

BOARD OF ADJUSTMENT
FINAL SUBMITTAL

10/10/2022

VARIANCE

NON-CONFORMING 5FT SEPARATION OF ACCESSORY STRUCTURE

ZBA22-0141

MITRANI / BUCHMAN RESIDENCE
400 WEST 44 ST,
MIAMI BEACH, FL 33140

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PROJECT:
ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141
BOARD OF ADJUSTMENT
FINAL SUBMITTAL

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA24002922
Doriel Gomez, R.A.
FL Reg. AR96826

1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

SEAL:



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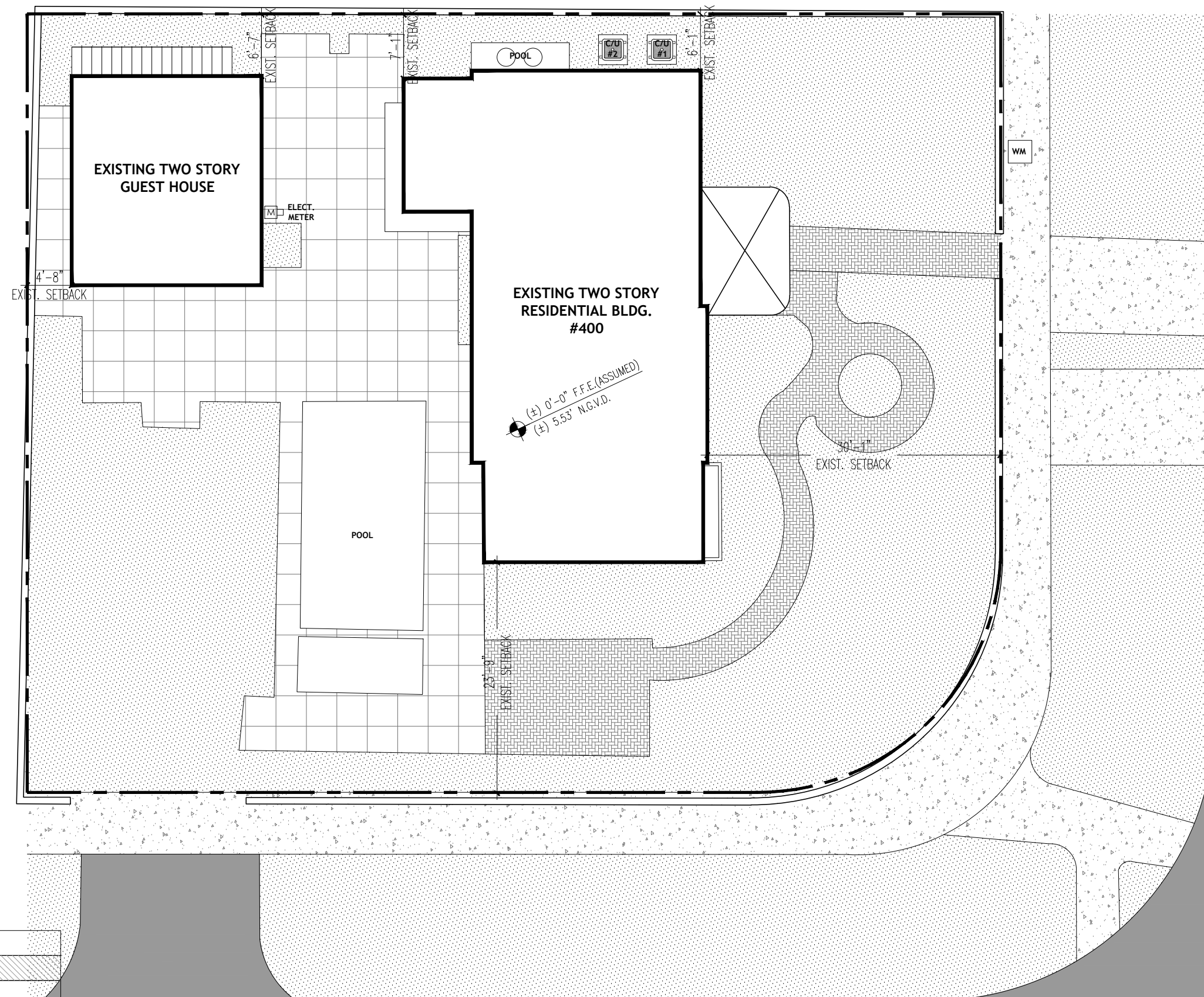
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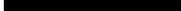
COVER SHEET

Z20-401SSRT

10/10/2022

A-C



TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	PROPERTY LINES
	EXIST SOODED AREA
	EXIST SIDEWALK
	EXIST PAVER AREA

