

Rey Residence

Architectural Letter of Intent

April 4, 2019



(Concept rendering – only)

*1351 Lenox Avenue
Miami Beach, FL 33139*

Owner:

Jorge Rey

Architect: **Eilert Lewis Architects Studio**

Sebastian Eilert, AIA & Daniel Lewis, AIA

To whom it may concern;

The Rey residence is located in the Flamingo Park Historic District, built in 1937. It has had a few renovations and additions constructed since then. Our project consists of a first floor expansion of the living and kitchen area and a second floor addition of two bedrooms and a bathroom. The additions are on the rear of the existing home. The only work visible from the street will be the conversion of an existing flat roof to an open balcony at the North West corner of the residence. The Profile of the home facing the street will only have minor changes related to the roof line. The addition will maintain the North line of the existing building wall on the ground floor and second floor.

With respect to Article II a & b – Sea Leve Rise and Resiliency Review, the following items were applicable and considered.

- 5) & 6) & 8) The finish floor elevation cannot be adjusted without extreme measures and severe consequences to the property and was rejected as impractical and extremely costly. It is in the owner's best interest nor in the best interests of conservation of the structure on the property to undertake said actions.



- 7) & 9) all new equipment, materials and construction has been designed to maximize concurrency with flood plain elevations as noted with FEMA and MB Zoning requirements
- Remaining items are not applicable.

We are requesting a variance for the second floor setback requirement to allow the wall to align with the existing and new ground floor wall on the North property line. This comports with Sec. 118-353, (d), with commonality of historic setbacks for similar properties in the neighborhood as well as mitigating costs and design requirement complexity.

We are requesting a waiver to allow for additional second floor square footage over 70% for family so as to improve the livability of the home for a growing and larger family while minimizing the increase in the ground floor footprint of the home and maintaining the existing levels of landscaped areas.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lewis", with a horizontal line extending to the right.

Daniel Lewis, AIA