

Itzhak Daniarov,
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December 5th, 2019

Design Review Board
Planning Department, City of Miami Beach
1700 Convention Center Drive 2nd Floor,
Miami Beach, Florida 33139

To whom it may concern:

I am submitting this application to the Design Review Board of the City of Miami Beach, in order to get an approval on the remodeling and addition for a two-story house in the existing lot at 4481 Prairie Avenue, Miami Beach, Florida 33140. Also, an approval for the 3 following variances: existing north side yard setback at 5.0' to remain; existing south side yard setback at 7.8' to remain; and the sum of the side yards setbacks to remain as existing. All the information required as per the Board Application Check List is provided in this application.

Adhering to the currently required setback requirements poses a hardship, since if the if the entire existing residence is demolished the property taxes would be substantially higher than if we keep portions of the existing structure. For this reason, I am trying to save the existing exterior side walls and the nonconforming side setbacks. Also, the property's site is exceeding the 60' lot size by a mere 0.03' in the rear property line and by 0.25' in the front property line; which is and extremely small dimension which requires a 10' setback instead of the 7.5' for lots less than 60' wide as per City of Miami Beach Code. The design of the house will be in full harmony with the general intent and purpose of these land development regulations and the variances requested will not have a detrimental impact to the neighboring properties.

The proposed addition complies with the sea level rise and resiliency review criteria per section 133-50 of the City Code as stated below:

- A recycling or salvage plan for partial demolition will be provided in later stages of the project development.
- All the windows that are proposed to be installed will be hurricane proof impact windows, also passive cooling systems, such as operable windows and door transoms will be provided.
- Resilient landscaping has been proposed.

- The sea level rise projections in the Southeast Florida Regional Climate Action Plan, the land elevation of the subject property and the elevation of surrounding properties has been considered when establishing the finish floor of the residence.
- The ground floor, driveway and garage ramping for new construction will be adaptable to the raising of public rights-of-way and adjacent land and provide enough height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.
- All critical mechanical and electrical system will be located above base flood elevation.
- The existing building will be elevated to base flood elevation plus 1' City of Miami Beach Freeboard.
- Cool pavements materials or porous pavement materials will be utilized, and the design of the project consider minimize the potential heat island effect on-site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Itzhak Daniarov', with a stylized, cursive script.

Itzhak Daniarov

Property's Owner