SHERIDAN AVE

WEST 44 ST

1
EXISTING
SITE PLAN
Scale: 3/32" = 1'-0"

PROJECT: ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

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FL. Reg. AR96826

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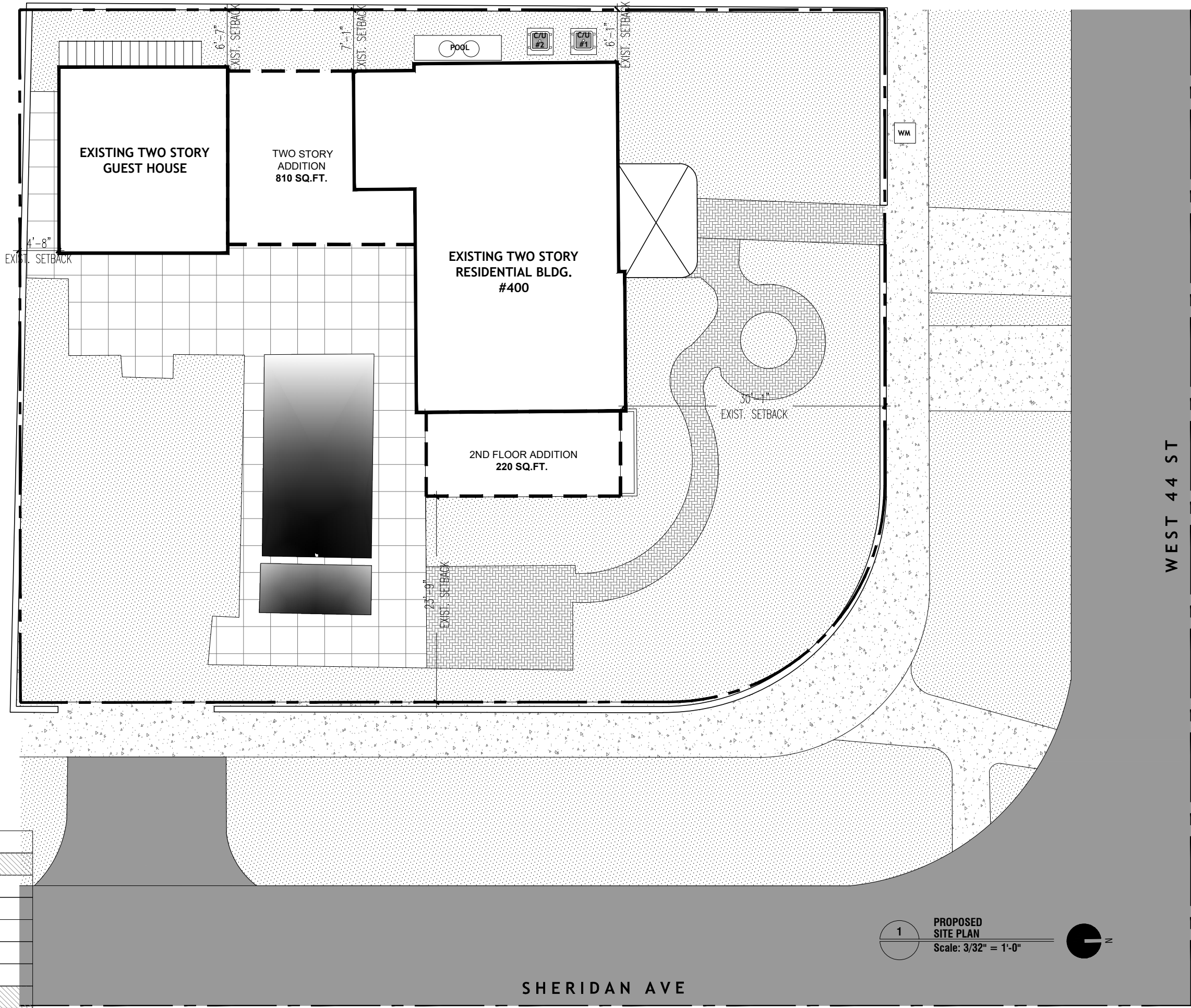
EXISTING
SITE PLAN

220401SSRT

10/10/2022

A-001

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	PROPERTY LINES
	EXIST SOODED AREA
	EXIST SIDEWALK
	EXIST PAVER AREA



