

THE WEBER STUDIO
ARCHITECTURE

November 17th, 2021

RE: DRB21-0731 – Response to Staff Comments

PROJECT: 5262 La Gorce Drive
Miami Beach, Florida 33140

Please see the narrative response to each discipline's comments regarding DRB21-073.

DRB Zoning Review

1. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard:
 - a. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.
 - b. The square footage of the additional open space shall not be less than one percent of the lot area.
 - c. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and
 - d. At least 50 percent of the required interior open space area shall be sodded or landscaped with pervious open space.
 - a. **The proposed project is seeking a waiver on this requirement (Section 142-106 (a)(2)d.**
2. Section 142-105(b)(5). Lot coverage calculations and diagrams shall be revised. Portion of roof overhang exceeding 5'-0" on the west side balcony count in lot coverage. Portion exceeding 5'-0" from the second floor on the north side terrace does not count in lot coverage. If variance request is approved, the maximum lot coverage shall not exceed the maximum area indicated in variance.
 - a. **Please see revised lot coverage diagram & calculations on Sheet A1.3.**
3. Section 142-105(b)(8). All calculations and elevations related to grade elevation shall be modified, as applicable to match grade elevation in a revised survey. Pool and pool deck cannot exceed the maximum elevation allowed in the rear yard.
 - a. **Based on revised survey grade elevation (4.34' NGVD) the min/max yard elevations have been revised. Pool deck to be at the max allowable elevation in rear yard (6.84' NGVD).**
4. Section 142-106(a)(3). Open space diagram in the rear yard shall be revised. Only ½ of the area of the water counts as open space when pool walls are located at or above adjusted grade.
 - a. **Please see revised Pervious Area diagram & calculations on Sheet A1.2.**
5. Section 142-106(b)(7). Proposed fences shall comply with maximum height allowed.
 - a. **Noted, all fences shall comply with the maximum allowable heights.**

If you have any questions do not hesitate to contact our office.

Sincerely,

Thomas Weber, Architect
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