

261 NE 61<sup>ST</sup> Street  
Miami, FL 33137  
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Response Narrative

Design Review Board

**SUBJECT:**

**4880 Pine Tree Drive**

Comments Issued:

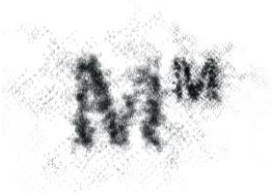
**03/16/19**

Date: March 30, 2020

MTTR MGMT responses added in **Bold**

## 1. ZONING/VARIANCE COMMENTS

- a. Survey – The yellow text of survey is illegible – cannot confirm elevations.  
**Adjusted to be more legible**
- b. A0.1. Staff recommends switching North (10'-6") and South (15'-9") setbacks, as northern portion of house contains most of the massing. Staff recommends pushing front structure further back 5'-0" in the site, to comply with 30'-0" setback line, in an effort to further soften strong street presence. Staff recommends mirroring second floor uses (bedroom areas) to create more solid wall/no balcony along north façade to ensure privacy of user and neighbor and have bedrooms open out onto courtyard  
**We have switched the north and south setbacks as requested, maximizing the setback to the North .**  
**To soften the front street presence, we have an extensive and sizeable feature landscaping. The front screen has also been modified to a less rigorous design to soften and add intrigue to the façade, as well as a dynamic feature that when rotating the fins, it softens the look.**  
**We have added translucent glass on the north bedroom areas in the bathrooms as well as the balcony glass rail (cannot discern shapes through it). On sheet A26, we have included a viewing angle, to indicate that from the edge of the neighbor's pool deck, the view of the second floor will be first obstructed by the extensive landscaping that is to be retained, and with the translucent balcony. Due to the additional 5'-3" setback from the previous design, plus the offset of the second floor, the bedrooms are 20'-9" from the property line.**
- c. A6 Maximum elevation within the side yards (from the 20'-0" front setback line to the rear property line) cannot exceed the maximum elevation of 7.10' NGVD. Revise grading plan on the north side yard. Project does not comply



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**The area's that rise above are transitional areas that are now indicated in A6. This is to mitigate the use of retaining walls. We will be working extensively with the Civil engineer to ensure proper water retainage on site.**

- d. A14 The open area between the storage and stair access at the understory will have to be 50% open, as the space is not part of the access to the upper floor and it is not counted in unit size. See section 142-105(b)(4)e.1. Depict this area as GREATLY OPEN.

**Due to the nature of the wall forms, it is impossible to indicate in plan that the area is 50% open, therefore we have added sheet A36 – GYM VOLUME, with an Axonometric view of the area indicating the open area. We can also include it in the unit size as we have not reached the maximum. We are under 50%.**

- e. A14 Remove rock garden that encroaches into north side yard. Not permitted. Staff recommends removing side access service in north yard to storage area. Leave northern area as passive as possible.

**Rock garden has been removed. Service access has been changed to car access area.**

- f. A15 add setback distance for solid wall of dining room to rear property line to depict setback of main structure from water at closest point. Add more openings/skylights in courtyard area to understory area below.

**Setback has been indicated to dining room on A15. The opening for the tree has been made larger. The concrete walkway around the green roof has open space in between pavers to allow light through to below.**

- g. A16, A18, A20, A34 and et al. The trellis structure wrapping the stair is not an allowable height exception as proposed. Eliminate.

**The trellis roof has been removed.**

- h. A28 What is encroaching element into required side yard?

**Sheet has been updated.**

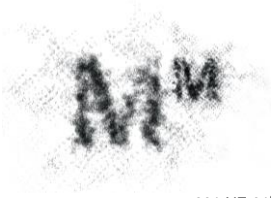
## 2. DESIGN/APPROPRIATENESS COMMENTS

- a. The trellis structure wrapping the stair shall be removed or setback 10'-0" from the edge of the stair

**The trellis roof has been removed. The planted screen is to add interest so that the elevator does not look like a tall continuous structure.**

- b. Note that if in the future, the building department requires a railing or guard around the roof of the front structure, due to the stair access to the roof, the accessible roof area with railing will have to be modified to not exceed 25% of the area of the floor below.

**We will work with the building department. The stair is more like a shipping ladder and not a stair for service access only.**



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c. Enclosed stair bulkhead is not an allowable height exception and side enclosure and roof and side enclosure shall be removed. Only an open stair on the sides and without roof can go to the roof slab.

**Stair is not enclosed.**

d. Waiver #1: Elevator location (side yard). Relocated internal to vestibule outside of open space.

**Due to the change in the setbacks, the elevator is now even more central to the site.**

e. Waiver #2: 3'-0" height RS3

3. Recommendations

a. Switch north and south setbacks or adjust accordingly to mass of building.

**It has been switched.**

b. Incorporate some screening on north elevation, 2nd story

**Translucent glass has been incorporated to add screening and prevent visibility.**

c. Accessory Structure – push further away from north property line, or consider relocating to other end of yard (mirror)

**The trellis is to allow for planting of vines. We are retaining the planting in that side yard area and incorporating it to the trellis to add screening, privacy and aesthetics.**

d. Conceal stairwell light spillage or revise elevator location (side yard). Relocated internal to vestibule outside of open space.

**Planted screen around the stair.**

e. Lower height of bedroom "wing" to not need height waiver

**The 2'-0" height is required to screen in the mechanical equipment, and solar panels.**

**By reducing this area, we will be required to screen up to 5'-0" which would cause more shade to the neighbor's yard, and not be as aesthetic.**

f. Relocate front building to 30' front setback minimum

**The front building is not higher than the existing garage currently, which is closer to the property line. The extensive landscaping in front will mitigate the presence and we have it setback 25' which is more than code requires.**

g. Mirror exterior fenestration transparency of second floor bedroom building façade.

**Translucent glass has been incorporated to add screening.**