



Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Board of Adjustments
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

July 11, 2022

**Re: Cumenal - Diamond Residence, 1600 Cleveland Rd., Miami Beach (the "Property")
Hardship Letter for 2nd Floor Addition
Variance ("Application")**

Dear Chairperson and Members of the Board of Adjustments:

Our Architectural Design firm represents Mr. Frederic Cumenal & Mrs. Leslie Diamond (the "Applicant") in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a 2ND floor addition to the existing home (1,984 s.f.) and a ground floor storage room (100 s.f.). Requesting front and side yard setback variances the existing main single-story residence (the "Project").

I. The Property

The Property is designated Single-Family Residential, ("RS-4") on the City of Miami Beach Official Zoning Map. The Property was originally constructed in 1952 with a garage conversion in 1963. The Property consists of one (1) single story structure with a pool on the canal side with a boat dock. The corner lot is well maintained and in good condition.

II. The Project

The proposed scope of work the applicant is requesting is a 2nd floor addition to the existing home with a ground floor storage room. The proposed 2nd floor addition will be approximately 1,984 s.f. and a ground floor storage of 100 s.f.

The second floor addition will structurally rest on top of the ground floor and is to accommodate a master suite with a family room.

The ground floor addition is for a storage room that will align the existing home.

The owners are requesting additional square footage for their family and the home will be in context with the area.

7300 Biscayne Blvd., Suite 200, Miami, FL 33139
Tel: 786-218-5335 <https://castellanosdesign.com/>

III. Request for Variances for Hardships

The Applicant is requesting the following (2) variances:

1. A Variance for the front Setback, per City Code Division 2, 142-106 (a)(1)(a).

"One-story structures. Twenty feet, provided that any portion of a two-story attached"

Request: The proposed 2nd floor. The setback requirement is 40'-0", and we are providing a setback of 26'-0". The request is to reduce the rear setback by 14'-0".

Hardship: The proposed square footage can only be accommodated by adding a 2nd floor. The structure below will support the 2nd floor and the owner does not want to demolish the home while preserve it.

2. A variance for the Side yards setback, per City Code Division 2, 142-106 (2)(b).

"2. Side yards.

b. Side, facing a street.

Each required side yard facing a street shall be no less than ten percent of the lot width or 15 feet, whichever is greater."

Request: The proposed 2nd floor setback to align with the ground floor for constructability and the ground floor storage

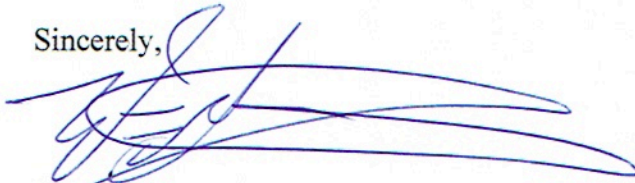
The side setback requirement is at 7'-6", and we are providing setback of 5'-0". The request is to reduce the sum of side setback by 2'-6".

Hardship: The storage addition will align with the home and assist with maintaining the property. No sheds will be proposed.

VI. Conclusion

The Applicant is requesting a front and side setback variance in order to further develop their single-family residence. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Wesley Art Castellanos, Registered Architect

Cc: Mr. Federic Cumenal & Mrs. Leslie Diamond (owners)



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The Chairperson and Members of the
Miami Beach Board of Adjustments
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

June 21, 2022

**Re: Cumenal-Diamond Residence, 1600 Cleveland Road, Miami Beach (the “Property”)
ZBA22-0138 (“Application”)
Legal Description**

Legal Description

Lot 30, Block 5, Biscayne Point, According to the Plat thereof, as Recorded in Plat Book 14, Page 35 of the Miami Dade County Public Records – Office of the Property Appraiser, Florida

Containing lot Size 60.000 x 150

9,000 Square Feet or .206 acres, more or less, by calculations.

Property Address: 1600 Cleveland Road, Miami Beach, Florida, 33141

Folio No.: 02-3203-001-0940

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