



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- ☐ Appeal
☐ Variance
☐ Other: _____

Property information

Property/project name: _____

Street address of the subject property: _____

Property Legal Description: Lot(s): _____

Block(s): _____

Section(s): _____

Plat Book(s)/Page(s): _____

Has there been a Board of Adjustment hearing on the property in the last year? _____

Is this request the result of a Notice of Violation? _____

Is this request the result of a deviation from an approved set of plans? _____

Has the property owner owned the property for at least one (1) year? _____

Current land use classification(s): _____

Current zoning classification(s): _____

Listing of all folio numbers for subject property:

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ Completed Application.
- ☐ Applicant's proposal.
- ☐ Letter of intent.
- ☐ Standards for Variances #1 through #8.
- ☐ Owner's Affidavit.
- ☐ Proof of ownership if ownership of the property has changed in the last year.
- ☐ Full size set of plans (stamped by the Board of Architects).
- ☐ Plans in 11" x 17" size format (13 sets).
- ☐ Color photographs (35mm or digital photographs), must be labeled (13 sets).
- ☐ One (1) compact disc (CD) containing required plans and color photographs.
- ☐ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- ☐ Aerial.
- ☐ Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- ☐ Application fees.
- ☐ One (1) original certified mailing list and signed affidavit including MDCPS.
- ☐ Two (2) sets of mailing labels.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

Board of Adjustment Application

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

Address:

Telephone:

Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Property Owner(s) Signature:



Property Owner(s) Print Name:

Liana V Cabrera

Property Owner(s) Signature:



Property Owner(s) Print Name:

Jesus Cabrera

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 7550 Old Cutler Rd
Coral Gables, FL 33143

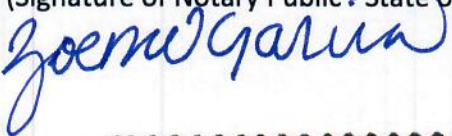
Telephone: 305-905-6655

Fax:

Email: m13alexandra@hotmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

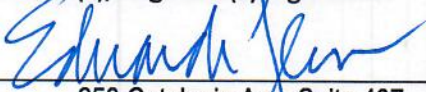
The foregoing instrument was acknowledged before me this 29th day of April by JESUS & LIANA
(Signature of Notary Public - State of Florida) CABRERA

(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:



Architect(s)/Engineer(s) Print Name:

Eduardo Llano

Address: 250 Catalonia Ave, Suite 407
Coral Gables, FL 33134

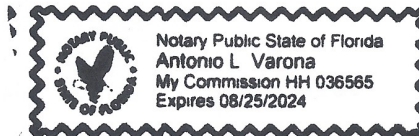
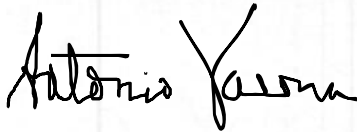
Telephone: 305-498-4144

Fax:

Email: eddy_llano@msn.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of April, 2021 by Eduardo Llano
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____**Attachments:**

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

March 2021

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Jesus and Liana Cabrera

7550 Old Cutler Rd
Coral Gables, Florida 33131

City of Coral Gables
Board of Adjustments
405 Biltmore Way
Coral Gables, Florida 33134

Re: Pool Variance
7550 Old Cutler Rd

Dear Sirs:

By means of this letter, I hereby request a variance to permit a pool to be constructed at the above address. In staffs review of the plans, it was determined that the pool, as designed, would fall in the area between the street and the main residential building which would not be in compliance with Section 3-3101 (B) that states:

Except as may be otherwise required, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof; with the exception of fountains, reflecting pools, planters and flagpoles.

In designing the pool on the property, because of the rare configuration of the lot, there is no other location that could safely accommodate the design of the pool of the property. Aesthetically, it is difficult to design a pool that would meet the existing guidelines. But despite the fact the pool lies between the main structure and the street, we believe that the current design falls within the spirit of the code and would in fact greatly improve the property as well as be a benefit to the surrounding community.

If you have any questions or concerns, please do not hesitate to contact me at 305-905-6655.

Thank you in advance for your help and cooperation. I look forward to your favourable review on this application.