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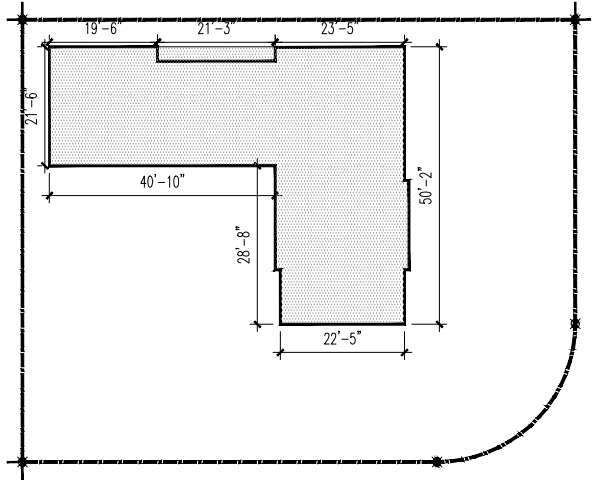
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PROPOSED
SITE PLAN

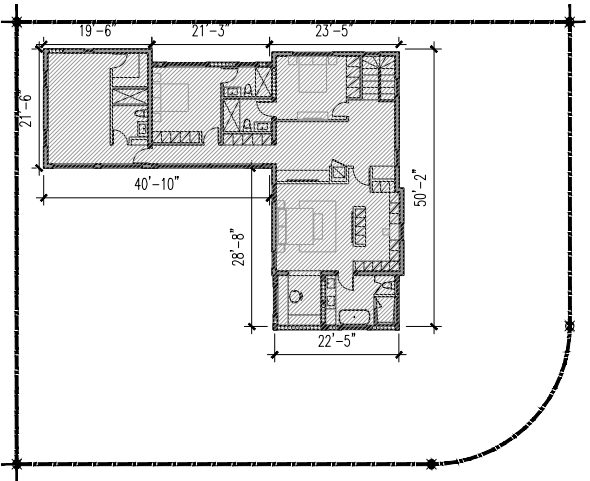
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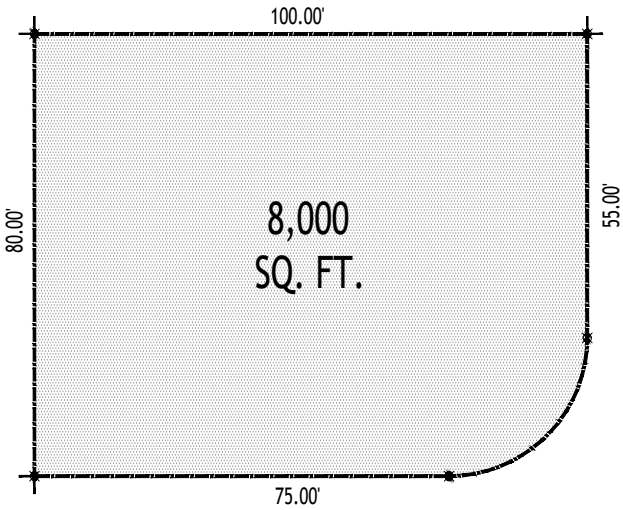
A-002



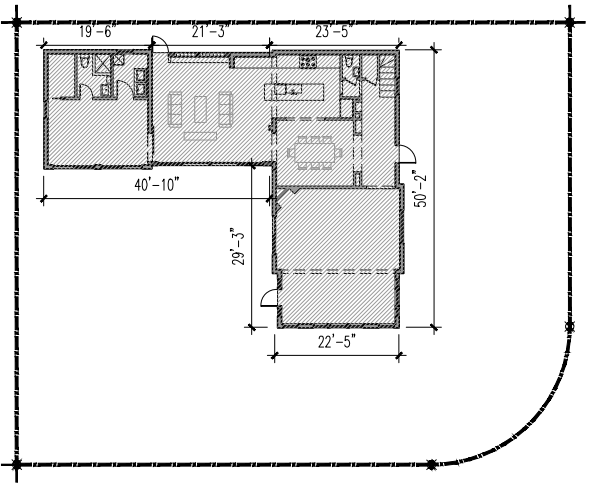
LOT COVERAGE 25.6%



UNIT SIZE / 2ND FLOOR
2,003 SQ.FT.



LOT AREA



UNIT SIZE / 1ST FLOOR
1,983 SQ.FT.

LOT COVERAGE DIAGRAM & CALCULATIONS:			
	LOT AREA	REQUIRED	PROVIDED
TOTAL	8,000 SQ. FT.	50% MAX.(4,000 SQ. FT.)	25.6% (2,055 SQ. FT.)

1 LOT COVERAGE
SHADING DIAGRAM
Scale: 1/32" = 1'-0"

UNIT AREA SHADING DIAGRAM & CALCULATIONS:			
	LOT AREA	REQUIRED	PROVIDED
1ST FLOOR			1,598 SQ. FT.
2ND FLOOR			1,358 SQ. FT.
TOTAL	8,000 SQ. FT.	50% MAX.(4,000 SQ. FT.)	38.1% (3,050 SQ. FT.)
NEW ADDITION (1ST FLOOR)			405 SQ. FT.
NEW ADDITION (2ND FLOOR)			625 SQ. FT.
TOTAL UNIT AREA	8,000 SQ. FT.	50% MAX.(4,000 SQ. FT.)	48.6% (3,986 SQ. FT.)

