

April 8, 2019

**RE: New single-family residence
2726 Alton Road, Miami Beach
DRB19-0373**

Letter of Intent

Application herein is for the new construction of a single-family, two story residence with a unit size of 3,438 square feet. Application includes a proposed 2 car garage, covered entry, covered loggia at the rear, a pool and pool deck, and second floor terrace.

For this application, no variances have been requested.

This application does include 1 waiver request for Unit Size Requirements per Sec. 142-105 (b)(4)c. The code reads "For two story homes with an overall lot coverage of 25 percent or greater, the physical volume of the second floor shall not exceed 70 percent of the first floor of the main home, inclusive of any enclosed parking structure. The DRB or HPB may forego this requirement, in accordance with the applicable design review or appropriateness criteria."

This home meets the two following conditions which would trigger the requirement of 142-105(b)(4)c:

- a. The proposed home is two story.
- b. The overall lot coverage for the home is greater than 25%.

However, staff commentary and interpretation of 142-105(b)(4)c suggest that CMB is seeking to compare the surface area of exterior 'weather walls' between the floor height and ceiling height of each floor and that the ratio of each total "shall not exceed 70 percent of the first floor of the main home, inclusive of any enclosed parking structure." Per the requested diagrams and commentary, we are requesting a waiver from this requirement.



Brian Ira Bullock, Architect
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