

LETTER OF INTENT

May 11, 2020

To: City of Miami Beach, Planning Department
Project: 71 La Gorce Circle, Miami Beach, Fl. 33141
Folio: 02-3210-016-0130
File Number: ZBA20-0111
Ref: Board of Adjustment - "Final Submittal"

We, Robert and Laura Nichols, owners of the existing one-story single family home located at 71 La Gorce Circle, Miami Beach, Fl. 33141, would like to apply to the Board of Adjustment the project submitted (ZBA20-0111), in order to obtain the **(3) Variance** approval.

Our project, which we anticipate will be considered by the Building Official as a substantial improvement, is requesting your consideration for 3 areas:

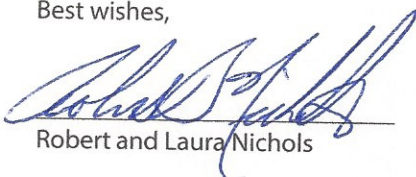
1. Our first area in question, is an existing Double Garage. We are not going to modify the footprint and the use therefore will be the same. This existing garage is located on the street side setback, (10'-3") however the required setback for this area is 15'-0". We would like to keep this structure as is and keep using it as a Garage. Note that if we bring the garage's structure to 15'-0" setback, we will not have any other space for double garage.
2. Our second area: Next to the garage we have an existing wing which is located in the back of the house which has a rear setback of 5'-6". We would like to extend this area and add a new addition of **650 SQ. FT** with a new Guest Bedroom, Guest bathroom and Exercise room. Detached to this area we also would like to add a separated structure of **60 SQ. FT**. This area will include a BBQ area with a cabana bathroom and storage room. For both areas we would like to maintain the existing setback of 5'-6". As you will be able to see in the existing plans, this is the only area where we can add a new addition to our house on a first floor. This new addition is very important to us as a family since this will allow us to have our in-laws visit us and offer them a welcoming space.
3. The third variance comes up after the First Submittal review, and it is about the rear yard Open Space. By reason of particular site condition, the existing property does not comply with the required open space percentage, and even less with the proposed project. In the event that we had to follow the code, we would have to demolish a considerable part of that side of the home.

Sixsides Architecture, Inc. is the architecture firm in charge of this project, and they have presented a conservative proposal which maintains the exterior characteristics of the house. Nevertheless, the reason we're applying for the *Variance* is because the additions of the new program do not comply with the required setbacks. Therefore, we would like to request your approval for the items we described previously.

Please do not hesitate to contact me if you have any questions at 305-491-7479 or lauranicholsmia@aol.com

Thank you all in advance for your consideration.

Best wishes,


Robert and Laura Nichols



May 5, 2020

To: City of Miami Beach
Planning Department

Subject: Construction variance request for 71 La Gorce Circle, Miami Beach, FL 33141

Reference: File Number: ZBA20-0111

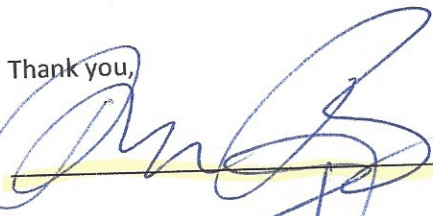

To whom it may concern,

This letter is to acknowledge our support of the remodeling plans for the above referenced property that borders our home's east property line, including Robert & Laura Nichols requested variance to:

- a.) Maintain the existing setback on the two-car garage as 10'-3" from the north property line (facing LaGorce Circle) - keeping structure as is.
- b.) Add a new addition of 710 SQ. FT with a new Guest Bedroom, Guest bathroom, Exercise room, BBQ area containing a cabana bathroom and storage area on the west side of the property while maintaining an existing rear setback of 5'-6".

Should you require any further information regarding any of the above, we kindly ask you feel free to contact us at 305-606-9027 or karinebigio@gmail.com

Thank you,

X 
X 

Date

05/07/20

Reuven & Karine Bigio
6711 Windsor Lane
Miami Beach, FL 33141