2 UNIT AREA
SHADING DIAGRAM
Scale: 1/32" = 1'-0"

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Daniel Gomez, R.A.
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REVISED:

ZONING DIAGRAM /
CALCULATIONS

Z20-401SSRT

10/10/2022

A-002A



Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	400 W 44 ST, MIAMI BEACH FO 33140			
2	Folio number(s):	02-3222-001-0820			
3	Board and file number(s) :	ZBA22-0141			
4	Year built: 1937	Zoning District:		RS-4	
5	Located within a Local Historic District (Yes or No):	YES			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	YES - DRB22-0869			
8	Base Flood Elevation:	7.00'	Grade value in NGVD:		4.56'
9	Adjusted grade (Flood+Grade/2):	5.60'	Free board:		
10	30" above grade:	6.82'	Lot Area:		8,000 SQ.FT.
11	Lot width:	80 FT	Lot Depth:		100 FT
12	Max Lot Coverage SF and %:	2,400 SF(30%)	Proposed Lot Coverage SF and %:		2,055 SF (25.6%)
13	Existing Lot Coverage SF and %:	1,691 SF(21.1%)	Net Lot coverage (garage-storage)		
14	Front Yard Open Space SF and %:	1,861 SF (82%)	Rear Yard Open Space SF and %:		810 SF (66.6%)
15	Max Unit Size SF and %:	4,000 SF (50%)	Proposed Unit Size SF and %:		3,986 SF (48.6%)
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:		
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard				
20	Front Setbacks:	30 FT	30 FT	30 FT	
	Front First level:				
	Front second level:				
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.				
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.				
22	Sum of side yard :	25% (20 FT)			
23	Side 1:	10% (10 FT)	6.05 FT	7.05 FT	
24	Side 2 or (facing street):	10% (15 FT)	33.47 FT	33.47 FT	
25	Rear:	15% (20 FT)	4.70 FT	4.70 FT	NON-CONFORMING
26	Accessory Structure Side 1:	10 FT	6.60 FT	6.60 FT	NON-CONFORMING
27	Accessory Structure Side 2 or (facing street) :	15 FT	52.10 FT	52.10 FT	
28	Accessory Structure Rear:	15 FT	4.70 FT	4.70 FT	NON-CONFORMING
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

PROJECT:

ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141

BOARD OF ADJUSTMENT

FINAL SUBMITTAL

SEAL:

