

Cheryl Julien Kaufman
2301 Sunset Drive
Miami Beach, FL 33140
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August 10, 2020

City of Miami Beach
Board of Adjustments

Re: Letter of Intent-2301 Sunset Drive- Alteration to Driveway

Ladies/Gentlemen:

Please be advised that we are requesting variances to make alterations to the existing driveway in front of our front door for our residence located at 2301 Sunset Drive, Miami Beach, FL 33140. Our property is an odd shaped lot with 2 fronts, one on Lucerne Avenue and the other on Sunset Drive. Our actual front door is on W. 23rd Street. Our property has streets on 3 sides. Special conditions and circumstances exist which are peculiar to the land, structure and improvements involved which are not applicable to other lands, structures or buildings in the same zoning district. These special conditions and circumstances do not result from our actions. Literal interpretation of the provisions of the ordinance/code essentially deprives us of rights commonly enjoyed by other properties in the same zoning district. We believe that the granting of the requested variances will be in harmony with the general intent and purpose of the applicable Ordinance and that such requested variances will not be injurious to the area involved or otherwise detrimental to the public welfare. Our current driveway is not in good shape, we don't want a tripping hazard, and current geometry presents practical difficulty for parking. The streets are narrow on Sunset Island 3 and we don't want cars blocking the streets as we need to keep them clear for emergency vehicles to pass through easily. We have nice landscaping and intend to install more plants and trees and continue to have our home nicely landscaped. We used to have a basketball court play area and had obtained a variance to install a concrete slab for that. We took that out and now have replaced that with grass so we have plenty of green space/pervious material. Our plan is to put in a pervious material for the driveway so that when it rains, our property can drain properly. We also plan to replace the driveway on Sunset Drive which is also not in good condition with the same pervious material and bring that driveway up to code. We are not requesting a variance for the driveway on Sunset Drive. We are requesting the following 3 variances:

1. Side yard setback - Driveways shall have a minimum setback of four feet from each side property line. We are requesting that the setback be 1'2".
2. Side, facing a street previous area - At least 50 percent of the required side yard area facing a street shall be sodded or landscaped pervious open space. We are requesting that instead of 50% that it would be 49%.
3. Proximity to building - With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building. We propose that instead of 5 feet, we would be 1'1" from the front of the building.

In response to Section 133-50 of the City Code, the following is proposed:

- A recycling and salvage plan will be provided by contractor at time of demolition
- Native and Florida friendly plants will be part of Landscape design
- High albedo driveway material will be used.

Thank you very much for your consideration.

With regards,

A handwritten signature in blue ink, appearing to be 'Cheryl Julien Kaufman', with a long horizontal flourish extending to the right.

Cheryl Julien Kaufman