

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic combined PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee ☐ Art in Public Places Committee ☒ Variance
☐ Planning and Development Board ☒ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 824 POLK STREET

Lot(s): 25 and 26 Block(s): 72 Subdivision: Hollywood Lakes

Folio Number(s): 514214024270 and 514214024271

Zoning Classification: _____ Land Use Classification: Single Family Home

Existing Property Use: _____ Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes, attach a copy of violation.**

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Variance for the division of the existing property into 2 residential parcels each measuring 50 feet wide

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: Bidask Ladrillo LLC

Address of Property Owner: 2501 S Ocean Dr. Ste 105, Hollywood, FL 33019

Telephone: _____ Email Address: _____

Applicant Yoann Andreu Consultant ☐ Representative ☒ Tenant ☐

Address: 1025 92nd Street, Unit 701, Bay Harbor Telephone: (786) 218-3072

Email Address: yoann@andreustudio.com

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☒ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Cristian Rene Gardel Date: 3/11/2024

PRINT NAME: Cristian Gardel Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

State: Virginia, County: Fairfax

I am the current owner of the described real property and that I am aware of the nature and effect the request for general application to my property, which is hereby made by me or I am hereby authorizing Yoann Andreu to be my legal representative before the board and committee (Board and/or Committee) relative to all matters concerning this application.

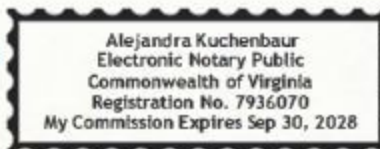
State: Virginia, Fairfax County
Sworn to and subscribed before me
this 11 day of March, 2024

Alejandra Kuchenbaur

Notary Public

State of Florida 3/11/2024

My Commission Expires: 9/30/2028 (Check One) ☐ Personally known to me; OR ☒ Produced Identification a passport



Cristian Rene Gardel

Signature of Current Owner

Cristian Gardel

Print Name

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Yoann Andreu
1025 92nd Street, Unit 701
Bay Harbor Islands, FL 33154
(786) 218-3072
yoann@andreustudio.com

03/08/2024

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Blvd, Room 315
Hollywood, FL 33022

Subject: Variance Request for Non-Conforming Lots 824 POLK STREET
Folio numbers 5142 14 02 42 71 and 5142 14 02 42 70

To whom it may concern,

I am writing to formally submit a variance petition for the property located at [Property Address], in accordance with the quasi-judicial procedures outlined by the Historic Preservation Board. The variance sought pertains to the division of the existing property into two residential parcels, each measuring 50 feet wide, contrary to the established zoning requirement of 60 feet width for conforming residential lots. It is important to emphasize that these lots are classified as non-conforming lots.

In alignment with the variance criteria stipulated by the Historic Preservation Board, I hereby address each requisite as follows:

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, including the Historic District Regulations, Design Guidelines for Historic Properties and Districts, and Resolutions, particularly as it affects the stability and appearance of the city.

Response: the requested Variance maintains the foundational intent and purpose of the pertinent regulations, including the Historic District Regulations, Design Guidelines for Historic Properties and Districts, and Resolutions, particularly concerning the stability and aesthetic coherence of the city.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Response: The requested Variance is intrinsically compatible with the prevailing land uses in the surrounding area and does not pose any detrimental impact on the community. This compatibility is underscored by the historical configuration of the property and the prevalence of similarly sized lots in the vicinity, thus ensuring neighborhood cohesion.

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the city.

Response: The requested Variance is demonstrably consonant with and supportive of the Goals, Objectives, and Policies delineated in the adopted Comprehensive Plan, the pertinent Neighborhood Plan, and all other akin plans sanctioned by the city. By promoting efficient land utilization and preserving historical character, the variance aligns with the city's overarching development objectives.

d. That the need for the requested Variance is not economically based or self-imposed.

Response: The necessity for the requested Variance does not stem from economic motivations or self-imposed constraints but rather from the intrinsic non-conformity of the property's historical platting. This non-conformity predates existing zoning regulations and necessitates a variance to address the property's unique characteristics.

e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Response: The variance sought is indispensable for achieving planning and zoning approval at the municipal level, acknowledging the property's status as a non-conforming lot. By granting the variance, the city ensures compliance with local regulatory mandates while preserving the historical integrity of the property.

In summary, I respectfully petition the Historic Preservation Board to deliberate upon and grant approval for the variance application concerning the property split at [Property Address]. The requested deviation from the standard lot width represents a necessary

measure to rectify the non-conforming status of the property while honoring its historical context.