SIX SIDES

architecture

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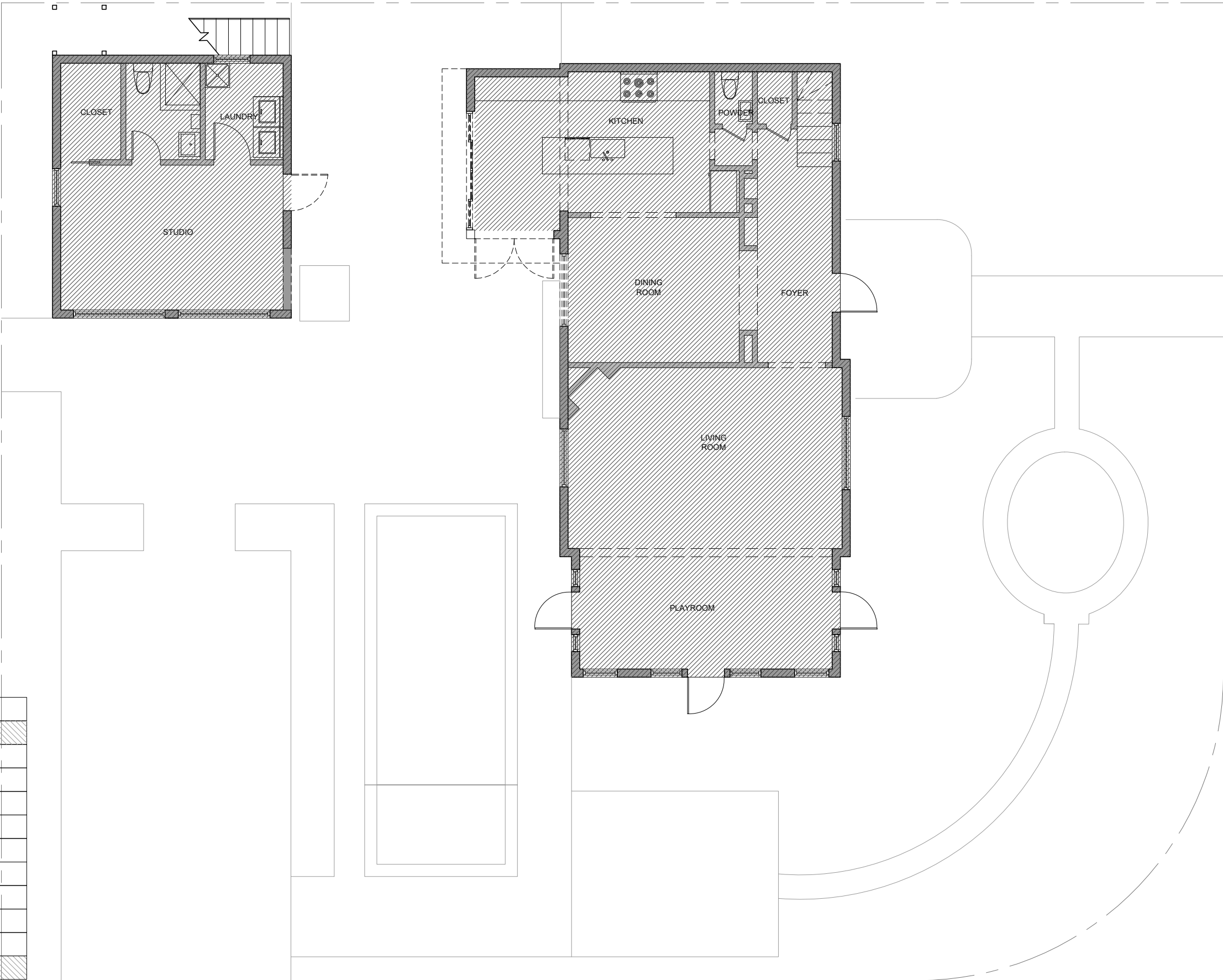
ZONING DATA SHEET

Z20-401SSRT

10/10/2022

A-002B

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	AREA TO BE DEMOLISHED



1
EXISTING
1ST FLOOR
Scale: 1/8" = 1'-0"

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A426002922
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1108 KANE CONCOURSE, SUITE 220
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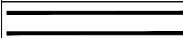
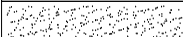
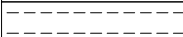
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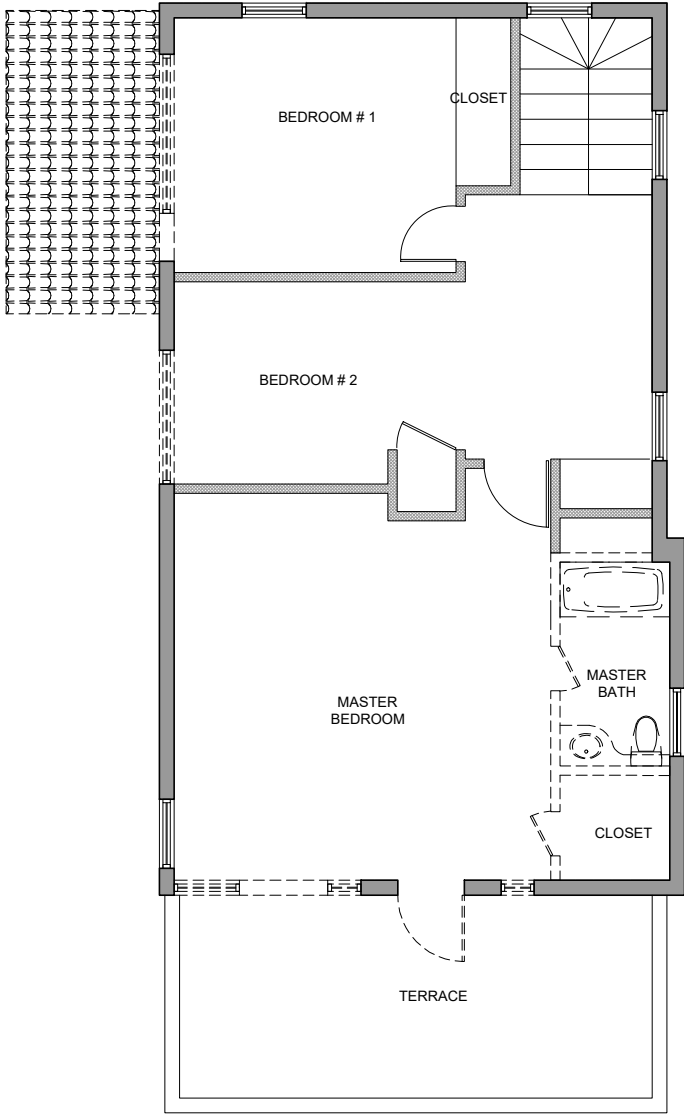
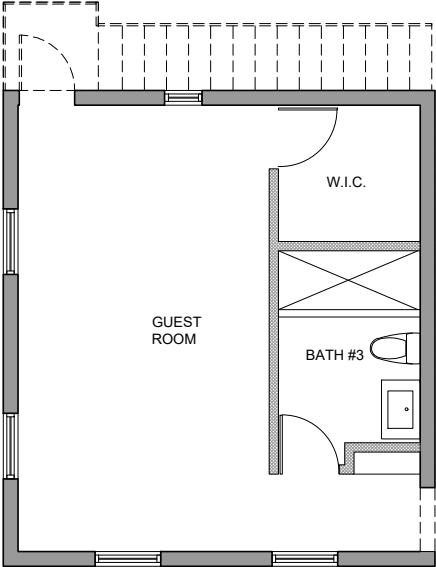
EXISTING / DEMO
1ST FLOOR PLAN

