

41 La Gorce Circle BOA Variance Application



CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE

Aerial



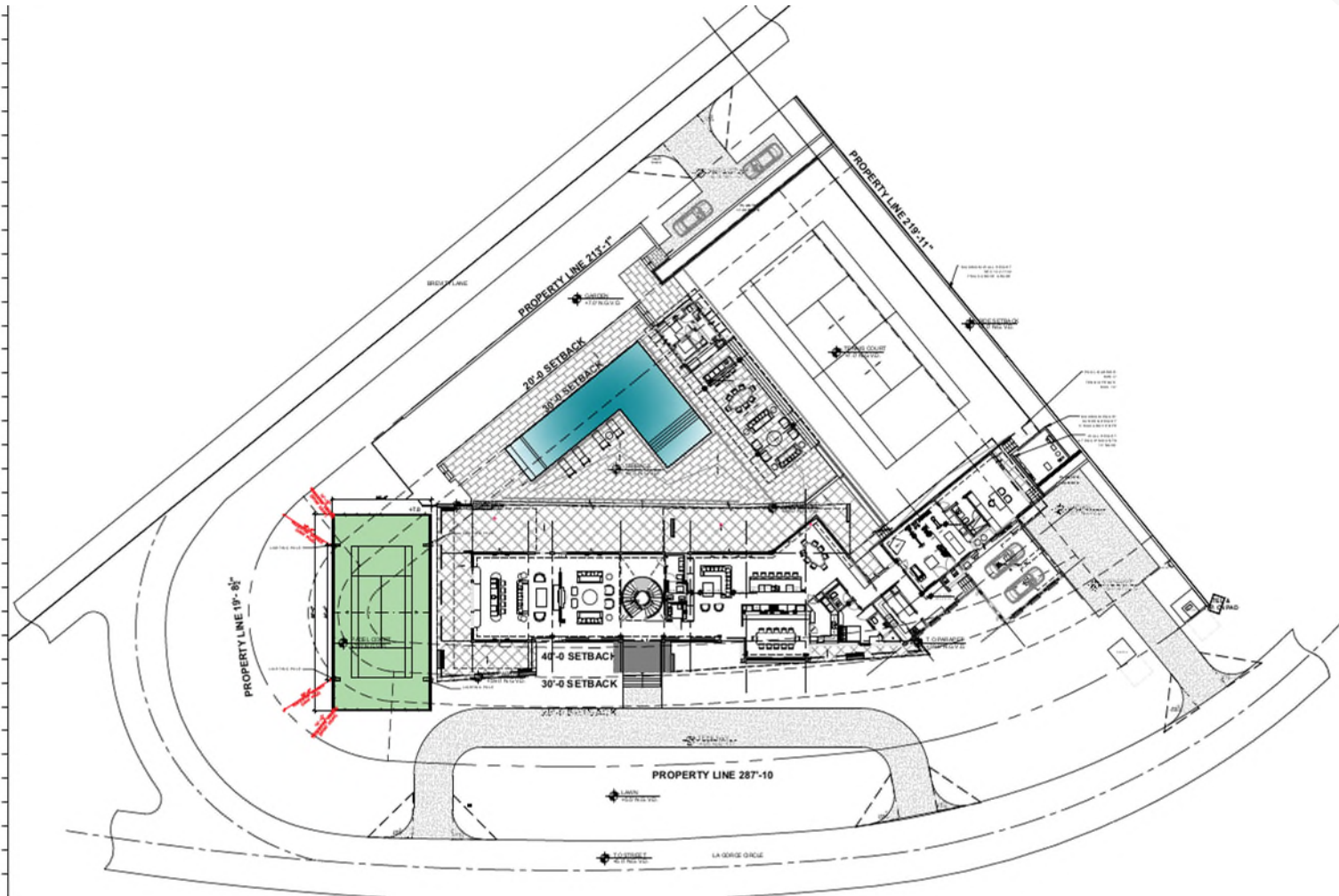
Land Use and Zoning



Previous Approvals: DRB21-0660



Site Plan



Rev.	Date	Rev.	Date

BOA SUBMISSION

FINAL SUBMITTAL

FINAL SUBMISSION

41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name:
Address:
City:
State:
Zip:

Landscape Architect:
Name: Christopher Calkins Landscape Architecture
Address: 100 NE 65th Street
City: Suite 200
State: FL 33138
Zip: 33138-0200
Phone: 305.575.1815
Fax: 305.575.1816
Email: ccalkins@ccalkins.com

Consultant:
Name:
Address:
City:
State:
Zip:

Consultant:
Name:
Address:
City:
State:
Zip:

Architect:
KOB HARP Architecture and Interior Design, Inc.
271 NE 26th Street
Miami, Florida 33137 USA
Tel: +1(305)575-1815
Fax: +1(305)575-3768





Proposed Padel Court



Proposed Padel Court



Proposed Padel Court



Proposed Padel Court



BRAZILIAN BEAUTYLEAF TREES TO
CREATE LARGE PRIVACY SCREENING

EVERGREEN PODOCARPUS HEDGE

Resiliency Code Section 7.2.2.3.b

Under Section 7.2.2.3.b of the Resiliency Code, the minimum front setback requirement for a two-story home in the RS-2 district is **thirty feet (30')**.

Property Frontage



Satisfaction of Hardship Criteria

- **Irregular Shape of Property - classic case of hardship**
- **Administrative Determination of Double Frontage – 70% of the Property is considered as frontage, and the front setback requirement is most restrictive**

“It is, of course, well-recognized that the irregular shape or other peculiar physical characteristic of a particular parcel constitutes a classic “hardship” unique to an individual owner which justifies, and in some cases requires the granting of a variance.”

City of Coral Gables v. Geary, 383 So. 2d 1127, 1128 (Fla. 3d DCA 1980).



Request

We respectfully request a variance from the thirty-foot (30') front setback requirement provided in Section 7.2.2.3.b of the Code to allow for the construction of the Padel court on the Property.

Neighbor Outreach

Number	Name	Address
1	Diego Trujillo	42 La Gorce Cir
2	Diego Trujillo	6655 Brevity Lane
3	Deborah C. Kainen	6645 Brevity Lane
4	Oliver M. Lloyd	6625 Brevity Lane
5	Mark Chaplin	25 La Gorce Cir
6	Bryon Roth	40 La Gorce Cir
7	Jared Galbut	6655 Pinetree Lane
8	Shlomi Ben-Shmuel	76 La Gorce Cir
9	Shlomi Ben-Shmuel	72 La Gorce Cir
10	Shlomi Ben-Shmuel	6675 Roxbury Lane
11	Sean Smith	6 La Gorce Cir (President of LGI Board)

Neighbor Outreach



Thank You

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

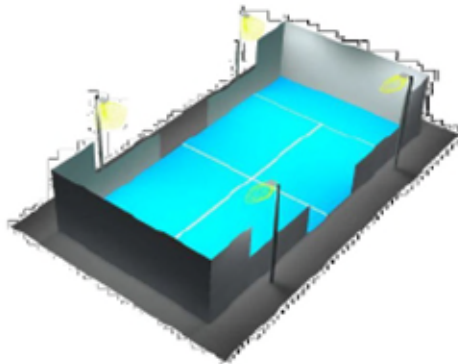
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(procesado) en 3D



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