Thank you for your careful consideration of this matter. Should further elucidation or documentation be requisite, please do not hesitate to contact me at [Your Phone Number] or [Your Email Address].

Sincerely,

Yoann Andreu

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a horizontal line at the base, positioned below the printed name.

9 permits were found for

824 POLK ST

View	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
Details	33557	P0700456	DEMOLITION-PLUMBING	7/28/2006	4/3/2007
Details	25452	M0601490	DEMOLITION-MECHANICAL	7/28/2006	11/15/2006
Details	18238	B0611461	DEMOLITION-STRUCTURAL(W/O W/S CREDIT)	7/28/2006	11/15/2006
Details		B9904415	STORM SHUTTERS		7/15/1999
Details		B9102713	FENCE-WOOD,CHAIN LINK,ETC.		5/3/1991
Details		B9102362	WINDOW REPLACEMENT		4/23/1991
Details		M9001459	REPAIRS-MECHANICAL &/OR AC		11/30/1990
Details		E9002704	BURGLAR ALARM,INTERCOM,TELEPHONE,OR TV		11/30/1990
Details		P9000995	PLUMBING WORK		11/29/1990

NAME OF OWNER OLDANI

71-1271

ADDRESS 824 Polk St.LEGAL DESCRIPTION ^{lot} 25+26 Bk 72, Hollywood Lakes

DESCRIPTION OF CONST.

FEE

ARCHITECT: Michael Vale

EVAL.

270# 7/A Room addition Pole & grade beams

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG. <u>270#</u>	<u>11168</u>	<u>9/14/71</u>	<u>Dade Board</u> ^{+ A/C}	
ROOF <u>320#</u>				
ELECTRICAL	<u>5106</u>	<u>9-15-71</u>	<u>Electric Meter</u>	
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY	<u>1812</u>	<u>2-3-72</u>	<u>Dade - Brown</u>	<u>72-328</u>
FENCE				

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH 1-27-72
SOIL	SEPTIC SEWER	SLAB
SLAB 11-12-71	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS 11-30-71	GREASE TRAP	POOL
TIE BEAM 12-20-71	FINAL	FINAL 2-18-72
FRAMING 1-4-72	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	C/A STRUCTURE	MECH.
MATERIAL FINAL	1-8-73	
POOL		BOND
STEEL FINAL	UTILITIES	
Steel 11-11-71	ENG.	C/O DATE
		REC'D BY
SEWER TAP CHG.	BLDG. FORM	P & L
	ZONING	GAS

NAME OF OWNER

Oldani

ADDRESS

824 Polk St.

LEGAL DESCRIPTION

DESCRIPTION OF CONST.

FEE

ARCHITECT:

EVAL.

elec

PERMIT TYPE

NO.

DATE

TO WHOM

FIXT. or OUT.

BLDG.

ROOF

ELECTRICAL

4567

7-27-71

Dade-Broward 4HP cent
200A

PLUMBING

GAS AWNINGS

2329

2-28-72

PROTECT .04

70¢/F

SEPTIC, SEWER

A/C DUCTS

SCREEN ENCL.

POOL

DRIVEWAY

FENCE

INSPECTIONS

FOUNDATION	PLUMBING	ELECTRIC
PILING	1st ROUGH	TEMP POLE
GRADE BEAM	2nd ROUGH	ROUGH
SOIL	SEPTIC SEWER	SLAB
SLAB	SEWER SKETCH	TEMP. FINAL
PADS COLUMNS	GREASE TRAP	POOL
TIE BEAM	FINAL	FINAL 8-19-71
FRAMING	GAS	A/C HEAT DUCTS
LATHING		DUCTS
ROOF TIN CAP TILE		A/C
SCREEN ENCL.	C/A STRUCTURE	MECH.
MATERIAL FINAL		
POOL		BOND
STEEL FINAL	UTILITIES	
	ENG.	C/O DATE
		REC'D BY
SEWER TAP CHG.	BLDG. FORM	P & L
	ZONING	GAS

JOB CARD

OWNER J. Oldani	JOB ADDRESS 824 Polk Street
--------------------	--------------------------------

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
-------------------	------------	-------	-------------------------

MICROFILM NO.	ARCHITECT	FEE \$ 12.00	VALUATION \$ 350
---------------	-----------	-----------------	---------------------