Z20-401SSRT

10/10/2022

A-003

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	AREA TO BE DEMOLISHED



1
EXISTING
2ND FLOOR
Scale: 1/8" = 1'-0"



PROJECT:
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400 WEST 44 ST, MIAMI BEACH, FL 33140

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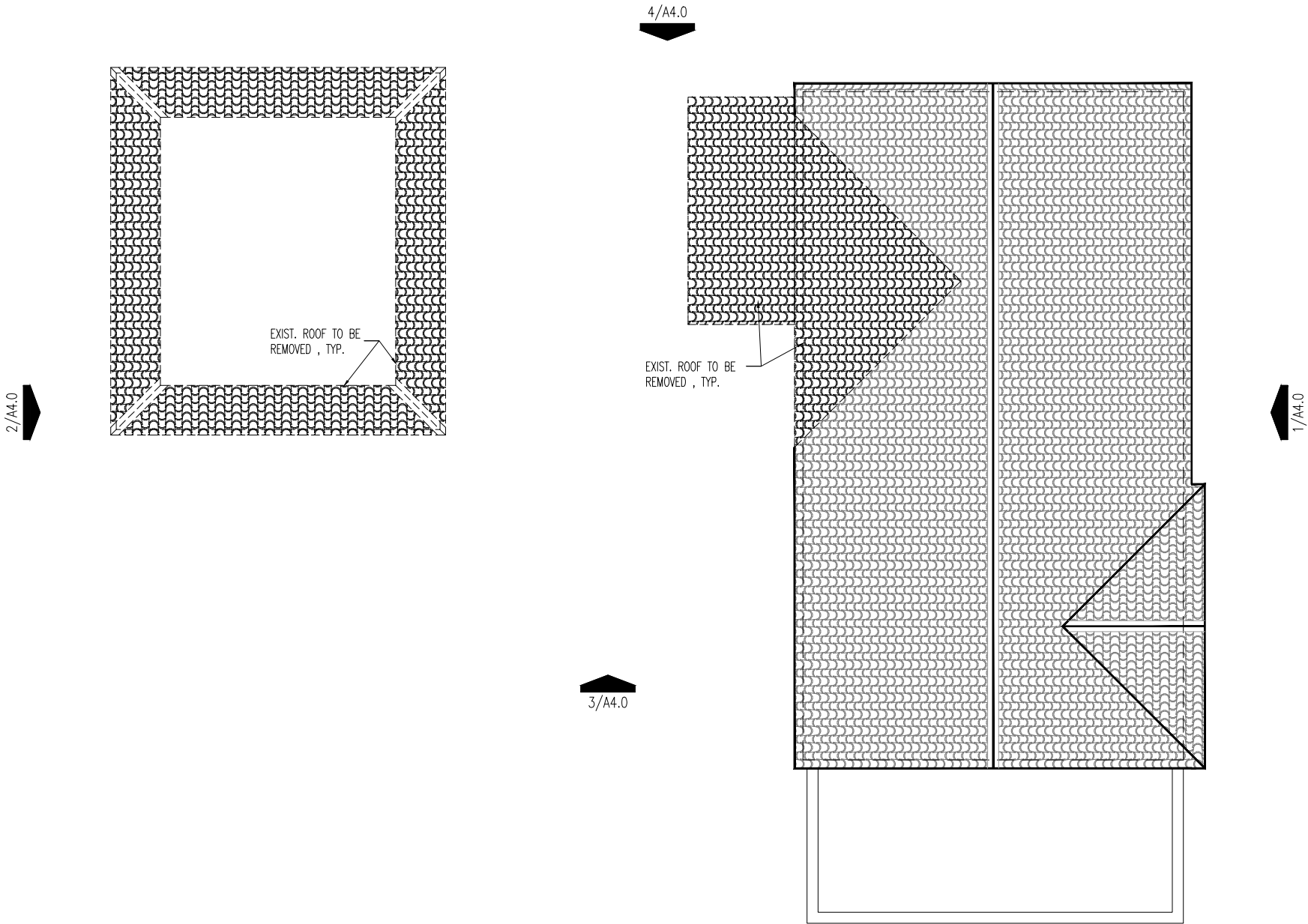
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EXISTING / DEMO
2ND FLOOR

