

October 10, 2022

Site Address: 6437 N Bay Road, Miami Beach, FL 33141
ZBA File Number: ZBA22-0140

M3 Design + Development



Letter of Intent

This variance request is to convert an existing exterior outdoor walkway to an indoor air-conditioned corridor.

- This new enclosed corridor offers an improved quality of circulation to the home while proposing minimal impact on the overall character and aesthetic of the building's exterior façade.
- This new enclosed corridor does not affect the existing roof line.
- The new enclosed corridor works within the footprint of the existing house.
- The new enclosed corridor will require minimal demolition of the surrounding walls.
- The new enclosed corridor will be made from CMU and stucco with the installation of a new door and windows, which will be in tune with the character of the existing home.
- The new enclosure corridor will be painted to match the existing home.

This variance request understands the jurisdiction of the applicable board and is in compliance with every item listed under City Code Section 118-353 (d):

Section 118-353(d)

In order to authorize any variance from the terms of these land development regulations and sections [6-4](#) and [6-41](#)(a) and (b), the applicable board shall find that:

- (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;
- (2) The special conditions and circumstances do not result from the action of the applicant;
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;
- (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; and
- (7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to scheduling a public hearing or any time before the board voting on the applicant's request.
- (8) The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in [chapter 133](#), article II, as applicable.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert C. Kerr', is written over a light blue grid background.

Robert C. Kerr, LEED AP
Kerr-Tek Design, Inc.

A handwritten signature in black ink, appearing to read 'Michael C. Noll', is written over a light blue grid background.

Michael C. Noll, RA. AR 0017758
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