

06.28.2021

Project Info:

Process Number #DRB21-0695
Proposed Single Family Residence
2702 Alton Road
Miami Beach, FL 33140

RE: **Staff First Submittal Response Narrative**

STAFF FIRST SUBMITTAL COMMENTS:

1. Application Completeness:
 - a. Include in CSS file the square feet of the project and the valuation.
RESPONSE: Please see revised CSS file.
 - b. Renderings to be provided.
RESPONSE: Please see new rendering on Front Cover Sheet & Sheet A4.4.
 - c. Missing Context elevation.
RESPONSE: Please see existing & proposed context elevations on Sheets A0.9 & A.10.

2. Architectural Representation:
 - a. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.
RESPONSE: Please see revised Front Cover Sheet & revised drawing date on all sheets.

3. Zoning Comments:
 - a. Based upon recent changes to the single-family regulations, it appears that the 2-story side elevation facing Alton Road does not comply with the following requirement: At least 50% of the second floor along a side elevation facing a street shall be set back a minimum of five (5') feet from the minimum required setback. A variance may be requested, or the design modified to comply with this requirement. Retention of existing trees may be a justification for the variance.
RESPONSE: It is our understanding that the regulation only applies if the proposed Lot Coverage exceed 25%, currently we are proposing a Lot Coverage of 3,982 SF or 24.9%.
 - b. Provide height of new fences and walls as measured from grade. The max height is 7 feet for walls along the side and rear property lines, and when set back 4 feet from the front or street side property lines.
RESPONSE: Please see revised elevation and side yard conditions on Sheets A5.3, A5.4, & A5.5.
 - c. For the wingwalls that encroach into the required yards, please label them as 'non-structural ornamental feature.'
RESPONSE: Please see revised Plan on Sheets A2.1 & A3.1 as well as Elevations on Sheets A4.1 & A4.2.

- d. Dimension driveway and driveway areas.
RESPONSE: Please see added dimensions on Sheets A2.1 & A3.1.
- e. Verify that the driveway closest to the intersection could be permitted by Public Works.
RESPONSE: We have attempted to contact Public Works numerous times and have not received a response to our queries.

Please feel free contact our office should you have any questions or comments.

Thank You,

Thomas Weber, Architect
The Weber Studio, Inc.