

# MEMORANDUM

## PLANNING AND ZONING DEPARTMENT

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To: Planning and Zoning Board Members

From: Juan Pena  
Director of Planning and Zoning

Date: January 26, 2021

Subj. Recommendation 1401 SW 58 Avenue

I have reviewed the proposed "Variance" for a patio addition to the side of the existing house at 1401 SW 58 Avenue, West Miami, Florida. The present structure has an existing rear setback of twenty-one and a half (21.5) feet where fifteen feet (15') feet rear setback is required. The property owner would like to install an aluminum patio roof in the existing rear setback of the house leaving a six and a half (6.5') feet setback to the south of the property. The original construction of the house was permitted in 1947, and the structure was setback further than the allowed setbacks therefore leaving the property with very small area for this type of structure. The requested variance if granted will be limited to the proposed aluminum patio cover.

I would recommend approval of the aluminum patio cover with a reduction in size of three (3') feet to allow for 9 and a half feet setback from the rear property line. Any additional requirements of the Zoning Board will be incorporated.