



KallerArchitecture

August 3rd, 2020

HISTORIC PRESERVATION BOARD
PLANNING AND ZONING DIVISION
City of Miami Beach
Building Department Miami Dade – County

Re: SANKOWSKI RESIDENCE
828 4th Street
Miami Beach, FL, 33019
Architect's Project #: 20098
REVISION # 1 (HPB)

Process Number: HPB20-0422

ZONING REVIEW

1. Revise front setbacks on proposed plans. Survey indicates front setback at 2'-3".

RESPONSE : Existing setback is 2.8' = 33.6" revised on sheet SP-1 cloud # 1

2. Provide a variance page. The project requires a variance from the required 5'-0' front setback to construct the garage, and other 3 variances to exceed the maximum 25% projection for roof overhang in the front, interior side and rear yards. If these variances are requested, indicate on plans proposed setbacks and projection.

RESPONSE : Garage front setback, front and side roof overhang will be the only variances. See SP-4 for diagrams in addition to exterior elevation sheets.

3. Revise letter of intent. Variances to reduce the minimum required open space are not allowed. Up to 50% of the required open space may be satisfied by a payment of an in-lieu fee to South Point Streetscape fund at the time of the building permit. The area of the proposed Open space complies with the total of the minimum setback areas (900 sf).

RESPONSE : Payment to South Point Streetscape fund will be made.

4. Since the required setbacks of the building is 5'-0" in all yards, the location of the pool at 5'-0" from rear and side property lines would not require a variance.

RESPONSE : Pool is being proposed to be at 0'-0" setback

PLAN REVIEW

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Demolition plans and elevations are not clear. Clearly indicate with a red hatch all areas elements that are proposed to be demolished including the roof and roof structure and the floor structure.

RESPONSE : Red hatch for demolition areas shown in all plans.

b. Elevations should indicate a new metal roof is proposed.

RESPONSE : Metal roof note updated, see A3, A4 & A5

c. Provide a preliminary shoring and bracing methodology and diagrams.

RESPONSE : To be provided.

d. Provide a three-dimensional perspective rendering.

RESPONSE : See cover sheet, clouded Delta # 1.

e. The elevations state wood siding, but a Resysta product cut sheet has been provided, please clarify. Whatever siding is proposed, please specify the exact material/color in elevation drawings.

RESPONSE : Drawing revised to match “composite” wood of catalog attached.

2. ZONING (these comments may be superseded by the zoning reviewer comments)

a. Provide diagrams demonstrating requested variances.

RESPONSE : Front setback garage wall and side alley roof overhang encroachments. Diagram shown on SP-4

b. The garage addition requires a front setback variance. The minimum/maximum front setback is 5'-0".

RESPONSE: Noted.

c. Open space ratio in the PS performance standard district refers to a percentage calculated as the area of open space, including required yards, at grade to the gross lot area of a parcel. An open space variance cannot be requested per 142-704(b)(5). The required open space ratio is .65. Up to 50 percent of the open space required by these land development regulations may be fulfilled by payment of an in-lieu-of fee into the South Pointe Streetscape Fund.

RESPONSE : Payment to South Point Streetscape fund will be made.

d. The required rear setback is 5'-0". Is the pool encroaching into the rear 5'-0" setback? If the pool or pool deck does encroach into the setback, identify on plans..

RESPONSE : pool is now being proposed to be a 0'-0" setback

e. The deck/pool deck is not indicated in the site plan. Please show on plans and indicate setbacks. Check for compliance with required setbacks.

RESPONSE : Patio material to be 5'-0" from property line. See SP-1 clouded # 1

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. N/A

Should you have any questions, please don't hesitate to contact this office.

Regards

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