



GROUP
ARCHITECTS
PLANNERS

August 16th, 2021

Planning Department
City of Miami Beach
1700 Convention Center Drive
2nd Floor
Miami Beach, Florida 33139

Re: **Virnig Residence**
Letter of Intent for Variance Application No. ZBA21-0132
Existing Garage Entry Relocation and Rear Terrace Modification
2001 Lake Avenue, Miami Beach, Florida 33140 - JAS 2021.11

To Whom It May Concern:

On behalf of Chip and Meredith Virnig (property owners and our clients), we respectfully submit this letter of intent for your review and approval for the Variance Application on the existing property's garage entry relocation and rear terrace modifications for the residence located at 2001 Lake Avenue, Miami Beach, Florida.

The property consists of one (1) lot, containing a total of 10,394 sq. ft. of lot area; described as Lot 7, Block 4 of "Sunset Lake Extension" according to the plat thereof, as recorded in Plat Book 40, Page 23 of the Public Records of Miami-Dade County, Florida.

Pursuant to the enclosed plans prepared by this office dated 08/16/2021, the client intends to:

- Relocate the vehicle door opening at the existing garage, add a new driveway access and opening in the existing property line wall at the street.
- Modify the rear terrace, decreasing the overall area and add new stairs within the existing building footprint that will access the pool area.

Both the garage and open terrace/ stair were items in an approved variance, as applied for by a previous property owner.

We acknowledged that new work relative to this application will be in accordance with and to the extent reasonably possible, comply with the criteria outlined in Section 133-50 of the Miami Beach Code of Ordinances for sea level rise and resiliency. Storm water will be managed within our property. Material selection will consider the potential heat island effect reduction on site.

If any additional information is required, please respond to this office.

Very truly yours,

James Smith A.I.A. - Principal
AR001262

James Smith
Digitally signed
by James Smith
Date:
2021.08.13
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