

41 La Gorce Circle BOA Variance Application



CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE

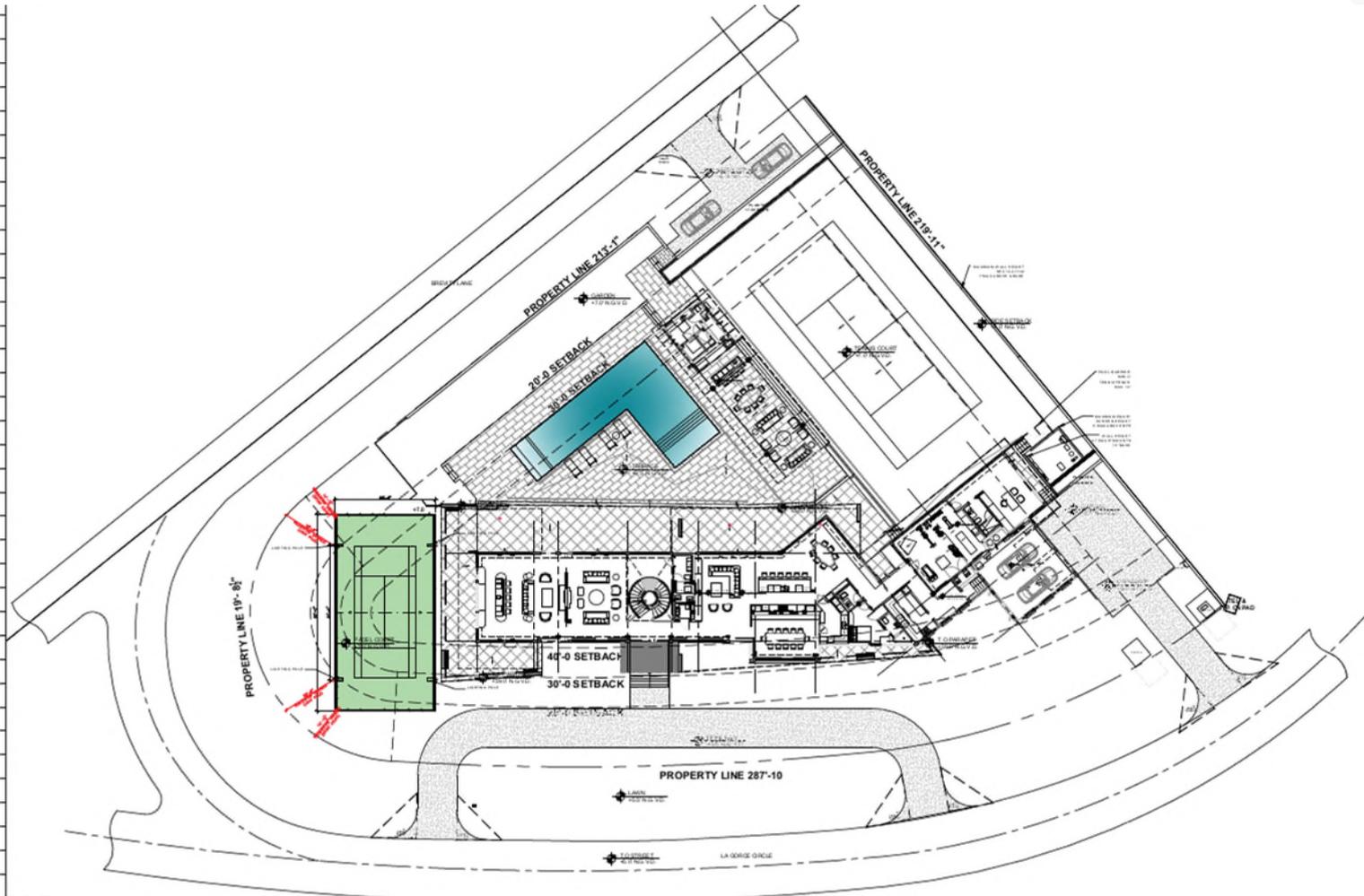
Aerial



Previous Approvals: DRB21-0660



Site Plan



Rev.	Date	Rev.	Date

BOA SUBMISSION
FINAL SUBMITTAL

FINAL SUBMISSION
41 LA GORGE CIRCLE
MIAMI BEACH, FL 33141

Client:
Name:
Address:
City:
State:
Zip:

Landscaping Architect:
Name: Christopher Cadeby Landscape Architecture
Address: 500 NE 65th Street
Address: Suite #200
City: Miami, FL 33138
Phone: 305.556.2001
Email: ccadeby@christophercadeby.com

