

RAW DESIGN + CONSULTING

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ARCHITECTURE | ENGINEERING | INTERIORS | CONSTRUCTION

501 E LAS OLAS BLVD • SUITE 300 • FT. LAUDERDALE • FL, 33301

August 10, 2023

PROJECT: BELMONT PARK ESTATE
APPLICATION NO.: PZ22-12000014

DRC COMMENTS DATED 8/2/23

TO WHOM IT MAY CONCERN,

PLEASE FIND ARCHITECTURAL RESPONSES TO DRC COMMENTS DATED ON 6/7/23 AS INDICATED BELOW:

- **ZONING DEPARTMENT (REVIEWER: HELLENA LAHENS)**
 - **COMMENT 6** - Put all floor plans in context with the property lines, setbacks, and dimension all encroachments. The plans must demonstrate compliance with the setback requirements showing those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.
RESPONSE: PLEASE REFER TO UPDATED ARCHITECTURAL SITE PLAN SHEETS A0.1 AND A0.2 AND UPDATED FLOOR PLAN DIMENSIONS/NOTES
 - **COMMENT 7** - The section rendering depicts the overhangs extending into the street side yard. Roof eaves and overhangs may extend up to three feet into any required yard (155.9402.C). Delineate all encroachments from the property line.
RESPONSE: CANOPIES/OVERHANGS HAVE BEEN UPDATED TO A 2' DEPTH. ALL OVERHANGS ARE DIMENSIONED AND ALL ENCROACHMENTS ARE SHOWN PLEASE REFER TO UPDATED PLANS AND EXTERIOR ELEVATIONS.

DRC