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## LETTER OF INTENT: DRB 21-0762

December 10, 2021

To: Design Review Board Members and Planning Department Staff,

RE: Request for design review approval for new residents located at 4747 N Bay Rd Miami Beach, FL.

Dear Board Members and Planning Staff,  
The applicant for this property is Jared Resnick.

The property is located at 4747 N Bay Rd in Miami Beach FL.

Let this letter serve as the letter of intent in support of the owners and applicant request for design review board (DRB) approval for the construction of the new two-story single-family residence.

There is an existing two story pre 1942 single family residence zoned RS-3 lot. The applicant is seeking Design review Approval for the new home.

The proposed residents consist in 7,010 square feet designed in warming modern style. The total unit size is 6,804 sq ft on a 14,365 sq ft lot.

The lot coverage will be 3,590 sq ft or 25% of the total lot size, which is below the lot coverage allowable of the property 30% 4,309.50 sq ft.

The applicant is requesting a waiver for the height by 1'-0" in one side and 2'-6" for the other side, the one-story portion is set back 20'-0" and the 2<sup>nd</sup> floor is set back 51'-8", which allow to have a reduced perspective to respond the context neighborhood.

The residence features warm accents such natural stone walls, dark bronze metal finishes for the windows and doors and louvers and wood underside eaves making a complete route of the residence to harmonize the building. The residence has been located in a manner to response to the natural light which has been delicate analyzed and taking advantage to the views, respecting also the future residence that could be located in the south lot.

The applicant is not requesting any variances for the property.

I ask for your support and your vote in favor of the design so we may proceed with the project.

We ask that the board approve our application as submitted. should you have any questions with regards this application, please do not hesitate to contact us.

Respectfully submitted,

Ruben Gomez