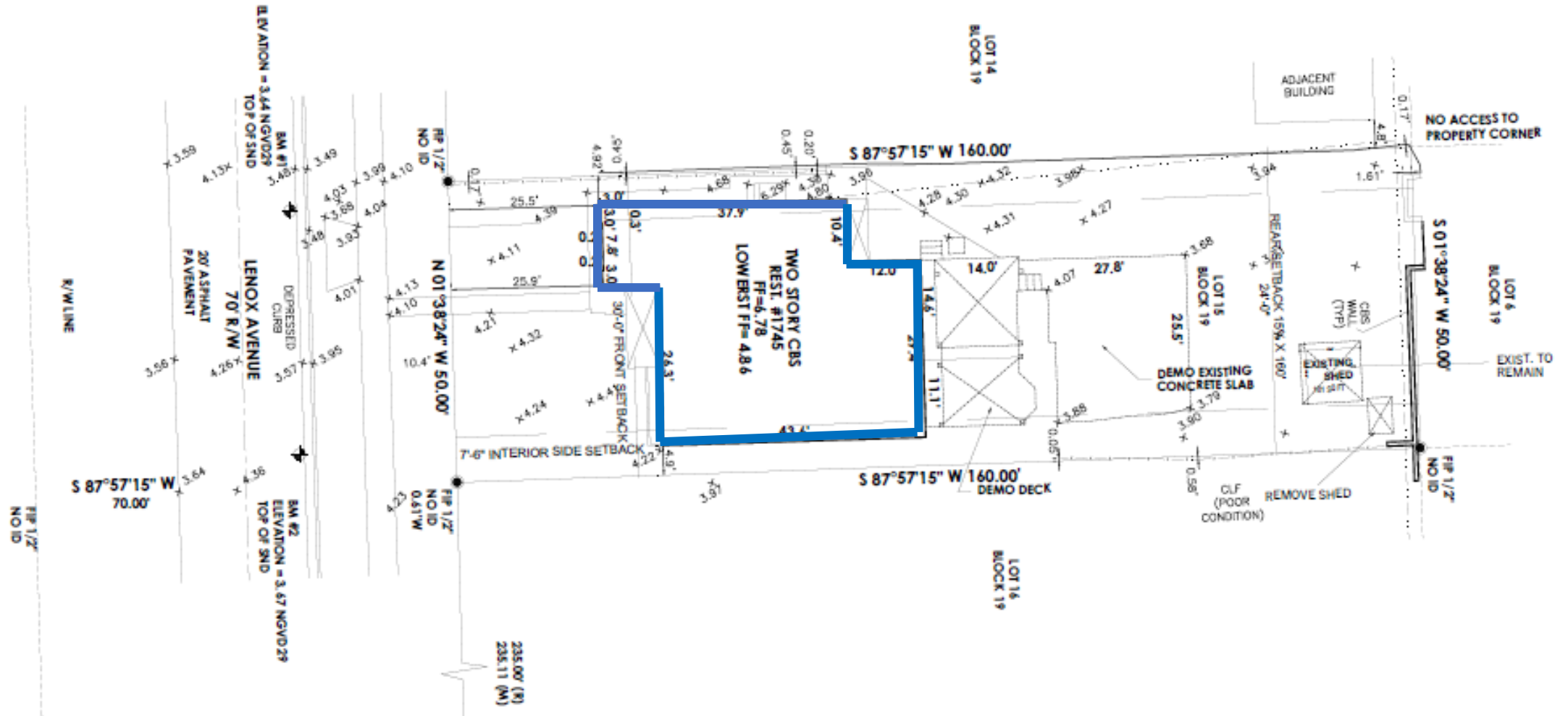


- Built in 1951 and designed by Donald J. Reiff
- Split-Level Style
- Contributing Structure
- Owned by the owners since 1993



