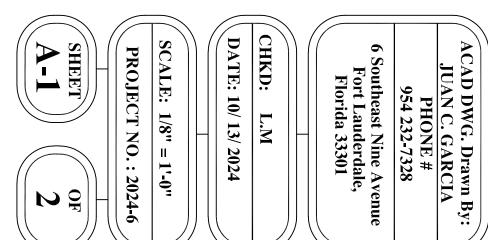


12.32' NAVD 12.32' NAVD
NAVD 88 ELEVATION: N/A FLOOD PANEL: 12011C0376H
12'-5"
35' MAX. ALLOWED
TYPE V-B
GROUP R (3) SINGLE FAMILY RESIDENCE
LEVEL 2 PRESCRIPTIVE
ASCE 7-22

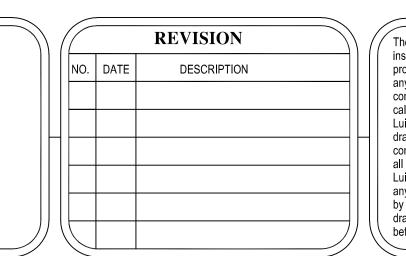
LOT AREA		7,200.00 sq.ft. 0.17 acres
EXISTING HOUSE - A/C		1,050.77 SQ.FT.
NEW FAMILT ROOM AC ADDITION TOTAL A/C		592.77 SQ. FT. 1,643.54 SQ. FT.
LOT COVERAGE		0.23 % / 40% MAX
TOTAL ENCLOSED AREA		1,643.54 SQ. FT.
F.A.R. RATIO	1643.54 / 7,200.00	0.23 FAR
ZONING		TO-EOD
SETBACKS	REQUIRED	PROVIDED
FRONT - SOUTH	25.0'	39.58 EXISTING
SIDE - EAST	10.0'	7.16' / 9.83' TO ADDITION (NON CONFORMING ASKING FOR VARIANCE)
REAR -NORTH	10.0'	35.66' TO ADDITION
SIDE - WEST	10.0'	9.41' / 20.45' TO ADDITION

LEGAL DESCRIPTION LOT 18, BLOCK 1 OF CYPRESS CREEK STATES SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 23, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	REQUESTING VARIANCE SIDE SÉT BACK (EAST) , EXISTING PROVIDED SET BACK 9'-10" (NON CONFORMING) REQUIRED SET BACK 10.00' ASKING TO KEEP IT AT 9'-10.	SCOPE OF WORK
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Project Title:

VARIANCE REQUST FOR AFTER THE FACT ADDITION 1615 S.E 1st STREET POMPANO BEACH, FLORIDA. 33060 LUIS C. MAURY
PE CONSULTING ENGINEER
3010 N. COURSE DR. #508
POMPANO BEACH, FL. 33069
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