

April 22, 2019

City of Miami Beach  
Planning Department- Design Review Board  
1700 Convention Center Drive, second floor  
Miami Beach, FL 33139

**ARCHITECT'S LETTER OF INTENT:**

**Re: Ratner Residence  
6494 Allison Road  
Miami Beach, Florida**

Members of the City of Miami Beach DRB,

Let this serve as the Architect's Letter of Intent as it regards a proposed new residence to be located at 6494 Allison Road on Miami Beach. The property size is 16,162.5 square feet. It is zoned RS-3 and has a FEMA Base Flood designation of AE-8, or +8' NGVD.

We propose to construct this residence at FEMA plus 2', or at 10' NGVD. We can do this by right. Since the residence has a lot width of 75', our side setbacks are 10' on each side, which meets the code requirement for side setbacks. Our front setback is 20'. This is also allowable, as the structure is a one-story garage with a clear, unroofed, open to the sky width of 5' between the structure and the two-story portion of the residence. The rear setback requirement is 32'-4". Our residence setback is 72'-6" from the rear property line, and the cabana setback is 49'10", both falling in within the required rear setback.

The lot coverage in this design is 28.78%, which satisfies the code requirement of a maximum of 30%. The unit size is 7,939.89 square feet, or 49.01% of the lot size. The maximum allowed is 50%, so this also satisfies the unit size requirement.

Something unusual about this design is that the rear yard is 100% permeable, while only 70% is required to be.

We are requesting a height waiver of 2'. Since the property is zoned RS-3, by right we may have a 24' roof height and are allowed up to 28' with DRB approval. We are requesting a 26' height. Had we designed the residence by right at 5' above FEMA required base floor, and had we designed a roof at a height of 24' above the finished first floor, we would be at 29'-0" above the FEMA Base Flood elevation. Because we are only going up 2' from FEMA Base Flood, and our roof height is 26' above the FEMA required first floor elevation, we will be actually 1'-0" below what is allowed by right.

We are also requesting a waiver from the second floor to first floor ratio allowed by right at 70%. In this case, our second floor to first floor ratio is 84.9%, thus we are requesting a waiver of 14.9%. The reason behind the ratio allowed by right is that the DRB wanted to avoid designing and building square massively boring appearing residence. You can clearly see by our

axonometric diagrams, floor plans and renderings, that this design is far from that. The architecture incorporates a substantial amount of movement and interest. We call this an “upside-down” design in that one walks under a second-floor portion of the residence in order to enter the main first floor. This adds architectural interest to the architecture, but also adds square footage to the ratio.

We are also requesting a side yard waiver. The code states that the side yard at the areas the residence recesses should be at average grade. We make the side yard in these areas about 2” below the finished floor. We use these as gardens, reflecting ponds and other usable areas that will benefit not only the homeowner, as they are usable, they will also aesthetically benefit the neighbor due to the added interest of architectural features, rather than a blank space.

This, we believe, is a beautifully designed residence that is not only modern, but quite elegant. I appreciate the time it took to review this application and hope that these waivers may be granted.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA