



SCOPE OF WORK	
REQUESTING VARIANCE SIDE SET BACK (EAST) , EXISTING PROVIDED SET BACK 9'-10" (NON CONFORMING) REQUIRED SET BACK 10.00' ASKING TO KEEP IT AT 9'-10.	
LEGAL DESCRIPTION	
LOT 18, BLOCK 1 OF CYPRESS GREEK STATES SECTION 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 23, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
SITE DATA	
LOT AREA	7,200.00 SQ. FT. 0.17 ACRES
EXISTING HOUSE - AC	1,050.77 SQ. FT.
NEW FAMILY ROOM AC ADDITION	592.77 SQ. FT.
TOTAL AC	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 PROVIDED
SETBACKS	39.58 EXISTING
FRONT - SOUTH	25.0'
SIDE - EAST	10.0'
REAR - NORTH	10.0'
SIDE - WEST	10.0'
REQUIRED	7.16' / 9.83' TO ADDITION (NON CONFORMING ASKING FOR VARIANCE) 36.66' TO ADDITION 9.41' / 20.45' TO ADDITION
BUILDING DATA:	
LOAD DESIGN	ASCE 7-22
ALTERATION LEVEL	LEVEL 2
OCCUPANCY GROUP:	GROUP R (3)
TYPE OF CONSTRUCTION	TYPE V-B
MAX HEIGHT OF ROOF	35' MAX. ALLOWED
MEDIAN HEIGHT OF ROOF	12.5'
FEMA FLOOD DESIGNATION:	
	FLOOD ZONE: X NAVD 88 ELEVATION: N/A FLOOD PANEL: 1201100376H
EXISTING RESIDENCE FIN. FL. ELEV.	12.32' NAVD
NEW ADDITION FIN.FL. ELEV.	12.32' NAVD
LOCATION PLAN	
INDEX TO DRAWINGS	
SHEET #	SITE PLAN
A-1	
A-2	FLOOR PLAN AND REAR ELEVATION

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REVISION		
NO.	DATE	DESCRIPTION

SEAL

LUIS C. MAURY
PE CONSULTING ENGINEER
3010 N. COURSE DR. #508
POMPAN0 BEACH, FL. 33069
PHONE: 954-446-3835
E-mail: luisismaury@gmail.com
FLORIDA REG. #75645

Project Title :
**VARIANCE REQUEST FOR
AFTER THE FACT ADDITION
1615 S.E 1st STREET
POMPAN0 BEACH, FLORIDA. 33060**

ACAD DWG. Drawn By:
JUAN C. GARCIA
PHONE #
954 232-7328
6 Southeast Nine Avenue
Fort Lauderdale,
Florida 33301

CHKD: L.M
DATE: 10/13/2024

SCALE: 1/8" = 1'-0"
PROJECT NO.: 2024-6

SHEET
A-1
OF
2