

**Written Response Sheet for:
DRB Order No. : DRB22-0819
Proposed New Single Family Residence
4635 Alton Road Miami Beach, FL 33140
Comments Response Sheet**

<u>Responses:</u>	<u>Page:</u>
Architectural Representation Responses	Page 1
Design Responses	Page 1
Zoning Responses	Page 2

Response to the Architectural Representation Comments:

1. Provide Construction Cost Estimate in LOI or under separate cover.
Response: added, please see revised LOI
2. Revise LOI to include section of code for both waivers and also explain what is being proposed vs. code requirements
Response: see revised LOI with code sections for both waivers and explanations
3. Provide Waiver Diagram for each waiver being sought; dim. Setback provided and % provided
 - a. At least 35% of 2nd floor front elevation shall be setback an add'l 5'
 - b. At least 50% of 2nd floor side facing a street elevation shall be setback an add'l 5'**Response: Waiver Diagrams added, see new sheets A-1.07 & A-1.08**
4. A3.01- Correct "Easy" to "East"
Response: title corrected on sheet A-3.01
5. A-3.02 – include some fenestration on blank walls, Also, 2nd story windows missing?
Response: fenestration added to blank wall and 2nd story windows added to elevations on A-3.02
6. Elevations: Include Setback lines to ensure allowable encroachments
Response: setback lines added to elevations, see A-3.01 & A-3.02
7. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.
Response: Cover sheet revised to say "Final Submittal" with DRB. File No.
8. Final submittal drawings need to be DATED, SIGNED AND SEALED.
Response: noted

Response to the Design Comments:

1. South (Side) elevation: include fenestration at garage
Response: fenestration added, see on revised south side elevation

Response to the **Zoning Comments:**

1. Waiver 1: Additional 5' Setback for 2nd story front elevation - Section 142-105(b)(4)c.
Response: At the front setback, we are required 35% of the second floor at the front elevation to be set back a minimum of five feet from the minimum required setback. We are proposing no reduced setback for this since the stair volume is only 9'-0" wide and the remaining elevation at the front setback is only 3'-11" and is pushed back 3'-10" at one end and 1'-4" at the other of the harder curved setback.

2. Waiver 2: Additional 5' Setback for 2nd story side facing a street elevation
Response: At the side street setback, we are proposing a reduced setback of 31'-8" for 7.4% of that façade. This 37'-4" wide building at the setback shifts back to add movements to the façade.