

VABY 200 LLC
5236 SW 82 AVE. DAVIE.FL 33328

APPLICATION FOR ZONING VARIANCE

Subject Property: 220 SW 4 AVE. Hallandale Beach, FL 33009
Owner: VABY 200 LLC.

Specific Request: Reduce temporarily side setback requirement when property is split. The proposed lot split into two single lots of 6.260 s/f each ,(50' x 125'.20"). Will bring almost perfect conformance with the existing neighborhood.

In accordance with Code of Ordinances Section 32-965(b) the proposed variance meets all of the criteria for a variance.

- 1.- There is exists special conditions that is particular to this land. This property is originally a Single family home that sat on the South side of a double lot. The proposed project is to build Two Single family Family Homes in two phase project. The first phase is to Build a New Single Home on the North Side of the Lot. The Second Phase is to demolish the old home on the South side of the Lot and to Build another New Family Home.
The plans submitted at Planning & Zoning Division is the same Design for both lots. Single family Home, one story, 3 Bedroom, 3 Bathroom, plus Studio. 1.835 Sq./Ft. Living Area.
- 2.- The special conditions are not a result of the applicant, only we want to resolve the situation of the lot split, and the temporary approval of the setback of 3.5 feet remaining in the existing house when the lot is divided. Thus this condition is satisfied.
- 3.- Granting this Variance will no confer any special privilege to other lands.
- 4.- Reinforce the literal interpretation of the lateral requirement on one side, in the middle, and temporarily until the completion of the construction on the North side Lot, then demolish the old house and build a new one on the South Lot with all its setback to code and at the end there would be two New Singles Houses in two individuals lots without affecting the Neighborhood, Beautifying the Neighborhood and contributing more income to the City and County for its Taxes.
- 5.- The variance is the minimum possibly. Allowing temporary a side back in the north side of 3,5' in the old house, is the least intrusive variance and allows for a uniform lot split.
- 6.- The granting of this variance is in harmony with the general intent of this chapter. Namely allowing a property to be divided into two lots of 6.260 S/F each to build two New Single Family Homes that would improve The Urban Environment in the area.
- 7.- The Variance will not be injurious to any surrounding properties or people in any way.