DESCRIPTION OF CONSTRUCTION fumigation	<input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> SEWER TAP
---	--

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING	63019	7/15/80	Terminix	SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES:

OWNER:

JOB ADDRESS:

CONSTRUCTION	DATE	PLUMBING	DATE	AIRCONDITIONING	DATE	NOTES
FOUNDATION		1st ROUGH		A/C HEAT DUCTS		
PILING		2nd ROUGH		DUCTS		
GRADE BEAM		SEPTIC/SEWER		MECHANICAL		
SOIL		SEWER SKETCH				
SLAB-BLDG.		GREASE TRAP		FINAL		
PADS/COLUMNS		GAS				
TIE BEAM				FIRE BUREAU		
FRAMING		FINAL		SPEC. INSP.		
LATHING						
TIN CAP/TILE		ELECTRIC	DATE	FINAL-ENG.		
SCREEN ENCLOSURE		TEMPORARY POLE				
MATERIAL FINAL		ROUGH		UTILITIES		
POOL STEEL		SLAB		SEWER TAP		
CONC. SLAB/GRADE		TEMPORARY FINAL		BONDS		
C/A STRUCTURE				BLDG. FORM		c/o DATE:
		FINAL		ZONING FINAL		rec'd by:

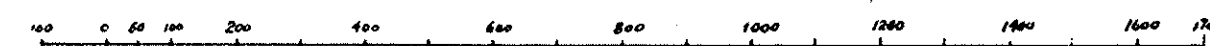
HOLLYWOOD "By the sea"

Hollywood Lakes Section

1-32 32

Hollywood Land & Water Co. Hollywood, Fla.

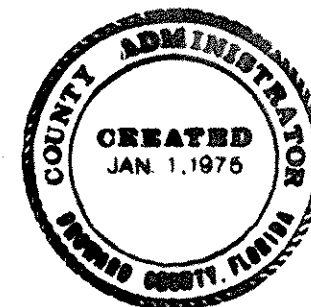
SCALE-1=300



19578

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book L at Page 32 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 18th day of May A.D. 1927



L. A. HESLER, County Administrator

March 1927
Frank A. Bryan
M. L. Seibert

A subdivision of Section fourteen (14) and of a part of Section thirteen (13), lying West of F.C.L.C. & T. Co's Canal in Township fifty one (51) South of Range forty two (42) East, described as follows: Starting from the SW corner of section fourteen (14) run northerly upon and along western Section line of section fourteen (14) five thousand three hundred fifty two and seven tenths (5352.7) feet to the NW corner of this Section; thence run easterly upon and along northern Section line of Section fourteen (14) two thousand six hundred forty three and seven tenths (2643.7) feet to the half Section point of this Section; thence run easterly upon and along northern Section line of Section fourteen (14) two thousand seven hundred forty nine and eight tenths (2749.8) feet to the NE corner of Section fourteen (14); thence run easterly upon and along northern Section line of Section thirteen (13) four hundred thirty (430.0) feet to a point on the West bank of F.C.L.C. & T. Co's Canal; thence run southerly upon and along the West bank of the F.C.L.C. & T. Co's Canal five thousand three hundred fifty one and eight tenths (5351.8) feet to a point on the southern line of Section fourteen (14), which point is ten (10) feet West from the SE corner of Section fourteen (14); thence run westerly upon and along southern Section line of Section fourteen (14) five thousand two hundred seventy four (5274.0) feet to the point of the beginning at SW corner of Section fourteen (14).

I the undersigned hereby certify that the within plat shows the subdivisions of the described lands as made under my direction in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are correct to the best of my knowledge and belief.

By Frank C. Fickey, Engineer
License 272

State of Florida } ss.
Broward County }

Knowall men by these presents that the Hollywood Land and Water Company a Corporation under the laws of Florida has caused to be made the above plat of "HOLLYWOOD LAKES SECTION" a subdivision of the section fourteen (14) and of a part of Section thirteen (13), lying West of F.C.L.C. & T. Co's Canal, in Township fifty one (51) South of Range forty two (42) East and that the said Corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, walks and Lakes, shown on said Plat

Hollywood Land and Water Company

By

President Joseph W. Young

Attest:

Secretary Lillian Allen

State of Florida } ss.
County of Dade }

I, Mary V. Murrs, a Notary Public in and for said County and State do hereby certify that at the date hereof there personally appeared before me Joseph W. Young and Lillian Allen to me well known to be respectively the President and Secretary of Hollywood Land and Water Company, a Corporation organized and existing under and by virtue of the Laws of the State of Florida and in person severally acknowledged that they executed in their official capacity the above and foregoing Plat of "HOLLYWOOD LAKES SECTION" together with all descriptive matter and reservations therein set forth as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company for the uses and purposes therein set forth.

