

April 4, 2019

City of Miami Beach  
Planning & Zoning Department  
Board of Adjustments  
1700 Convention Center Drive  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**RE: 2300 Alton Road, Miami Beach, FL 33140**

Dear Member of the BOA:

I greatly appreciate your taking the time to review my request for a Variance on the setback of my property. Please allow me to explain the need for my request.

**Variance Request:**

The following variances may be required for the project:

- 1) A 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. Page 3 of 4 2300 Alton Road DRB19-0377
- 5) 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.
- 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.
- 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. Please note that uploading page by page electronic files of application and

**Hardship:**

1. My father is getting older and must now be able to sleep by us as he requires much more assistance.
2. As you're aware, there's very limited parking, if any, in the Alton Road area. Aside from the fact that cars are always flying by and it's very dangerous for people getting inside and outside of their parked vehicles, I must have a spot to park our cars.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Ballarini', with a large, stylized flourish at the end.

Joseph Ballarini

2300 Alton Road

Miami Beach, FL 33140

267-996-5336