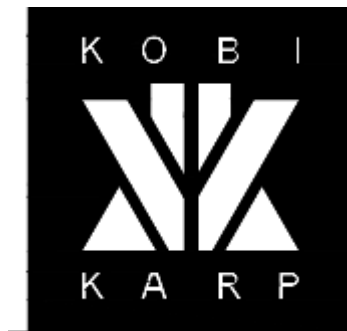
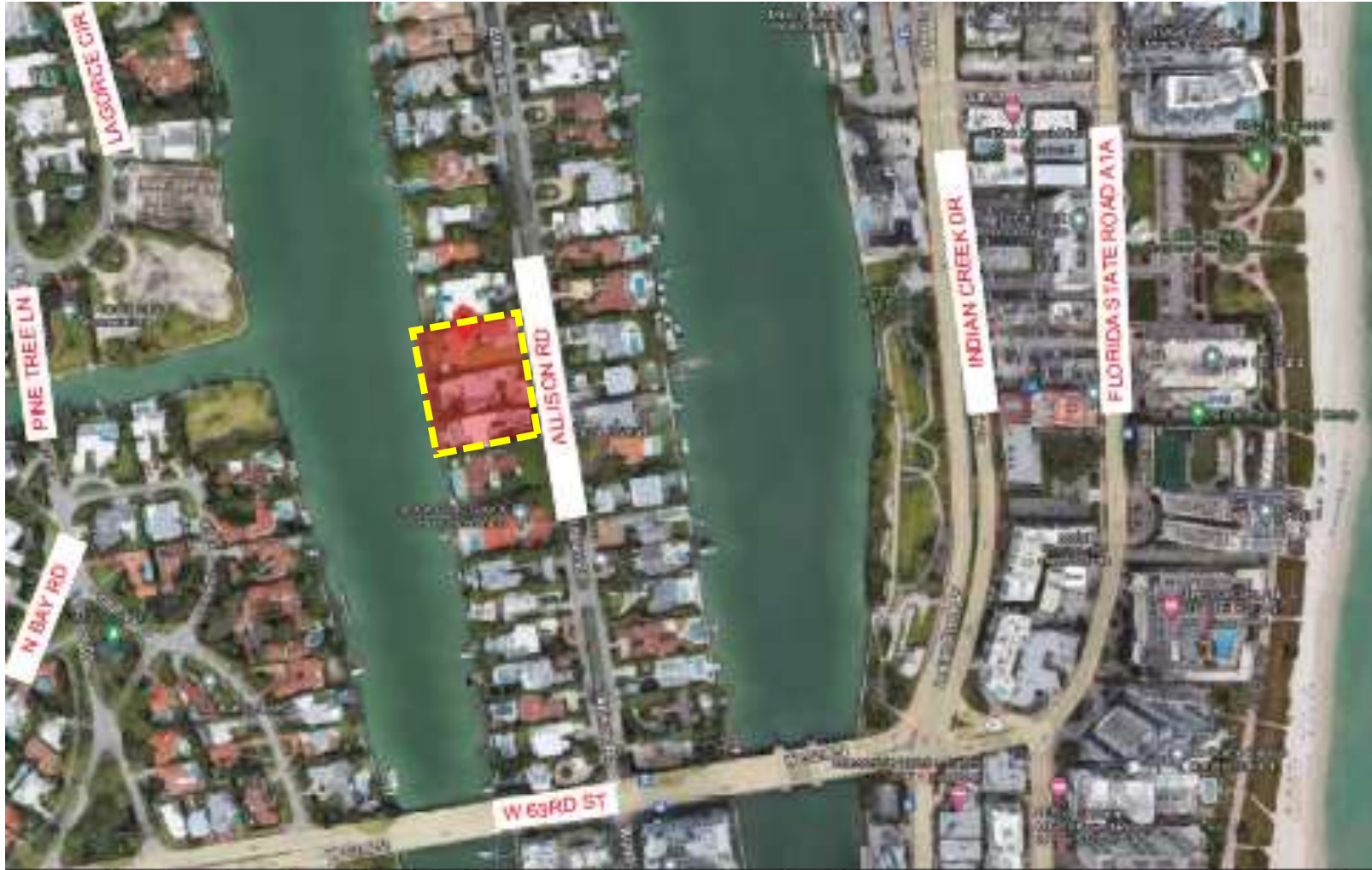