Witness my hand and Notarial Seal at Miami in said County and State this 22nd day of February, A.D. 1923

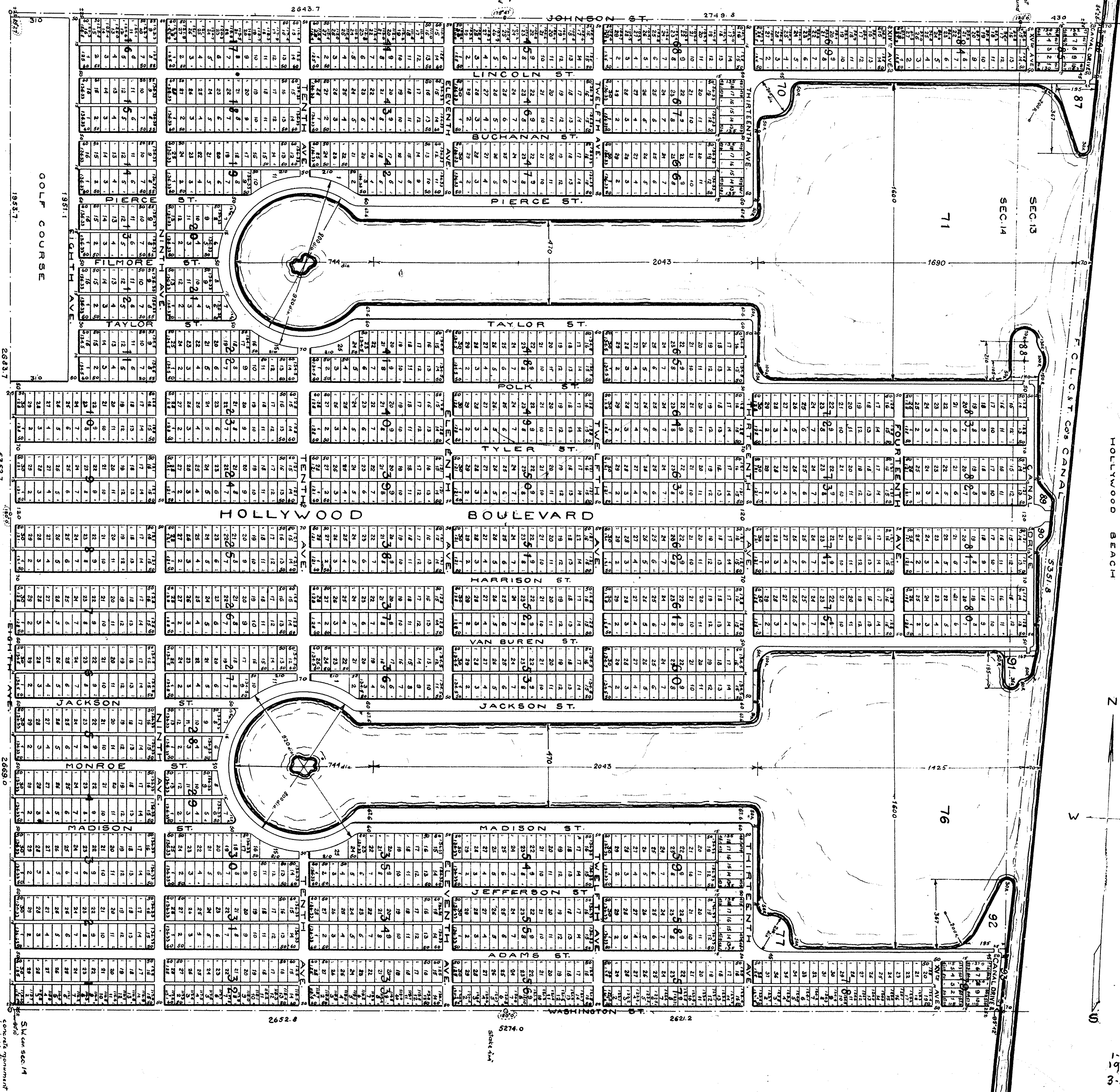
My commission expires on the 1st day of July, 1926

