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Keith Menin
2318 North Bay Road
Miami Beach, FL 33140

July 7th, 2020
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Planning Department, Second Floor

Attn: Design Review Board
Re: 2138 Bay Avenue (the "Property")

## Dear Members:

As manager and on behalf of Property owner, we would respectfully request your approval of the house designed by Z.W. Jarosz Architect, P.A. The project consists of a two-story single-family home with a pool intended as a primary residence. The design responds to all sea level rise and resiliency review criteria set forth in Section 133-50 of the Miami Beach Code of Ordinance. Below you will see the overall data of the project.

Lot Size
23,369.37 SF
Lot Coverage (max 30\% of lot size) Proposed Lot Coverage

Unit Size (max $50 \%$ of lot size)
First Floor Area
Second Floor Unit Size
Total Proposed Unit Size

7,010.81 SF (30\%)
7,006.43 SF (29.98\%)
11,684.68 SF (50\%)
5,847.41 SF (25.02\%)
5,757.17 SF (24.63\%)
11,604.58 SF (49.65\%)

We pursue a waiver of Section 142-105(b)(1) of the Miami Beach Code, that regulates the maximum height of the building. This section states that, for RS-3 district, the maximum height for a sloped roof is 27 feet unless approved by DRB. We request you consider allowing the maximum building height to be raised to 31 feet as allowed in districts RS-1 and RS-2. Please note that the lot area is $23,369.37$ square feet, surpassing the minimum lot size requirement for RS-2 districts, which allows a maximum sloped roof height of 31 feet and flat roof or mansard 28 feet.

In addition, we seek a waiver for Section 142-105(b)(4)(c) of the Miami Beach Code. This section specifies that the physical volume of the second floor shall not exceed $70 \%$ of the square footage of the first-floor area. The increase square footage requested below will allow the accommodation of the family and guests accordingly. Below you will find the zoning information
pertinent for your review. Please note that the uncommon shape of the lot is also a contributing factor.

| First Floor Volumetric Area | 5,784.87 SF |
| :--- | :--- |
| Required Second Floor Area (70\% of First Floor) | $4,049.40 \mathrm{SF}(70 \%)$ |
| Proposed Second Floor Area | $5,483.24 \mathrm{SF}(94.78 \%)$ |
| Difference Subject to Waiver | $1,433.84 \mathrm{SF}(24.78 \%)$ |

Finally, we request that you consider a variance for section 142-06(b)(1)(c) of the Miami Beach Code, that regulates the second-floor square footage for accessory buildings. Given the stark realities of sea level rise and our emphasis on forward-thinking design, this project was designed with a "ground floor" that is not really a ground floor at all as it is completely open and, given that it is the closest structure to the water, was designed to withstand and survive any eventual storm surge or rise of water. While we understand that this section requires the second floor of an accessory building to be not more than $50 \%$ of the first-floor area, we ask for consideration of the variance because this essentially is a single story structure and in any case, the inability to secure the variance would result in the need for modification would be incompatible with our and the City's environmentally conscious considerations.
The ground floor is almost entirely open allowing for hurricane surge. The shape of the property limits its usable area resulting the accessory structure to be placed close to the water's edge.
The structure complies with setbacks and all other requirements otherwise.

Acc. Str. Enclosed First Floor Are 216.21 SF Required Acc. Str. Second Floor Area (50\% of First Floor) Proposed Acc. Str. Second Floor Area
Difference Subject to Variance
108.10 SF (50\%)
473.31 SF (218.91\%) 365.21 SF (168.91\%) criteria and respectfully request your consideration and approval.

Thank you for your careful attention,


Keith Menin





| Ітем \# | zoning information |  |
| :---: | :---: | :---: |
| 1 | FLOOD ZONE: | AE+8 |
| 2 | FIRM MAP NUMBER: | - |
| 3 | base flood elevatio (bFE): | 8.00 NGVD |
| 4 | PRoposed flood design ellvation: | 9.00 NgVD |
| 5 | Crown of road elevation: | 4.92 ' NGVD |
| 6 | CLASSIFICATION OF STRUCTURE: | CATEGORY ॥ |
| 7 | bullding use: | SINGLE-FAMLY RESIIENCE, GARAGE |
| 8 | LOWEST ELEV. OF EqUPMENT: | $9.00{ }^{\text {a }}$ NVD |

