

December 14th, 2021
Miami Beach Building Department
1700 Convention Center Dr.
Miami Beach, FL 33139

LETTER OF INTENT

REF: 1300 LENOX AVE
MIAMI BEACH, FL 33139
APPLICATION #: HPB21-0482

To whom it may concern:

The renovation of the property on 1300 Lenox Avenue carefully balances the growing threat of climate change and flooding while maintaining the historical character and charm of the home.

Elevating the home one foot above flood level would dramatically alter the proportions of the house. To maintain the character and heights of all facades, the surrounding landscape is elevated and terraced on all sides. A series of minimal steps mediate between the street level and the entry to the house. This ensures a seamless transition between the street and the house, while maintaining the historic proportions of the home.

Elevating the house and surrounding landscape entails considerable renovation costs. To offset the substantial investment cost and given that the existing built-up area is below the total allowable FAR, the renovation envisions the addition of guest quarters. While a second level floor is allowed, that addition would dramatically alter the historic character of the house. Hence, all additional build up area is distanced from the historical property.

Placing the accessory building in the front yard, would conceal the historic facade of the home prominently visible on the corner lot. To maintain the visibility of the house, the accessory building is placed in the rear yard aligned with the alley. This creates a unique interior courtyard visible from 13th street.

The series of design choices, all taken to maintain the historical character of the home and its relationship to the neighborhood require several variances:

a. Sec. 142-105(b)(1) - Lot Coverage

Lot Coverage *Required: 30%* *Proposed: 35.7% (2,684 sq. ft.)*

To maintain the integrity of the historic home, a second level addition is avoided. An additional 5.7% of lot coverage is required to accommodate the parking extension including two vehicles.

b. Sec. 142-106(a)(3) - Rear yard open space

Rear Yard *Required: 30%* *Proposed: 54.5% (614 sq. ft)*

As a second level addition is not possible, the accessory building exceeds the rear yard open space.

b. Sec. 142-106(b)(1)(a) - Accessory building lot coverage

Lot Coverage *Required: 25%* *Proposed: 54.5% (614 sq. ft)*

As a second level addition is not possible, the accessory building exceeds the maximum lot coverage.

d. Sec. 142-106(b)(1)(d)(2) Accessory building setbacks

<i>Side interior</i>	<i>Required: 10'-0"</i>	<i>Proposed: 4'-7"</i>
<i>Side street</i>	<i>Required: 15'-0"</i>	<i>Proposed: 4'-10"</i>
<i>Rear</i>	<i>Required: 15'-0"</i>	<i>Proposed: 3'-10"</i>

To maximize the distance between the modern addition from the historic home, a variance is required for the accessory building setbacks. The current historic structure extends beyond the interior side setback. To define the courtyard and maintain continuity with the same house, the new structure is aligned with the historic house.

e. Sec. 142-106(a)(2)(b)(1) Main structure setback side facing a street

Setback *Required: 15'-0"* *Proposed: 5'-0"*

The historic structure with its existing Florida room does not currently follow the street side setback. To also accommodate the garage and immediate access from the street, a street side setback variance is required.

f. Sec. 142-106(a)(2)(c)(2) Main structure setback interior side

Setback Required: 7'-6" Proposed 4'-10"

The existing historic structure does not currently follow the interior side setback.

g. Sec. 142-106(a)(2)(a) Main structure sum of the required side yards

Side Yards Required: 12'-6" Proposed 9'-10"

The existing historic structure does not currently follow the sum of the required side yards.

h. Sec. 142-105(b)(8)(c)(6) Retaining wall height front & side facing a street

Max height: 30" above existing sidewalk elevation (3.24' NGVD) = 5.74' NGVD

Proposed: 7.00' NGVD

Elevating the home one foot above flood level entails raising the adjacent landscape to maintain the historical integrity and heights of the facades. Consequently, the proposed retaining walls are needed to maintain privacy.

Thank you for taking the time to consider our proposal and suggested variances.

Respectfully,

Or Gorsky

A handwritten signature in black ink, appearing to read 'Or Gorsky', with a stylized, flowing script.

Homeowner