Jesus Cabrera

Liana Cabrera

Liana Cabrera

7550 Old Cutler Rd
Coral Gables, Florida 33143

City of Coral Gables
Board of Adjustments
405 Biltmore Way
Coral Gables, Florida 33134

Re: Pool Variance – Justification Letter
7550 Old Cutler Rd

Dear Sirs:

In response to the justification for the above-mentioned variance, I am being asked the following questions. Please see my responses below:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

You will note from the survey that this lot is peculiar in a couple of aspects. First, the lot fronts on two streets, Old Cutler Rd and Santurce Ave. The configuration is very irregular having 5 sides with only two corners on the west being perpendicular to each other. The west side of the lot is the widest and therefore lends itself to accommodating the house. The narrowest portion of the lot and the legal front of the property abuts Old Cutler Rd. To design a house that would be functional and aesthetically pleasing, the house had to be designed to have the entry of the house face the neighbor's property (521 Santurce Ave) on the west. Because of these conditions, the only possible location of the pool is between the main building structure and Old Cutler Rd.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The special condition of this application resulted from the original plat and thus was not a result of the present owners' actions.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in the same zoning district.

Being that the configuration of this lot is unique, the granting of this variance will not grant any special privileges to any other applicants.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

If we were to apply the zoning code, there is no other location on the property that could accommodate a pool and therefore the owner of the property would be denied the pool. This

would create a situation where the owner would be under undue hardship which would deny the owner the right to build a pool.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

This variance from this section of the code would be the minimum necessary adjustment that would be required to allow the owner to build the pool.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Pools are permitted in the zoning district. Therefore, granting the variance which would allow the building of the pool would not change the use to one that is not permitted.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

We believe that the general intent and purpose of this regulation is to prevent property owners in standard lots from building pools which would be visible from the street or in the front of the property. Additionally, we believe that they intended to restrict access to the pool from the street. You will notice that the access to the house is limited to the west side of the property. We do not think that when this regulation was enacted, the legislators were envisioning the configuration of lot that is the case on this property. Therefore, the granting of this variance will not only be in harmony with the general intent and purpose of this regulation, but it will also impact the neighborhood in a positive way.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