2361

Existing Site Plan

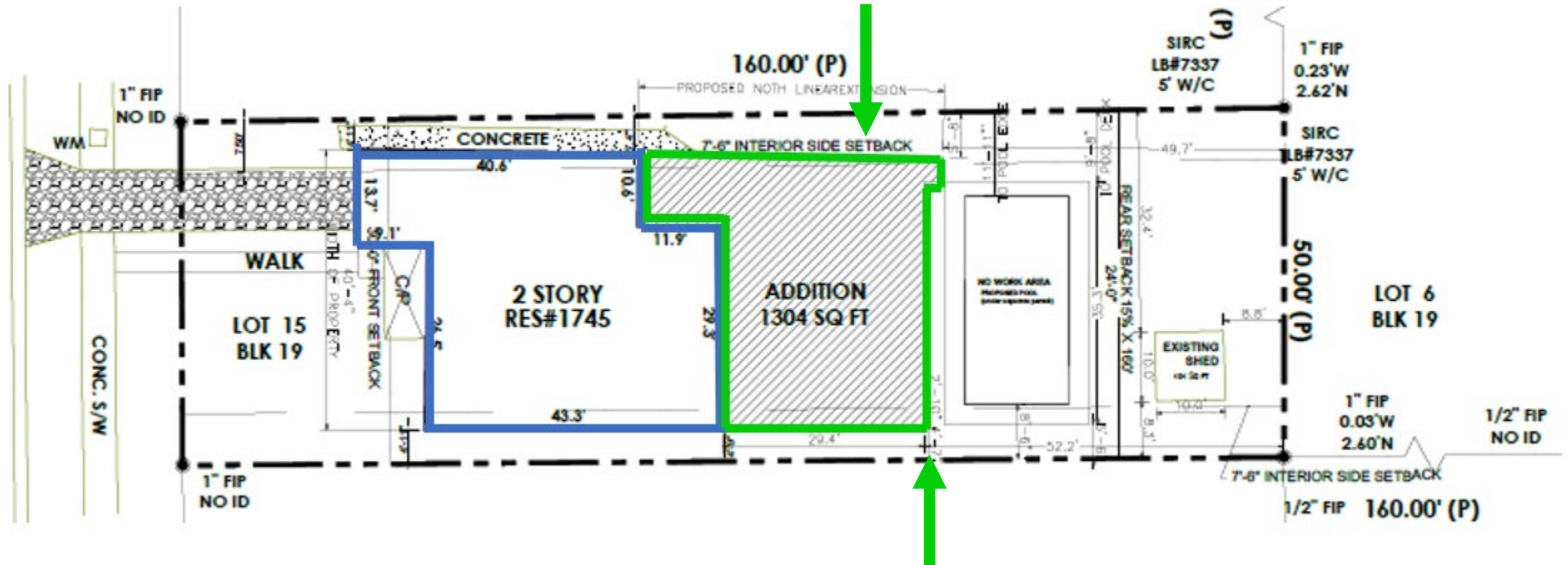


Variances Requested:

1. Variance from Section 142-106(a)(2)e.3, to exceed the maximum 20' linear extension located at a non-conforming setback by 21'-7" in order to continue the existing non-conforming side setback.
2. Variance from Section 142-106(a)(2)c.2, to reduce the required setback of 7'-6" by 2'-11" in order to construct the new addition at a 4'-7" setback from the south side property line.
3. Variance from Section 142-105(b)(1), to exceed the maximum allowable lot coverage of 30% for a two-story home by 6.4% for a total lot coverage of 36.4%.