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10/10/2022

A-004



TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	AREA TO BE DEMOLISHED

1

EXISTING
ROOF PLAN
Scale: 1/8" = 1'-0"

PROJECT:

ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141

BOARD OF ADJUSTMENT

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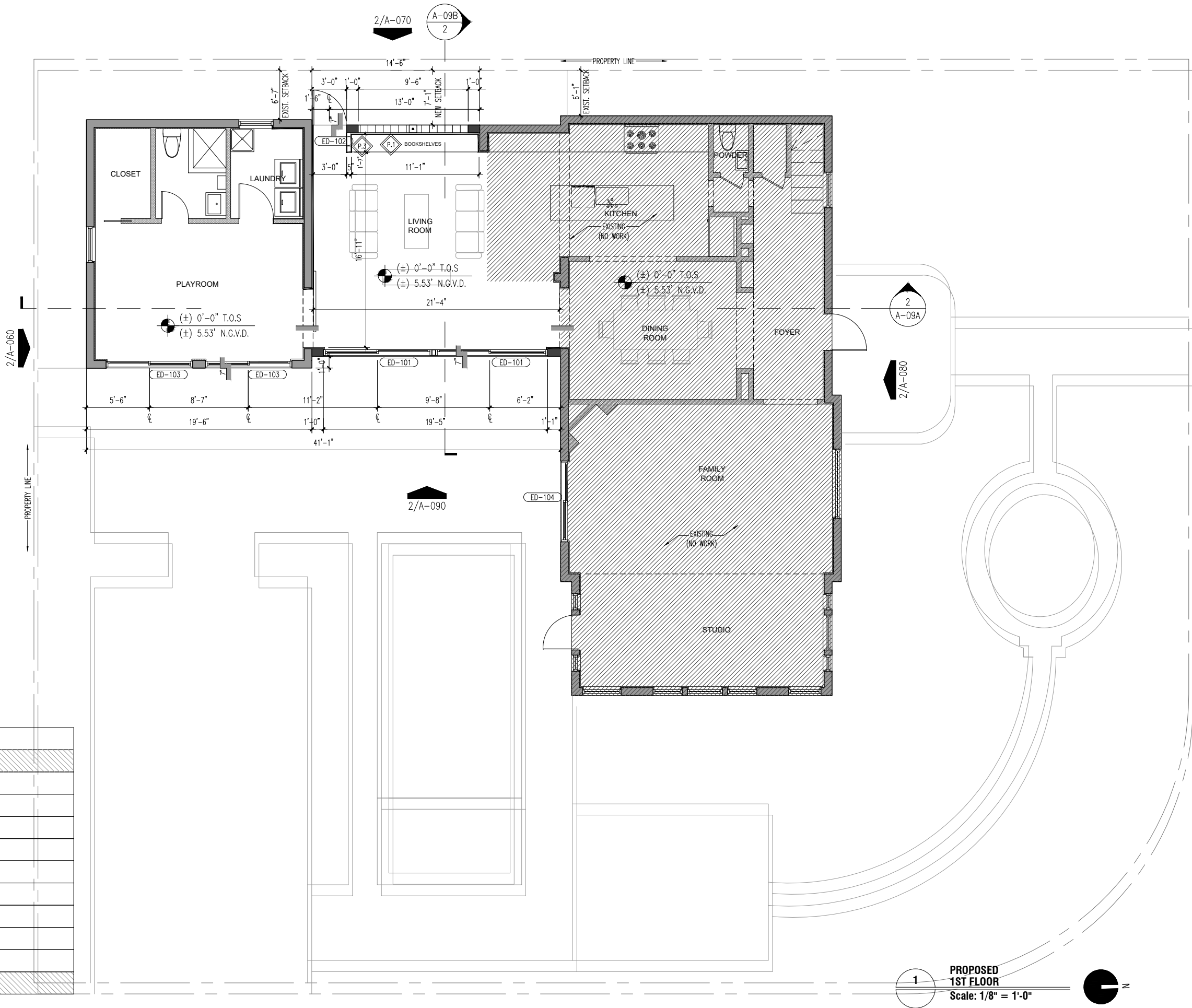
EXISTING / DEMO
ROOF PLAN