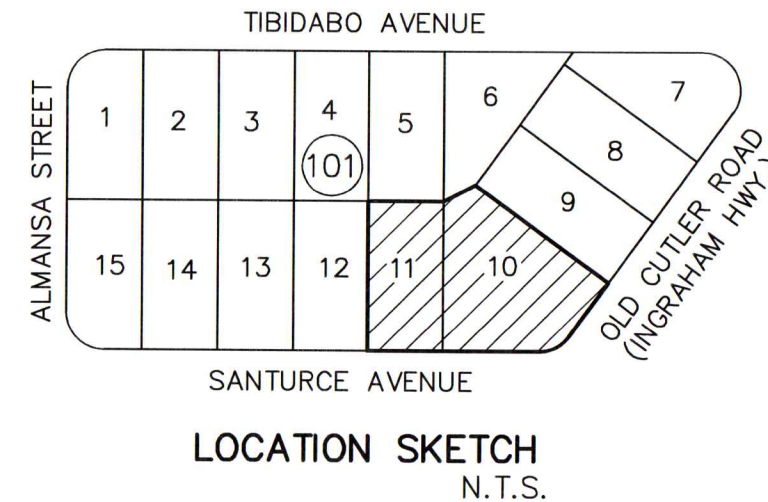
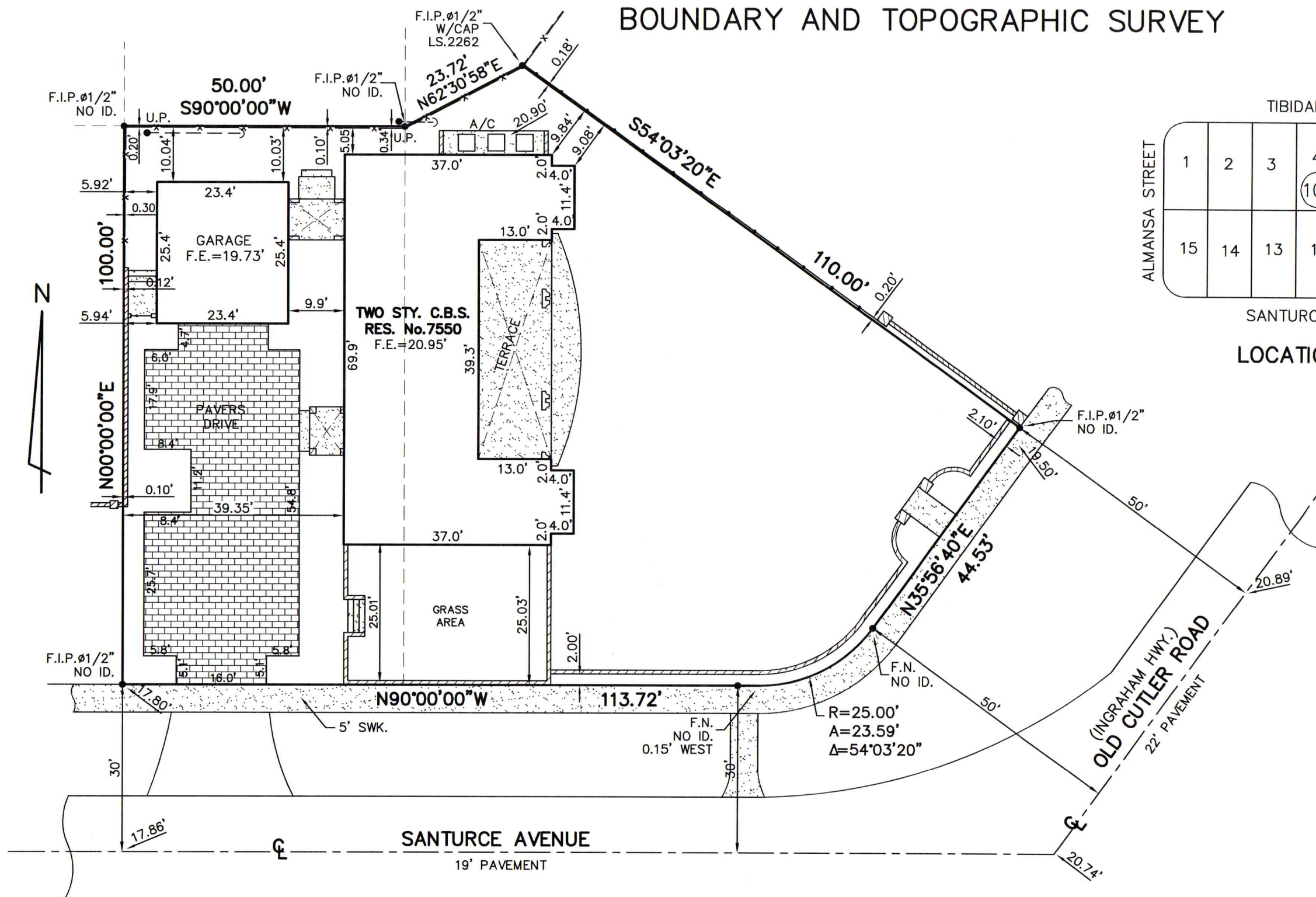
This property is not designated as a historic landmark nor is it in a historic landmark district.

Thank you for your attention to this matter and we look forward to your favorable review.

A large, bold, black handwritten signature, likely of Liana Cabrera, is written over the signature line. The signature is stylized and cursive, with a prominent 'L' and 'C'.

Liana Cabrera

BOUNDARY AND TOPOGRAPHIC SURVEY



- LEGEND**
- V.G. = VALLEY GUTTER
 - C.L. = CENTER LINE
 - M.L. = MONUMENT LINE
 - C.A. = CENTRAL ANGLE
 - W.F. = WOOD FENCE
 - C.F. = CHAIN LINK FENCE
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.G. = CURB & GUTTER
 - CH. = CHORD DISTANCE
 - CONC. = CONCRETE
 - C.S. = CONCRETE SLAB
 - PL. = PLANTER
 - R. = RADIUS
 - RES. = RESIDENCE
 - S.I.P. = SET IRON PIPE NO. 1584
 - S.R. = SET ROD NO. 1584
 - STY. = STORY
 - SWK. = SIDEWALK
 - U.E. = UTILITY EASEMENT
 - U.P. = UTILITY POLE
 - P.O.C. = POINT OF COMMENCEMENT
 - M.D.E. = MAINTENANCE & DRAINAGE EASEMENT
 - E.T.P. = ELECTRIC TRANSFORMER PAD
 - F.E. = FLOOR ELEVATION
 - F.H. = FIRE HYDRANT
 - F.I.P. = FOUND IRON PIPE
 - F.N. = FOUND NAIL
 - F.N.D. = FOUND NAIL & DISK
 - F.R. = FOUND REBAR
 - L.P. = LIGHT POLE
 - M.D.E. = MAINTENANCE & DRAINAGE EASEMENT
 - A/C = AIR CONDITIONING PAD
 - A. = ARC DISTANCE
 - B.LDG. = BUILDING
 - C.B. = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.G. = CURB & GUTTER
 - CH. = CHORD DISTANCE
 - CONC. = CONCRETE
 - C.S. = CONCRETE SLAB
 - E.T.P. = ELECTRIC TRANSFORMER PAD
 - F.E. = FLOOR ELEVATION
 - F.H. = FIRE HYDRANT
 - F.I.P. = FOUND IRON PIPE
 - F.N. = FOUND NAIL
 - F.N.D. = FOUND NAIL & DISK
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 - F.N.D. = FOUND NAIL & DISK
 - F.R. = FOUND REBAR
 - L.P. = LIGHT POLE
 - M.D.E. = MAINTENANCE & DRAINAGE EASEMENT