Notary Public Mary V. Murrs

Survey monument
buried in the ground

Survey monument
buried in the ground

Survey monument
buried in the ground



HOLLYWOOD BEACH

N

W

1-32
19578
3-3-23

(2 shots)

#60

(14)

SURROUNDING PROPERTIES



822 Polk Street (east)



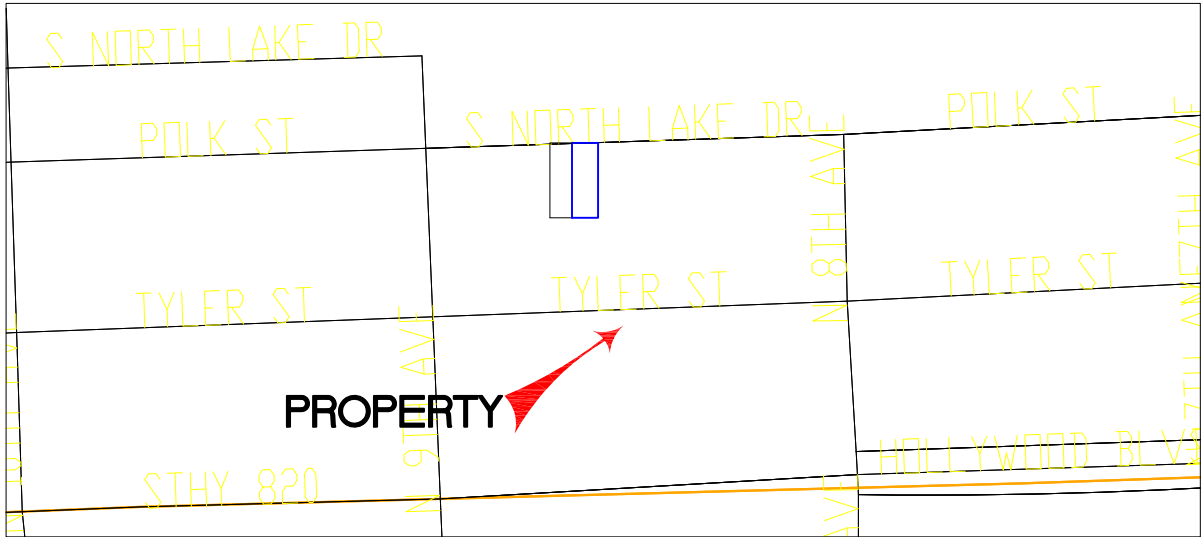
826 Polk Street (west)



Hollywood Lakes - intracoastal (north)

LOCATION SKETCH

SCALE: NTS



JOB No. 24-03824125-26 CLIENT: BIDASK LADRILLO LLC
PROPERTY ADDRESS 824 POLK ST, HOLLYWOOD FL 33019
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOTS 25 & 26, BLOCK 72
SUBDIVISION HOLLYWOOD LAKES
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 32
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.
SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF **BROWARD** COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.
- 9-) ELEVATION INFORMATION: (IF APPLICABLE): THESE ELEVATIONS WERE MEASURED USING SURVEY GRADE GLOBAL POSITION SYSTEM EQUIPMENT, THAT UTILIZES THE F.D.O.T. PERMANENT REFERENCE NETWORK AS ITS HIGH ACCURACY REFERENCE NETWORK (H.A.R.N.)

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 5.00 COMMUNITY 125113 PANEL NUMBER 0588 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D., 1988 DATUM,
COUNTY BENCHMARK USED #1915 ELEVATIONS 1.67' FEET B.M. LOCATION HWY A-1-A
SR 820

CERTIFIED TO:

