

RESPONSE SHEET

CITY OF MIAMI BEACH

VARIANCE COMMENTS

Property Address: 2300 ALTON RD
MIAMI BEACH, FLORIDA.

ZONING/VARIANCE COMMENTS:

Date of Review: 04-1-19

1. variance to reduce the required side setback from 10'-0" to 5'-0"
2. A variance to reduce the required street side setback from 15'-0" to 12'-9"
3. A variance to reduce the required rear setback for accessory building from 15'-0" to 4'-6"
4. A variance to reduce the required sum of the side setbacks from 25'-0" to 17'-9" for portions of the accessory building within the main building setbacks.
5. A variance to eliminate the required 5'-0" distance separation between the main building and the accessory structure. Variance required unless the existing wall that connect both structures is reduced in height to not more than 7'-0" from grade.

RESPOND: Refer to variance required located in sheet C-1, site plan in C-2, zoning data in sheet C-3 and Variance diagram for corrected setbacks as required for variances.

6. A variance to exceed the maximum 25% of the area of the required rear yard for an accessory building. Applicable to only the portion within the rear 20'-0". Pending diagram showing area.

RESPOND: Refer to corrected rear open space diagram plan located in sheet C-4.

7. A variance to exceed the maximum 10% of the unit size of the main home. Applicable to the footprint of the accessory building within the rear 20'-0". Pending diagram showing area and unit size calculations.

RESPOND: Refer to corrected unit size diagram located in sheet C-6.

8. Clarify the use of the two (2) existing concrete slab on the west side noted to remain.

RESPOND: Existing concrete slabs (2) located on the west side to be removed, Refer to corrected existing Demo / floor plan located in sheet D-1.

9. Clarify if the existing ac equipment on the west side will be removed or retain. The concrete slab is Shown on site plan, page C-2 and not shown on first floor plan, page A-1 or demolition page.

RESPOND: Existing A/C on the west side to retain, refer to corrected page A-1 and existing / demo floor plan in D-1.

10. Indicate the rear setback of 20'-0" on site plan.

RESPOND: Refer to corrected site plan showing the rear 20'-0" setback, located in sheet C-2.

- 11. Revise the rear yard open space calculations and diagram. Only the areas with grass or Landscape count as part of the required 70% landscape. All impervious surfaces including Concrete slab, driveway and pavers shall not be counted as part of landscape.**

RESPOND: Refer to corrected rear yard open space diagram plan located in sheet C-4.

- 12. Revise open space diagram and calculations on the street side. The 50% open space required Applies only to the required side yard of 15'-0".**

RESPOND: Refer to corrected street side yard open space diagram plan located in sheet C-4.

- 13. Indicate width of walkway and driveway.**

RESPOND: Refer to corrected site plan and floor plan for walkway and driveway width.

- 14. Provide overall dimensions of covered terrace in the accessory building.**

RESPOND: Refer to corrected floor plan for overall covered terrace dimensions, located in sheet A-1.

- 15. Provide east elevation of the main home.**

RESPOND: Provided an east elevation of the main home, located in new sheet A-8.

- 16. Clearly indicate in north and east elevation drawings of the main home if arched area is open or Not**

RESPOND: Refer to new east elevation and north elevation for open arched areas.

- 17. Revise lot coverage calculations and diagrams. Do not indicate existing and new. Shade all areas that count. The garage area does not count in the lot coverage. Remove shading of the garage area.**

RESPOND: Refer to corrected lot coverage diagram, located in sheet C-4.

- 18. Provide a unit size diagram and calculations. The area exceeding 10'-0" from the wall at the accessory building shall be counted in the unit size. Covered terrace open on two sides and not exceeding 10'-0" from the walls do not count in unit size at the first floor. Indicate breakdown of the areas counted.**

RESPOND: Refer to corrected unit size diagram, located in sheet C-6.

- 19. Garage does not meet minimum slab elevation height of 5.545' NGVD.**

RESPOND: Garage will provide flood vents as required, refer to corrected floor plan, located in sheet A-1.