NOTES:

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO A ANY UNNAMED PARTY.
- BEARINGS ARE REFERRED TO AN ASSUMED VALUE OF N90°00'00"E
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929)
- CITY OF CORAL GABLES BENCHMARK No.573; ELEVATION=19.20'

PROPERTY ADDRESS:

7550 OLD CUTLER ROAD, CORAL GABLES, FLORIDA 33143

LEGAL DESCRIPTION

LOTS 10 AND 11, IN BLOCK 101, OF CORAL GABLES BISCAIYNE BAY PART ONE PLAT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION INFORMATION:

DATE OF FIRM: 09-11-09

COMMUNITY No: 120639

PANEL: 0459 SUFFIX: L

ZONE: X BASE FLOOD ELEVATION: N/A

NOSTER, LLC

LAND SURVEYORS LAND PLANNERS

1842 S.W. 124th Place, Miami, Florida 33175

Phone: (305) 221-3040 Fax: (305) 221-9040

nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ANTONIO FIORE, PSM
PROFESSIONAL SURVEYOR AND MAPPER No. 5184
STATE OF FLORIDA

SCALE: 1"=20'

DRAWN BY: F.A.L.

REFERENCE: 04-17-12

FIELD BOOK: 21-0028

DATE: 01-15-21

LB. 8251

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR



AREA TABULATION

ZONING DISTRICT	R-14
<u>MAXIMUM SQUARE FOOT FLOOR AREA</u>	
LOT AREA	13,346 SQ. FT.
5,000 ± 48%	2,400 SQ. FT.
5,000 ± 35%	1,750 SQ. FT.
3,346 ± 30%	1,003.8 SQ. FT.
MAXIMUM AREA ALLOWED	5,104 SQ. FT.
<u>1ST FL. A/C SPACE</u>	
2ND FL. A/C SPACE	2,169 SQ. FT.
<u>TOTAL A/C AREA</u>	
TWO CAR GARAGE	4,248 SQ. FT.
COVERED ENTRY	591 SQ. FT.
<u>TOTAL AREA PROVIDED</u>	
	4,839 SQ. FT.
<u>GROUND AREA COVERAGE</u>	
GROUND COVERAGE ALLOWED (35% OF LOT AREA)	4,671 SQ. FT.
1ST FL. A/C AREA	2,169 SQ. FT.
TWO CAR GARAGE	591 SQ. FT.
1ST FL. COVERED TERRACE	498 SQ. FT.
PORCH	44 SQ. FT.
COVERED ENTRY	52 SQ. FT.
<u>TOTAL AREA PROVIDED</u>	
	3,354 SQ. FT.
<u>AUXILIARY AREA COVERAGE</u>	
GROUND COVERAGE ALLOWED (45% OF LOT AREA)	4,671 SQ. FT.
PRINCIPAL AREA	3,354 SQ. FT.
POOL	328 SQ. FT.
TOTAL AREA	3,682 SQ. FT.
<u>LANDSCAPED OPEN SPACE</u>	
LANDSCAPED OPEN SPACE REQUIRED (40% OF LOT AREA)	5,338.4 SQ. FT.
LANDSCAPED OPEN SPACE PROVIDED:	
RESIDENCE	3,354 SQ. FT.
CONC. SLABS AND WALKWAYS	383 SQ. FT.
DRIVEWAY	1,574 SQ. FT.
POOL AND POOL DECK	416 SQ. FT.
GARDEN	920 SQ. FT.
TOTAL IMPERVIOUS AREA	6,647 SQ. FT.
LANDSCAPED OPEN SPACE PROVIDED:	6,699 SQ. FT.