PB23-0597: 6444, 6450, and 6470 Allison Road Lot Combination

February 27th Planning Board Meeting



Context



Properties

- **Lot A:** 6470 Allison Road
- **Lot B:** 6450 Allison Road*
- **Lot C:** 6444 Allison Road*

**Lot B and C dimensions approved by previous lot split under PB23-0597 (June 27, 2023)*



Proposed Lot split

Combining three (3) lots into (2) as follows:

- **Lot A + ½ Lot B:** 6470
Allison Road
- ~~**Lot B:** 6450 Allison Road~~
- **Lot C + ½ Lot B:** 6444
Allison Road



Summary of Proposed Lot Combination

Combining three (3) lots into (2)

Lot	Property	Existing Lot Width	Existing Lot Area	Proposed Lot Width	Proposed Lot Areas
A	6470 Allison Road	100	21,550 SF	137.5' (+37.5')	29,631 SF (+8,801 SF)
B	6450 Allison Road	75'	16,162 SF		
C	6444 Allison Road	100'	21,550 SF	137.5' (+37.5')	29,631 SF (+8,801 SF)

Neighbor Support

No.	Address	Owner
1	6431 Allison Road	Adam & Allison Wyden
2	6445 Allison Road	Linda Lambert
3	6455 Allison Road	Anna Mabel Miami LLC c/o Jane & Richard Wagman
4	6420 Allison Road	6420 Allison Road LLC c/o Bryan and Meredith Verona
5	6480 Allison Road	ALICIA R ZADRAVEC TRS 6480 ALLISON ROAD LAND TRUST