BIDASK LADRILLO LLC

SURVEY DATE: 03-05-2024

MAO SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

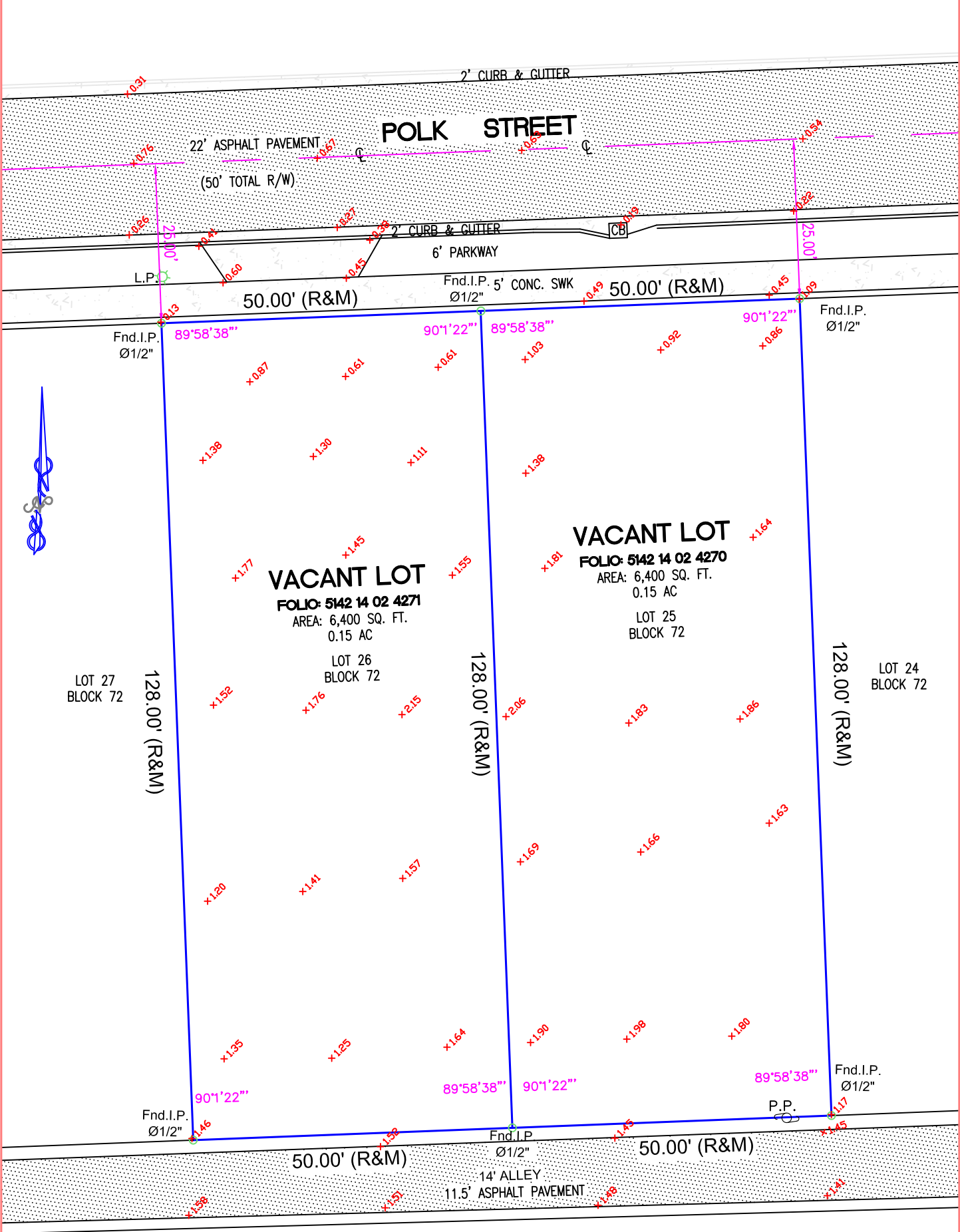
BY: _____
LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

PAGE 2 OF 2
NOT VALID WITHOUT PAGE 1 OF 2
JOB No. 24-03824125-26
SCALE: 1" = 20'

BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS

0.00 = ELEVATION
DRWY. = DRIVEWAY
U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARINGS
A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL. = CLEAR
C/L = CENTER LINE
CONC. = CONCRETE

F.N. = FOUND NAIL
P.O.C. = POINT OF COMMON-CEMENT
F.D.H. = FOUND DRILL HOLE
P.T. = POINT OF TANGENCY
E.N.C. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND REBAR
I.F.E. = LOWEST FLOOR ELEVATION
I.P. = LIGHT POLE
(M) = MEASURED
(R) = RECORD
(R & M) = RECORD & MEASURED

E.M. = ELECTRIC METER
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL/DISK
P.C.C. = POINT OF COMPOUND CURVE
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.E. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
N.T.S. = NOT TO SCALE

CONCRETE FOUNDATION
Δ = CENTRAL ANGLE
-/- = WOOD FENCE
-X- = CHAIN LINK FENCE
ZZZZ = C.B.S. WALL
B/C = BLOCK CORNER
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE
STY = STORY
SWK = SIDEWALK
UE. = UTILITY EASEMENT

OVERHEAD ELECTRIC
UTILITY CONC. POLE
WATER METER