SET BACK REQUIREMENTS		
SET BACK	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	10'-0"	10'-0"
SOUTH	TOTAL 20% OF THE WIDTH	25'-0"
NORTH	(116'-0" X 20% = 23.2')	5'-0"

ESTABLISHED GRADE: +18.92' N.G.V.D

NOTES:

1. ALL RAINWATER IS GOING TO BE RETAIN INSIDE PRIVATE PROPERTY.
2. GRADE SITE TO PREVENT OVERLAND RAIN WATER DISCHARGE INTO PUBLIC RIGHT OF WAY AND ADJACENT PROPERTIES.
3. NO FILL WILL BE INTRODUCED TO THE SITE.
4. ALL LANDSCAPE WILL ADHERE TO DADE COUNTY CHAPTER 18A ORDINANCE 18-13.

TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HIGHT 30" AND 8'-0" ABOVE ESTABLISHED GRADE TYP.

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING APPROACH

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

EXISTING 22" OLYVE ON RIGHT OF WAY

ALUMINUM FENCE ELEVATION

SCALE 1/4" = 1'-0"

FENCE WALL ELEVATION

SCALE 1/4" = 1'-0"

LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION

LOTS 10 AND 11, BLOCK 101, OF CORAL GABLES "BISCAYNE BAY SECTION PART ONE, PLAT A" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN

SCALE 1/8" = 1'-0"

Project Name:
CABRERA RESIDENCE
SWIMMING POOL

EDUARDO LLANO
A.R.C.H.I.T.E.C.T

Draw'g Title:
SITE PLAN

Comm. No.
Scale: N.T.S.
Date: 04-28-21
Drawn: R. ALVAREZ
Checked: E. LLANO
CADD File:

Revisions:

Sheet No.

AS-1

Pictures



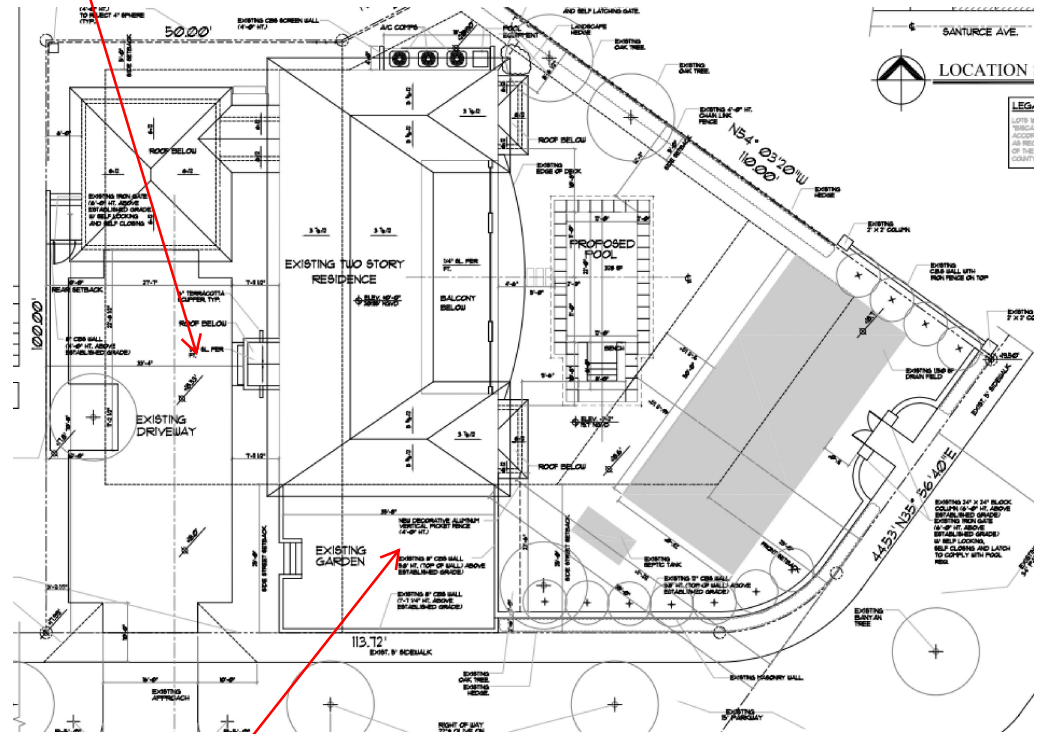
Pictures of the terrace in the rear of the house.



