

April 19, 2021

City of Miami Beach
Planning Department
Ref: 326 Meridian Ave
Miami Beach, FL 33139

This application to the Historic Preservation Board is for the renovation of existing guest house back to its original use as garage. An addition on top of existing structure (existing guest house to be converted to garage). New structure to be constructed on top of existing non-conforming structure. New guest house to comply with all new regulation from the zoning department. Construction of new pool and seating area. We are requesting the following variances:

1. A variance to waive 10% of lot depth (14'-0") of rear setback. New structure at the elevation of existing tie-beam to be located @ 9'-8" from rear property line to aid with the proposed design and structural reinforcing.

Variance requested from:

Section 142-697 Setback Requirements for a residential addition in the RPS-2 Residential Performance Standard, medium density.

-The Rear Setback of the Pedestal required for Non-Oceanfront Lots-10% of lot depth, 14'-0".


The site currently contains one 2 story historic residential building at the front of the lot facing Meridian Avenue. The building typifies the Colonial historic architecture that is preserved throughout the neighborhood. As the owner is required to preserve the building located at the front of the lot due to its historic designation, and that any additions in the rear of the lot must meet minimum separation requirements from the existing structures, a reduction of the rear setback is required to create a new structure that compliments what already exists. By granting the variance it will simply allow the addition to be built at 9'-8" facing the alley shared by multiple properties.

Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes: (1) A recycling or salvage plan for partial or total demolition shall be provided. (2) Windows that are proposed to be replaced shall be hurricane proof impact windows. (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided. (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered. (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land. (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation. (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code. (10) Where feasible and appropriate, water retention systems shall be provided.

Respectfully Submitted,

**Anthony
Leon**

A red, stylized signature of Anthony Leon is positioned to the left of the digital signature text.

Digitally signed by Anthony Leon
DN: c=US, o=3DESIGN INC,
ou=A01410C0000017522A815D9
00004AAD, cn=Anthony Leon
Date: 2021.04.19 12:08:38 -04'00'

Architect
Anthony Leon