

May 1st, 2023

Re: Variance

Property Address: 1417 Obispo Avenue, Coral Gables, FL 33134

Permit #: BLS 20-02-5690

Owner: Mario Yngerto

To whom it may concern:

Regarding my Historic renovation, I respectfully request the rear two-story garage setback to be within a 5-foot rear and 5-foot east setback. The original setback was approximately 1-ft from the east and approximately 4-foot (plus) from the rear (attached is a survey obtained from Historical dated 1992.

Here are two other homes on my very block with 2 car/2-story garages with a 5/1-2 foot setback or even closer to the property line. These homes are also on a 50/150 lot (like mine):

- 1. 1428 Sorolla Avenue-this is a Historic Two-Story home with a 2-car garage, 2 story construction, presumably larger than my space.**
- 2. 1315 Obispo Avenue-just down the block from me. Also Historic, I believe built same year as mine or 1-2 year later. One story cottage home, 2 story 2 car garage on a 50/150 lot. Garage sits no greater than 5/5 from the property line, presumably closer if not directly 1 foot from the property line.**

Sincerely,

Mario Yngerto, Owner