Proposed area of pool

Rear of the house showing landscape buffer from yard to Old Cutler Rd, Santurce Ave







View of yard from Santurce



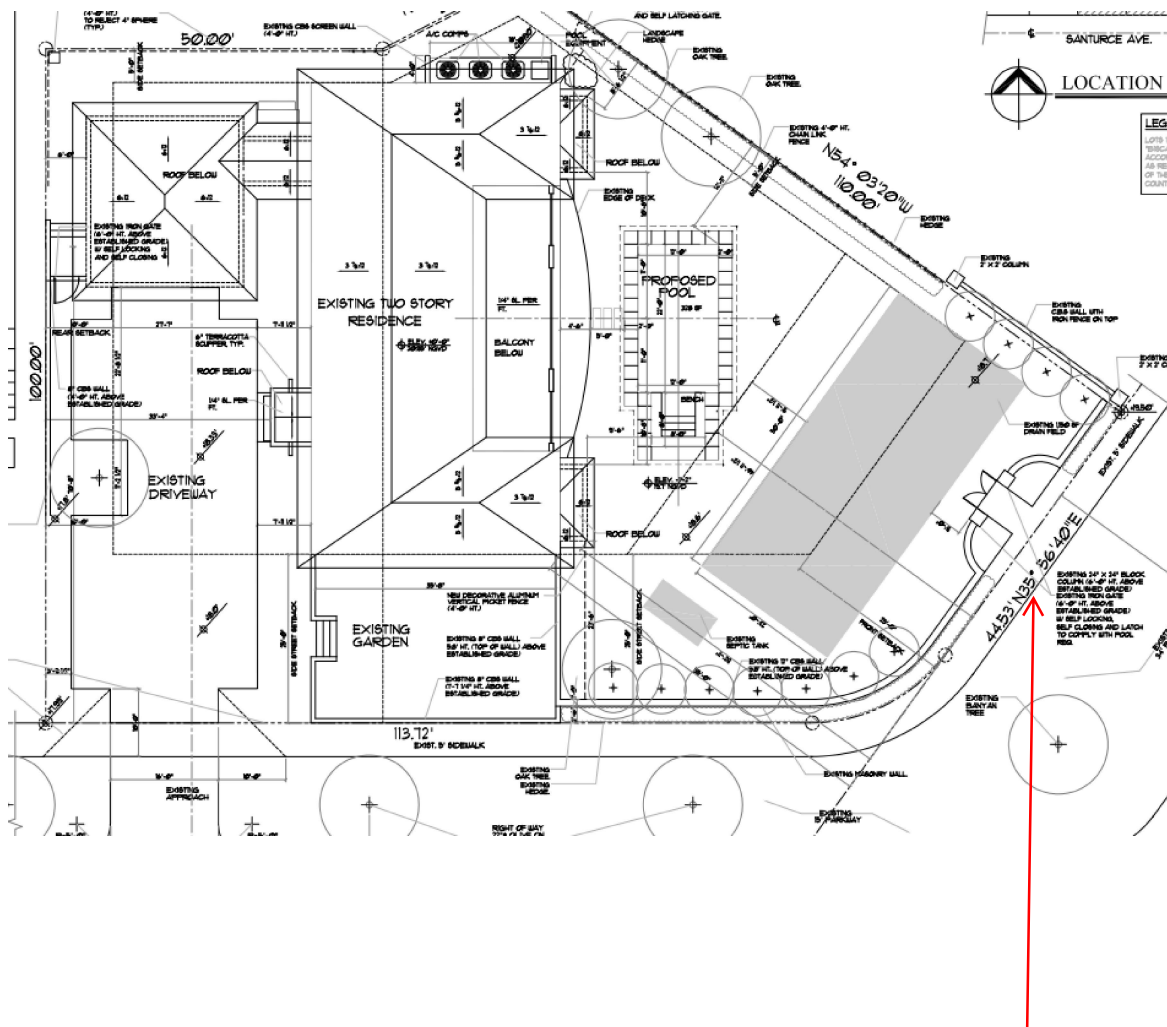
View of house from Santurce



Closeup of wall as viewed from old cutler



Closeup of wall as viewed from old cutler



View from Old Cutler Rd