

September 9, 2019

To: Design Review Board Members and Planning Department Staff,

**Re: Request for Variance for New Residence Located at 1717 N View Drive Miami Beach, FL. 33140**

Dear Board Members and Planning Staff,

The applicant is Misha Ezratti, the owner of the property located at 1717 N View Dr. Let this letter serve as the letter of intent in support of the owner's request for a variance for the construction of a new, two-story, single-family residence to replace an existing post-1942, two-story residence in an RS-2 zoning district.

The applicant is seeking a variance regarding the cabana height. The variance asks that the cabana height be allowed at an elevation of +15'-0" above adjusted grade. Established grade for the property is 4.24 NGVD, the Base Flood Elevation (BFE) is 8'-0" NGVD +1'-0", making the adjusted grade 6.12' NGVD. The variance requests that the cabana height be allowed at a higher elevation than the code allowed 12'-0" maximum above adjusted grade. The code now allows a Design Flood Elevation of 5'-0" above board the Base Flood Elevation. This residence has been permitted at 3'-0" above Base Flood Elevation, to 11'-0" NGVD, which is 2 feet lower than the permissible. The allowable cabana height, however, has not been updated to parallel the correlated Design Flood Elevation, and as a consequence cabanas are very low in relation to the residence. The proposed cabana also complies with the setbacks for a 2-story accessory structure.

I ask for your support and your vote in favor of the variance described in this letter of intent so that we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,

Ralph Choeff