DRB-Approved Home – 6470 Allison Road



Front



Rear

Proposed Home 6470 Allison Road - Front



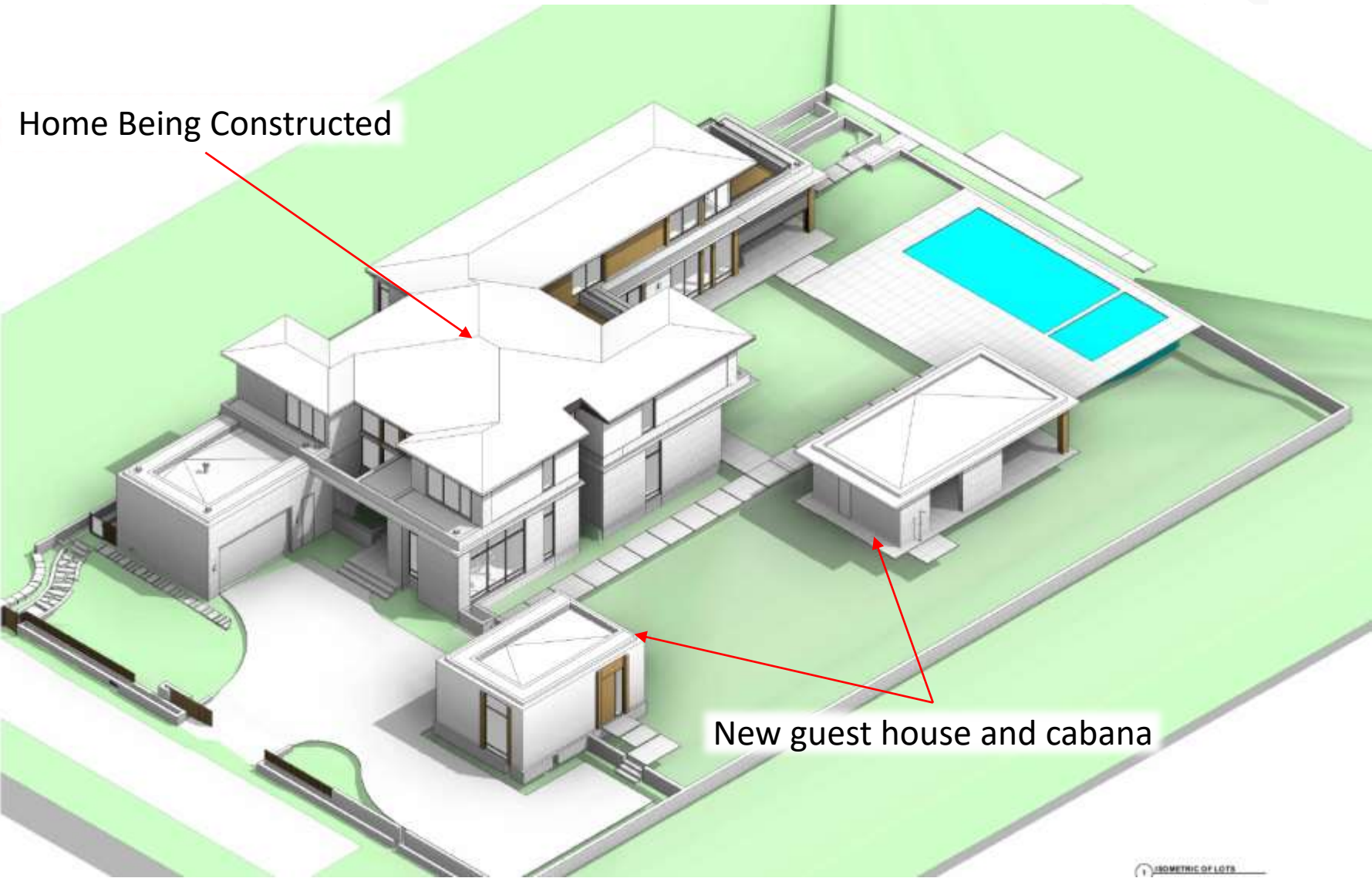
Proposed Home 6470 Allison Road - Rear



Approved Home - 6444 Allison Road (Under Construction)



Proposed Home 6444 Allison Road



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

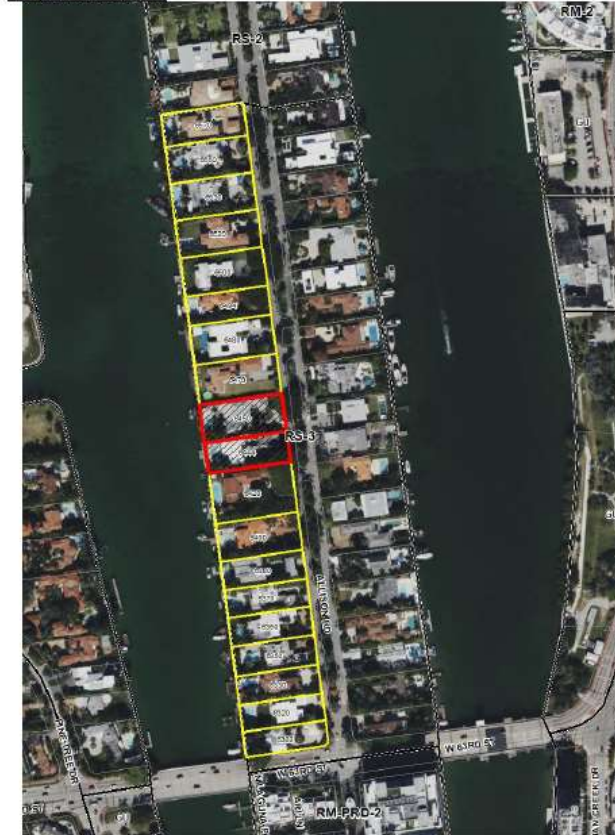
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Area Analysis

Surrounding Sites Summary:

Statistic	Lot Size (SF)	Year Built	Unit Size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
Average	19,240	1967	6,415	33%	7,393	39%	2
Median	16,762	1952	5,603	32%	6,723	38%	2
Max	29,160	2017	14,803	62%	14,803	62%	2
Min	16,200	1936	3,966	18%	4,759	22%	1
First Quartile	16,200	1946	4,808	27%	5,770	32%	2
Third Quartile	21,600	2002	6,580	38%	7,710	45%	2
Mode	16,200	1952	N/A	N/A	N/A	50%	2

Analysis Parcels (aerial)



