

**1735 Lenox Avenue**

**HPB22-0516**

**First Submittal: April 18, 2022**

**Comments Issued: April 29, 2022**

**Final Submittal: May 9, 2022**

## **RESPONSE TO COMMENTS**

RDMA-Design

Dean McMurry

11610 N. Bayshore Dr.

North Miami, FL 33181

Unit 1G

### **1. ZONING**

- a. Zoning legend, the home is not an individual historic single-family residence.  
*1. Response: Line #6 revised to "No" in Zoning Legend.*
- b. In order to extend a nonconforming side setback, the setback must be at least 5'-0".  
According to the survey the existing setback at the southeast corner of the home is 4.85'.  
Additionally, the length of an addition extending a non-conforming setback is limited to 20'-0". As such, the addition on the south side must comply with the minimum 7'-6" side yard setback.  
*1. Response: Plans revised to have south addition setback 7'-6" from property line. See Sheets A-0.2 & A-1.2*
- c. Please correct the existing north and south side setbacks in the zoning legend.  
*1. Response: Lines #23 & #24 revised to match survey.*
- d. The pool has a minimum setback of 7'-6" to the pool deck and 9'-0" to the pool water.  
*1. Response: Plans revised to have pool setback 9'-0" from property line. See Sheets A-1.2 & A-1.3*

### **2. DEFICIENCIES IN PRESENTATION**

- a. Provide an Historic Resources Report including, original plans, historical photos and a narrative outline of the changes to the home.  
*1. Response: Report included with Final Submission.*
- b. Show the proposed decking on the proposed site plan and first floor plan.  
*1. Response: Site Plan and Floor Plan updated with proposed hardscaping. No decking in design. See Sheets A-0.2 & A-1.2*
- c. Provide elevation drawings of the accessory cabana structure.  
*1. Response: Elevations provided on sheet A-2.3.*
- d. Provide a rendering of the "restored" front of the home.  
*1. Response: Rendering provided on sheet A-5.3.*

**3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)**

- a. The porch appears to be screened in on the original microfilm plans. Staff would be supportive if the applicant wished to reintroduce the porch screening.  
*1. Response: Porch to be open-air with option to later screen-in.*
- b. Staff recommends further refinement of the front arched window design consistent with the microfilm drawings.  
*1. Response: Front arched window refined to be more consistent with microfilm. See Sheets A-2.2, A-4.0, & A-5.3*
- c. Staff recommends that the new wall within the garage door opening be recessed to demarcate the original garage door opening.  
*1. Response: Original garage opening recessed. See Sheets A-1.2 & A-5.3.*
- d. The garage door opening has a ledge at the top of the opening that is not shown in the existing or proposed plans. If this appears to be an historical element, staff recommends that it be retained.  
*1. Response: Existing ledge added to Plans. See Sheets A-2.0 & A-2.1, A-2.2, & A-4.0*

Signed,  
Ronald Dean McMurry, Jr.  
#AR 98699