

NOTE: THE COMPLETED APPLICATION WITH PLANS AND THE FEE REQUIRED MUST BE IN THE OFFICE NO LATER THAN 25 WORKING DAYS PRIOR TO THE SCHEDULED MEETING. UNLESS OTHERWISE NOTIFIED, THE PLANNING AND ZONING BOARD MEETS THE FOURTH TUESDAY OF EACH MONTH AT 7:30 P.M.



CITY OF WEST MIAMI
901 SW 62 AVE
WEST MIAMI, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES
OF ZONING ORDINANCE 282

DATE 07/06/2022 TELEPHONE 786 444 5959 / 786 454 7625

NAME OF APPLICANT Odalys Martinez Cardenas / Jose S. Rodriguez

ADDRESS 5739 SW 12 ST, West Miami FL 33144

Legal Description of Property Covered by Application Folio 15 4012 018 0090

Sylvana Heights PB 17-40 - Lot 18 BLK 16

Size of Area Covered by Application 14' x 30' (420 sqft)

Street Boundaries 57 SW 12 ST

Ownership of Property Obtained José S. Rodriguez / Odalys Martinez Cardenas

When Was Leased Signed N/A 20____ Terms from _____

When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property

Zone Classification at Present Residential - R-1

Zone Classification Desired Residential - R-1

How Many Square Feet Does Proposed Building Contain 420 sqft

How Many Feet are Outer Walls from Side Lines of Property Proposed 15' feet - Rear
Proposed 5' feet - Side
Proposed 25' feet - Front

What, if any, Permits have been applied for N/A

Special Uses Desired, which are not Permitted by Present Zoning Classification _____

Special Property Hardship or Reasons believed justifying a Variance To be practical use of the lot with access to the recreational area because of constraints of the property and accessibility to the House. Request - Five (5') feet from the side and rear lines of property
The following enclosures are needed to complete the Application

Plot Plan or site plan of Proposed Layout (7 copies) _____ Building Plans of Structures to be erected (7 Copies) Check or Cash in the Amount of \$75.00 to cover the cost of Processing the Application.

I Odalys Martinez being duly Sworn, Depose and say
That: I am Owner of the Property

_____ I Lease the Property

_____ I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.



Odalys FLNL# M635-640-63-822-0
Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 7 day of JULY 20 20

NOTARY PUBLIC

My Commission Expires: DEC 14, 2023

Variance Approved Denied

West Miami Planning and Zoning Board

Chairman _____

Date _____

To:City of West Miami
Planing and Zoning Board Members
Director of Planing and Zoning
Juan Pena

Date July 6 ,2022

Property address:
5739 SW 12 ST
West Miami FL 33144

Subject:Request a variance.

We are writing to request a variance to build a swimming pool.Current zoning rules say that setbacks are ten(10) feet side and rear lines of property in not a corner lot.

We respectfully request to build a swimming pool a five (5) feet from the side and rear línea of property.This a property is not a corner lot.Please see attached survey

Sincerely

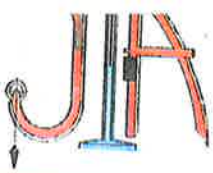
Odalys Martinez

Property owner

Cell:786 454 7625

Email: odalys491 @yahoo.com





MAP OF BOUNDARY SURVEY
5739 SW 12TH STREET, WEST MIAMI, FLORIDA 33144
(REV.1 6/17/2022)

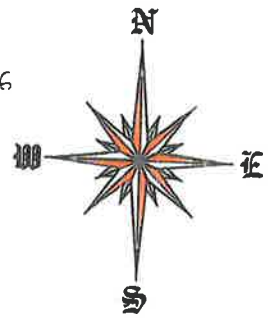
LOT - 12
BLOCK - 16

LOT - 11
BLOCK - 16

LOT - 10
BLOCK - 16

LOT - 17
BLOCK - 16

LOT - 19
BLOCK - 16



VACANT LOT
LAND AREA = ±5250 SQ. FT
OR ± 0.1205 ACRES

S.W. 12th STREET

50' TOTAL RIGHT-OF-WAY

120' ASPHALT
PVM1.

ENCROACHMENT NOTES:

- A SOUTH SIDE OF THE SUBJECT PROPERTY CONCRETE RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF SW 12th STREET
B NORTH SIDE OF THE SUBJECT PROPERTY UTILITY POLES AND WATER METERS LIE THE SUBJECT PROPERTY

GRAPHIC SCALE