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

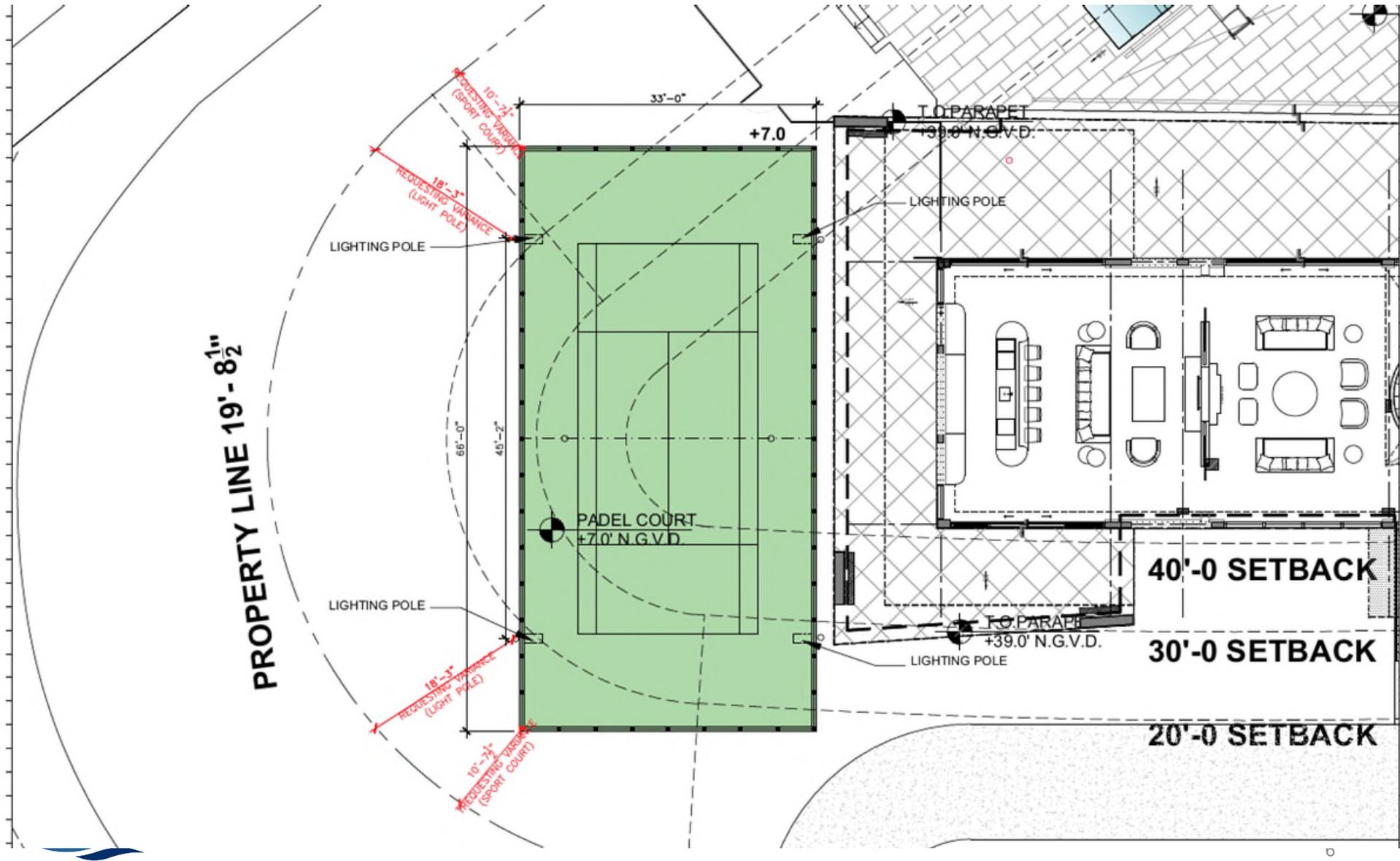
Consultant:
Name:
Address:
City:
State:
Zip:

Architect:
KOB HARP Architecture and Interior Design, Inc.
371 Hill 20th Street
Miami Beach, FL 33139 USA
Tel: +1(305)573-1818
Fax: +1(305)573-3768






Site Plan



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

www.brzoninglaw.com

305.374.5300 office

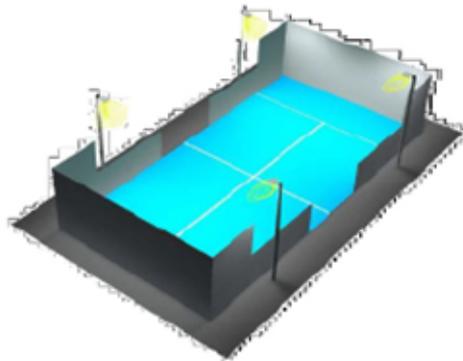
305.377.6222 fax

Info@brzoninglaw.com

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