

December 16, 2018

Members of the Board of Adjustment
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: 1746 CLEVELAND RD. Application to waive the required front setback to build a car garage.

Dear Members of the Board of Adjustment:

My name is Keith Ferguson: my family and I live at 1746 Cleveland Road. After carefully looking at many homes we finally found this home in September 2017. We have lived in Miami Beach for over fifteen years and were excited we found our new home here. Together with my wife and two young children, we decided this was the home we wanted. We love our neighborhood, we love the area and we plan to raise our children in this home. We would like to build a garage at the front area attached to the home structure. It will both provide protection from the elements for our family's car specially during hurricane season while also improving the property aesthetically thru a clean, less cluttered space while still maintaining openness and green elements as well as serve as storage for our kids bicycles and larger toys.

Due to the placement of the home within the lot in order to build the needed garage we will need to apply for a front set back variance. We have exhausted all other locations for this garage and the placement being proposed is the only area that will allow us to build it with minimum impact to the front setback, front yard and main front entrance of the home. The proposed garage will have a setback of 13'-2" as opposed to the required 20 ft. We respectfully are requesting a variance of 6'-10" in order to fit the car garage. This garage will be used only to store our cars. Our neighbors do not oppose our request. This addition to our home will complete our home while improving the appearance of our property. We will really appreciate your support.

As specified in Sec. 118-353. - Variance applications, it seems likely that the placement of the equipment in the requested area will qualify for the granting of a variance:

Sec. 118-353

In order to authorize any variance from the terms of these land development regulations and sections 6-4 and 6-41(a) and (b), the board of adjustment shall find that:

(1)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; This property contains a home built in 1952 the house placement within the land will need a variance in order to fit a 20 ft interior depth dimension garage while still respecting all other setback requirements.

(2)The special conditions and circumstances do not result from the action of the applicant; The house was built in 1952 further addition to the rear of the property were made many years prior to applicant purchasing the home in September 2017, the house placement within the lot is not resulting as an action of the applicant

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district; The granting of the variance will allow the applicant to have a car garage, an elements that other properties in the area have.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; Literal interpretation of the Code will not permit the location of the garage on the east side or the west side site due to the placement of the home within the lot and the required 20 ft front set back.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
This is a minimal variance, providing for reasonable use of the front yard.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
This variance will not destroy the harmony of the Code not detrimental to our neighborhood.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board of adjustment voting on the applicant's request.
This variance is consistent with the comprehensive plan and does not reduce the levels of service as set forth in that plan.

This project shall comply with section 133-50 Criteria Article II -Sea Level Rise and Resiliency Criteria, item 1 through 10 on criteria for development orders .

Based on the foregoing, the submitted supporting material, I respectfully request that the Board review and give favorable consideration to this application.

Sincerely,
Keith Ferguson

A handwritten signature in dark ink, appearing to be 'KF', written over a light blue horizontal line.