

THE WEBER STUDIO
ARCHITECTURE

September 7, 2021

RE: DRB21-0731 - Letter of Intent

PROJECT: 5262 La Gorce Drive
Miami Beach, Florida 33140

The Honorable City of Miami Beach Design Review Board Chairman and distinguished Board Members:

The owner of the above referenced property is seeking one (1) *Waiver* and four (4) *Variances* to construct a new single-family residence on an irregularly shaped lot. Due to the shape of the property, extraordinary circumstances exist creating hardships that would otherwise not exist for a typical property within the residential districts [Section 118-353 (d)(1)]. The *Waiver and Variance* requests are as follows:

1. **Waiver:** A request to waive interior side setback open space requirement for two story elevations exceeding 60' in length or 50% of the lot depth. **Section 142-106 (a)(2)d**
2. **Variance #1:** A request to increase the Lot Coverage from 30% (2,016 SF max.) to 31.8% (2,136 SF); a 120 SF total increase. **Section 142-105 (b)(1)**
3. **Variance #2:** A request for a relaxation of the minimum side yard mechanical equipment setback of 5'-0" min. to 3'-6" min. **Section 142-106 (b)(5)a**
4. **Variance #3:** A request for a relaxation the 5'-0" driveway setback from the street-side property line. **Section 142-106 (b)(6)b**
5. **Variance#4:** A request for a relaxation the 30'-0", two-story, front main building setback to a distance of 22'-0". **Section 142-106 (a)(1)b**

The proposed residence and requested waiver and variances are compatible with the surrounding land uses and would not be detrimental to the community [Section 118-353 (d)(4)]. Due to the irregular shape and size of the property and the configuration of the adjacent properties, the waiver and variances requested do not impact the surrounding neighbors and, in our humble opinion, meet the original intent and purpose of the code [Section 118-353 (d)(6)].

Our presentation to the DRB will depict the proposed residence and demonstrate the hardships. Should you have any questions, please do not hesitate to contact our office. Thank you in advance for your time.

Thomas Weber, Architect
The Weber Studio, LLC