

November 9th, 2020

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida. 33139

RE: LETTER OF INTENT FOR VARIANCE & WAIVER (DRB20-0600)

**Design Review Board variance approval for a new two-story residence to be located at:
48 E. Rivo Alto Dr. Miami Beach, Florida. 33139**

Dear Members of the City of Miami Beach Design Review Board (DRB),

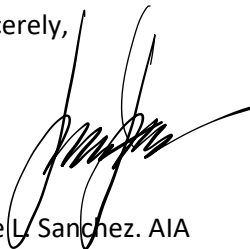
I am submitting this proposed residence on the behalf of the owners, to be located at 48 E. Rivo Alto Drive, Miami Beach, for the approval by the DRB. I respectfully request a variance and waiver as described below.

VARIANCE 1 - We would like to request a variance to allow the encroachment of a portion of the existing pool into the required 20 ft front yard. Portion of the existing pool is to be altered and the remainder to remain as existing. The portion to remain is currently encroaching 16" into the required front yard of 20 ft. Drawings have been submittal with this DRB application showing a partial site plan and a section within the front yard. See sheet A-1.12.

WAIVER 1 – We would like to request a waiver for the two-story street-facing side elevation greater than 60 ft in length, to a proposed 81.5 ft. Approximately 35% (of 81.5 ft) of this elevation is recessed 5 ft or more from the front walls, and approximately 26% of this elevation is a one-story garage. The two-story volume behind the garage is recessed 26 ft from the front walls.

Please consider this as a letter of intent for this variance. I respectfully request that the DRB consider this case for approval. Should any additional information be required, please do not hesitate to contact me.

Sincerely,



Jose L. Sanchez. AIA
Praxis Architecture Inc.
AR 0016966