SINGLE FAMILY RESIDENCE - ZONING DATA SHEET

| 1 | Address and legal description | 2138 Bay Avenue, Miami Beach, FL 33140. <br> LOT 21, BLOCK 4A, SUNSET ISLANDS- ISLAND NO. 4 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 2 | FoLio NuMber(s): | 02-3228-001-1900 |  |  |  |
| 3 | Board and fle numbers: | N/ |  |  |  |
| 4 | Year bult | 1937 | zoning district: |  | RS-3 |
| 5 | base flood elevation: | AE 8.00' | GRade value in ngvd: |  | 4.92 NgVD |
| 6 | ADJUSTED GRADE (FLOOD + GRADE)/2: | $6 ._{\text {6.46 }}$ NGVD | FREEBoard: |  | 10.00 NGvo |
| 7 | Lot AREA: | 23,36.37 SF |  |  |  |
| 8 | LOT WIDTH: | 98.16' | LOT DEPTH: |  | 247 -0" |
| 9 | max Lot coverage sf and \%: | 7,010.81 SF (30\%) | PROPOSED LOT COVERAGE SF AND\%: |  | (7.006.43 SF (29.98\%) |
| 10 | ExISTING LOT COVERAGE SF AND \%: | ${ }^{2}, 957.14$ SF (12.65\%) | Lot coverage deducted (GARAGE) SF And \%: |  | N/A |
| 11 | FRONT YARD OPEN SPACE SF AND \% (min 50\%): | (616.72 sp (65.29\%) | REAR YARD OPEN SPACE SF AND \% (min 70\%): |  | 3,749.12 SF (70.07\%) |
| 12 | MAX UNIT SIIE SF AND \%: | ${ }^{11,684.68 \text { SF (50\%) }}$ | PROPOSED UNIT SIZE SF AND \%: |  | 11,604.58 SF (49.65\%) |
| 13 | EXISTING FIRST FLOor Unit SIZE: | 3,066.14 SF (13.09\%) | PROPOSED FIRST FLOOR UNIT SIEE: |  | 5,847.41 SF (25.02\%) |
|  |  |  | PROPOSED FIRST FLOOR UNIT SIZE VOLUMETRIC: |  | 5.5784 .87 SF |
| 14 |  |  | PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND \% (NOTE: TO EXCEED 70\% OF THE FIRST FLOOR O THE MAIN HOME REQUIRE DRB APPROVAL) |  | (5,483.24 SF (99.78\%) |
| 15 |  |  | PROPOSED SECOND FLOOR UNIT SIIE: |  | 5,757.17 SF (24.63\%) |
| 16 |  |  | PRoposed roof deck |  | N/A |
|  |  | Required | Existing | PROPOSED | DEFIIIENCIIES |
|  | нeight: |  |  |  |  |
| 17 | main house | 27-0" |  | 31-.0" |  |
| 18 | ACCESSORY STRUCTURE | 20.0" |  | 20.0" |  |
| 19 | MAIN HOUSE SETEACKS: |  |  |  |  |
| 20 | FRONT FIRST LEVEL: | 20-0" |  | - $30-22^{\prime \prime}$ |  |
| 21 | front secono level: | 30:0" |  | 30-2" |  |
| 22 | SIIE (NORTH): | 10:0" |  | 10:2" |  |
| 23 | SIIE (SOUTH): | 15.0" |  | 15-2" |  |
| 24 | REAR: | ¢ $377.1{ }^{\text {n }}$ |  | 44:8" |  |
| 25 | SUM OF SIDE YARD: | N/A |  | N/A |  |
| 26 | ACCESSORY STRUCTURE: |  |  |  |  |
| 27 | NORTH: | 10'0" |  | 10'2" |  |
| 28 | south: | 10'0" |  | N/A |  |
| 29 | REAR: | $\triangle$ (188.6" |  | $\triangle$ (18-7" |  |
| 30 | Pool setbacks (waters edie / structure |  |  |  |  |
| 31 | SIIE (NORTH): | $9.00^{\prime \prime} 7 \cdot 66^{\prime \prime}$ |  |  |  |
| 32 | SIIE (SOUTH): | $9.0{ }^{\prime \prime} 77^{\prime} \cdot 6^{\prime \prime}$ |  | $\triangle$ (26-111/25-5" |  |
|  | REAR: | $7^{\prime} \cdot 6^{\prime \prime} / 6^{\prime} \cdot 0^{\prime \prime}$ |  | 15'-3"173-5" |  |




REAR YARD 5,414.94 SF

ACCESSORY STRUCTURE CALCULATION
ScAl: $188^{\circ}=$






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NOTES
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24-HOUR RANFALL EvENT WITHAN INTENSTIT O F 8.75 INCHES OF R
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\mathrm{ 3. Pool Io be FEED BY AN IRRGGTION IUE, POOL MUST IISCHARGE WASTE}
MTNTON ON.STIE SMALL POOL WEL OR ORANAGE WLL.
    5. RETANNGG WALLS MUST EE WATERTIGHT. AL REtTANNG WALL ProposALS
    MUST ACCOMPANY LANGUGG AND SPECIICCTION THA SHOws How THEY
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( AmO NORTH SIDE YARD SECTION $\qquad$


(a) NORTH



Xref Y:12012002 - SCHIDRBIDRB Pere application SubmittallitB SCH 30x42.dwg



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AERIAL VIEW





[^0]:    Z.W. JAROSZ ARCHITECT, P.A.