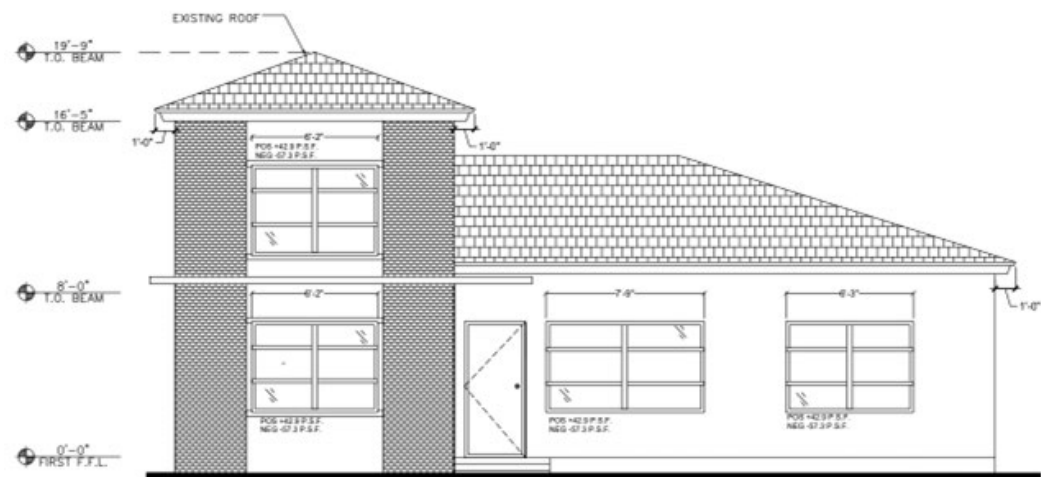
Proposed Site Plan

Variance 1 - Non-conforming setback of 21'-7"



Variance 2 - 4'-7" setback from the south side property line

Variance 3 - Total lot coverage of 36.4%.

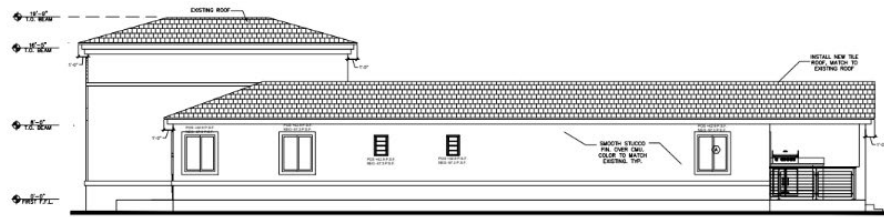


PROPOSED EAST ELEVATION
SCALE: 3/8"=1'-0"

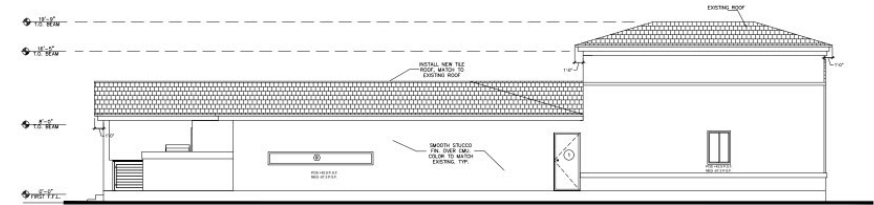


PROPOSED WEST ELEVATION
SCALE: 3/8"=1'-0"

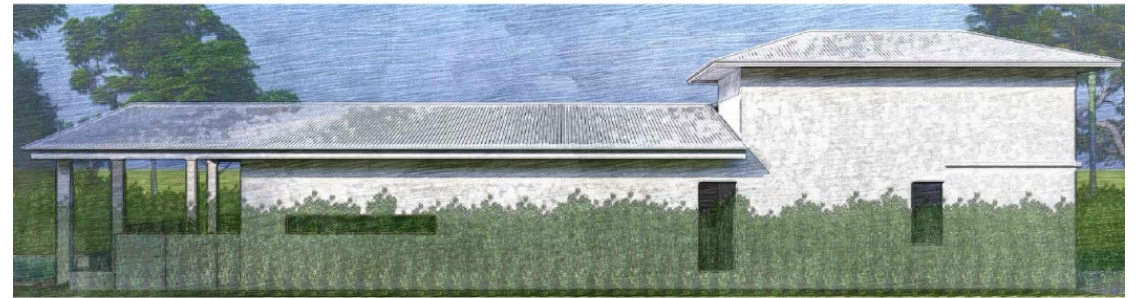




PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/8"=1'-0"



Neighbors to the South



1735 Lenox Ave., Miami Beach, FL 33139, EE. UU.

1729 Lenox Ave., Miami Beach, FL 33139, EE. UU.

Neighbors to the North



1760 Lenox Ave., Miami Beach, FL 33139, EE. UU.



1750 Lenox Ave., Miami Beach, FL 33139, EE. UU.



Thank you.