Existing Properties do not follow platted lot lines

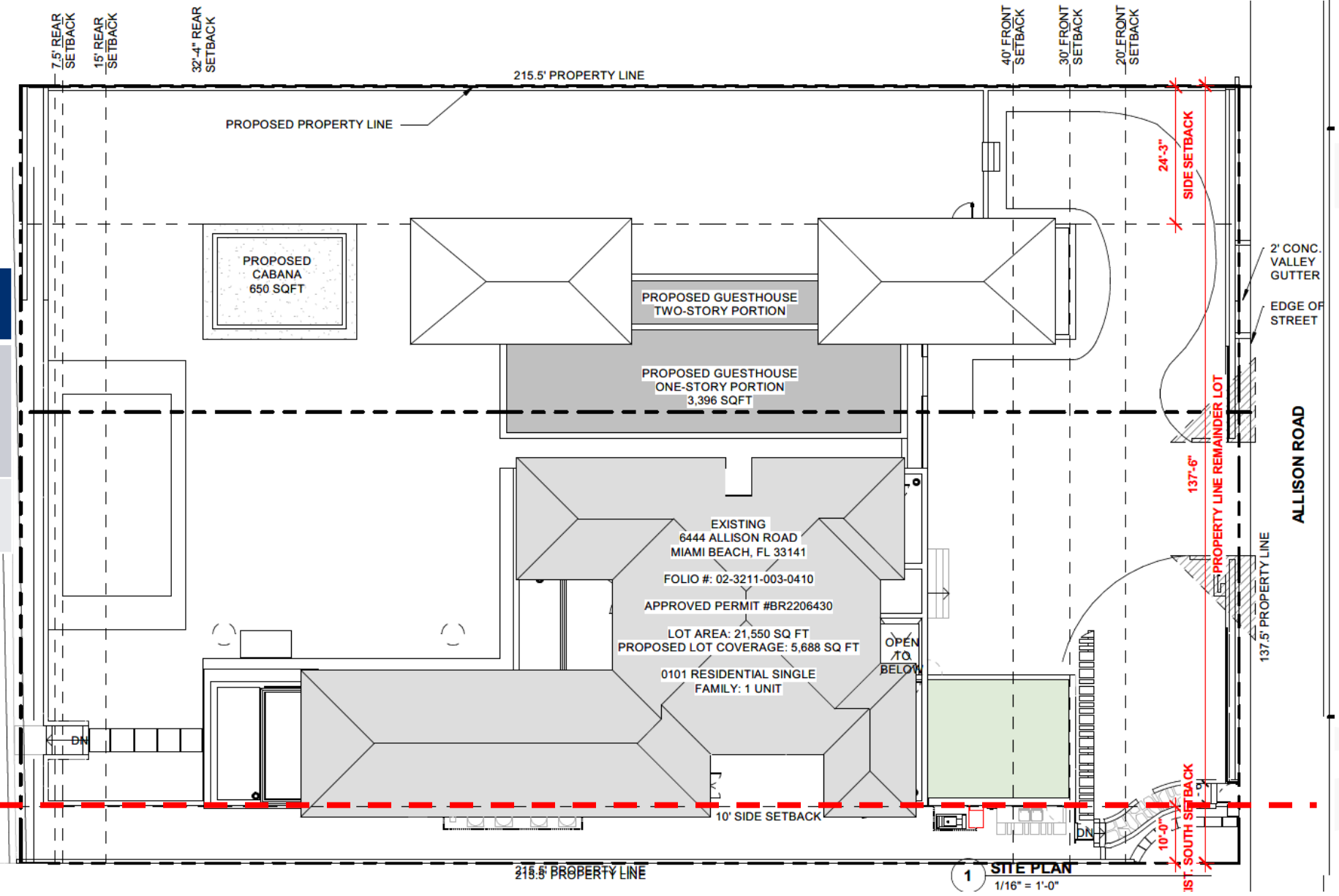


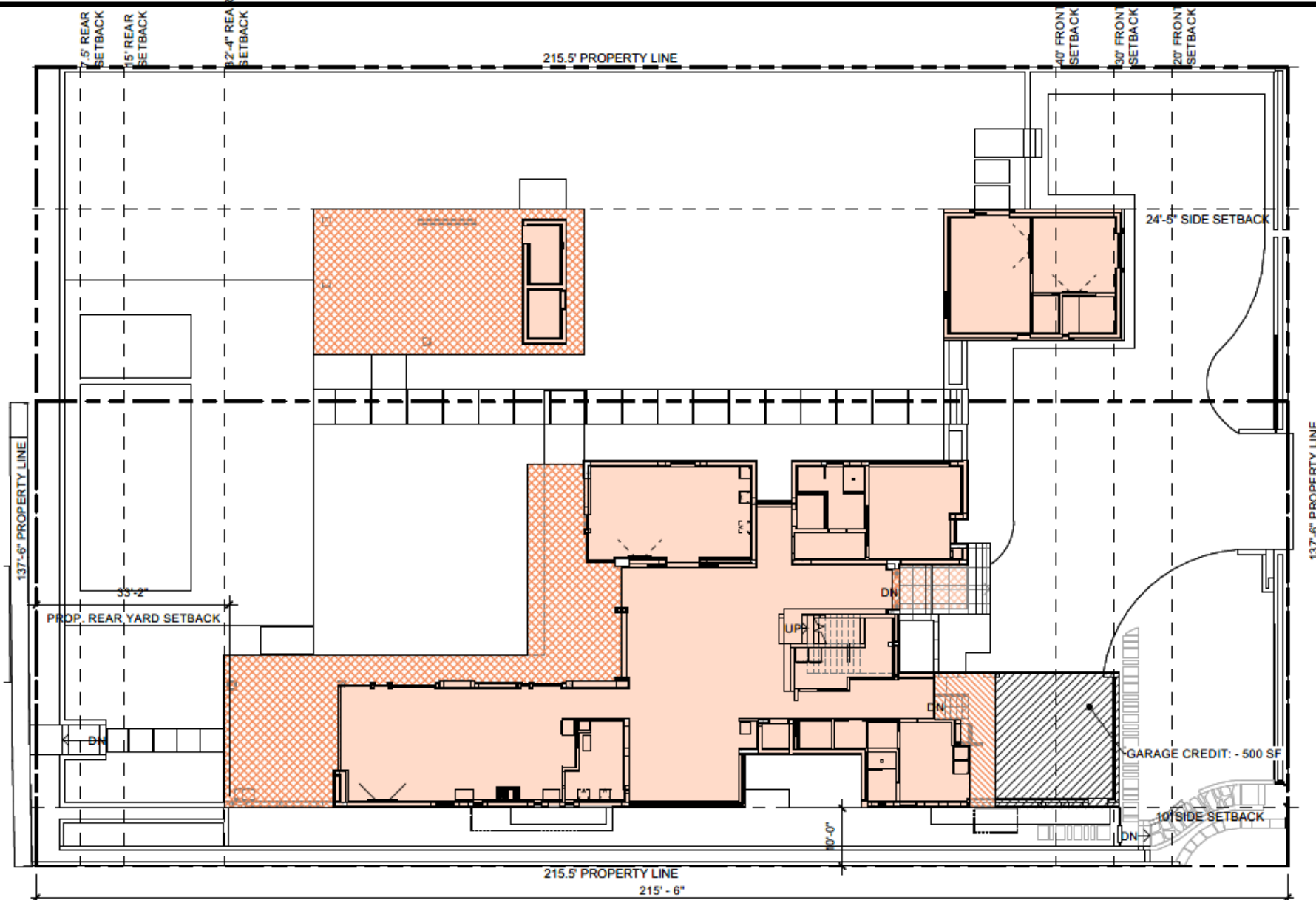
6444 Allison Road



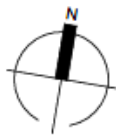
6450 Allison Road

Setback	Required	Provided
Side	13.75' (10% of lot width)	10' on south and 24'-3" on north
Sum of Side	34'-3"	34'-3"





3
FIRST FLOOR UNIT SIZE DIAGRAM
 1/16" = 1'-0"



UNIT SIZE LEGEND:

- A/C AREA
A/C SPACE: 5080 SF
- NON A/C AREA
- COVERED EXTERIOR AREA
COVERED EXTERIOR: 2259 SF

UNIT SIZE CALCULATIONS

5080 SF
 + 156 SF NON A/C SPACE
 - 500 SF GARAGE CREDIT
FIRST FLOOR UNIT SIZE: 4,736 SF

SECOND FLOOR UNIT SIZE: 3,962 SF

TOTAL UNIT SIZE: 8,698 SF (29%)
ALLOWABLE UNIT SIZE: 14,815 SF

