

April 3, 2022

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Woodward Residence
3100 Pine Tree Drive
Miami, FL 33140

Letter of Intent
Plan Number: DRB22-0834

To Whom It May Concern,

This letter is to clarify to the City of Miami Beach the nature of our request for two variances in our proposal for a new pool house on the property located at 3100 Pinetree Drive.

The property located at 3100 Pinetree Drive in Miami Beach is currently occupied by a two story architecturally significant single family residence. It was built in 1931 and was designed by the notable architect Henry Hohausser. Our proposal is for a new two story accessory building pool house. The ground floor of the new structure will include an enclosed garage, covered terrace, spa pool, lounge area, two-story vertical garden and outdoor kitchen. The second floor of the structure will include a guest bedroom, gym and open terrace overlooking the pool. With the intention of respecting the Art Deco style of the main house, the proposed pool house is meant to be located as far as possible, so as to not impose on or clash with the architecturally significant design of the main house.

This proposal involves no modifications or alterations to the main house, and the existing landscaping will be preserved.

Our proposal requests a variance to the rear setback requirements for accessory buildings as well as a variance to the open space requirements for the rear yard. The purpose of these variance requests is twofold: to provide a wide enough path to be able to safely walk around the pool and most importantly to provide a respectful distance from the existing architecturally significant house. Considering the fact that the owners of the property have a child, safety is a fundamental issue for them, and therefore a 7'-6" distance separation between our pool house proposal and the edge of the existing pool should provide enough space to walk comfortably and safely around the water's edge. Additionally, our pool house proposal is placed 33'-10" away from the existing main house—a distance that allows the main house and the proposed pool house to exist independently of each other, and that allows our design to not detract from the Art Deco design of the original house.

The required rear setback is 7'-6" for single story accessory buildings and 15'-0", for two story accessory buildings. Our variance request seeks to interpret the rear setback requirements by floor levels. The ground level of the building—set back at 8'-6" from the rear property line—will be in compliance with the single story rear setback requirements, while the second level of the building will step back to 15'-0" away from the rear property line in order to be in compliance with the two story rear setback requirements for accessory buildings.

The minimum open space requirements call for at least 70% of the total required rear yard to be of either sodded or landscaped pervious space, which in the case of this property amounts to a minimum of 1,575 sqft. Because of our intention to allow as much distance as possible between our pool house proposal and the existing Hohausser house, the proposed driveway



7288 North West 1st Court
Miami, Florida 33150

T 305|350-2993
F 305|350-2524
W www.dna-arc.com

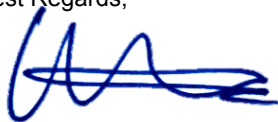
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into the new two car garage does not meet the minimum pervious space requirement by a differential of 98 sqft. or 6%. Our proposed driveway design is made of 3'-0" wide driveable light colored concrete pavers with 15" of sodded space between each paver. According to section 118-353 (d), our variance request addresses points 1, 5 and 6. (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district, –the property contains an architecturally significant Art Deco structure designed by Henry Hohausser, which we intend to respect. (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Should you need any further information, please feel free to contact me.

Best Regards,



Olga Kusche-Iglesias
DN'A Design & Architecture

T 305|350-2993
E okusche@dna-arc.com
W www.dna-arc.com