Z20401SSRT

10/10/2022

A-005

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	AREA TO BE DEMOLISHED



1
**PROPOSED
1ST FLOOR**
Scale: 1/8" = 1'-0"



PROJECT:
ADDITION FOR:
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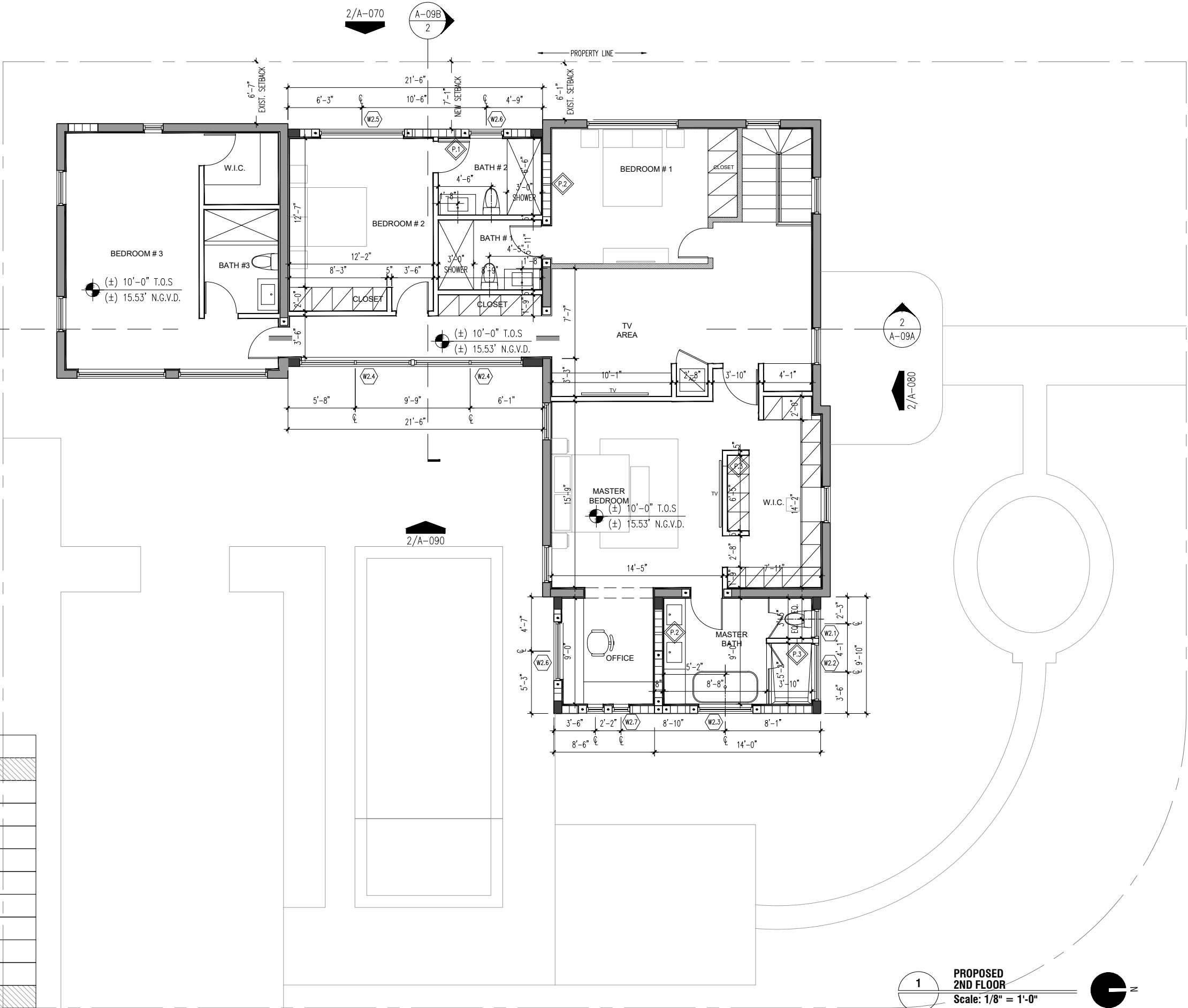
PROPOSED
1ST FLOOR

Z20401SSRT

10/10/2022

A-010

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	AREA TO BE DEMOLISHED



PROJECT:

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FL Reg. AR#6826

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dgomez@sixsidesinc.com

REVISID:

1

PROPOSED 2ND FLOOR

Scale: 1/8" = 1'-0"

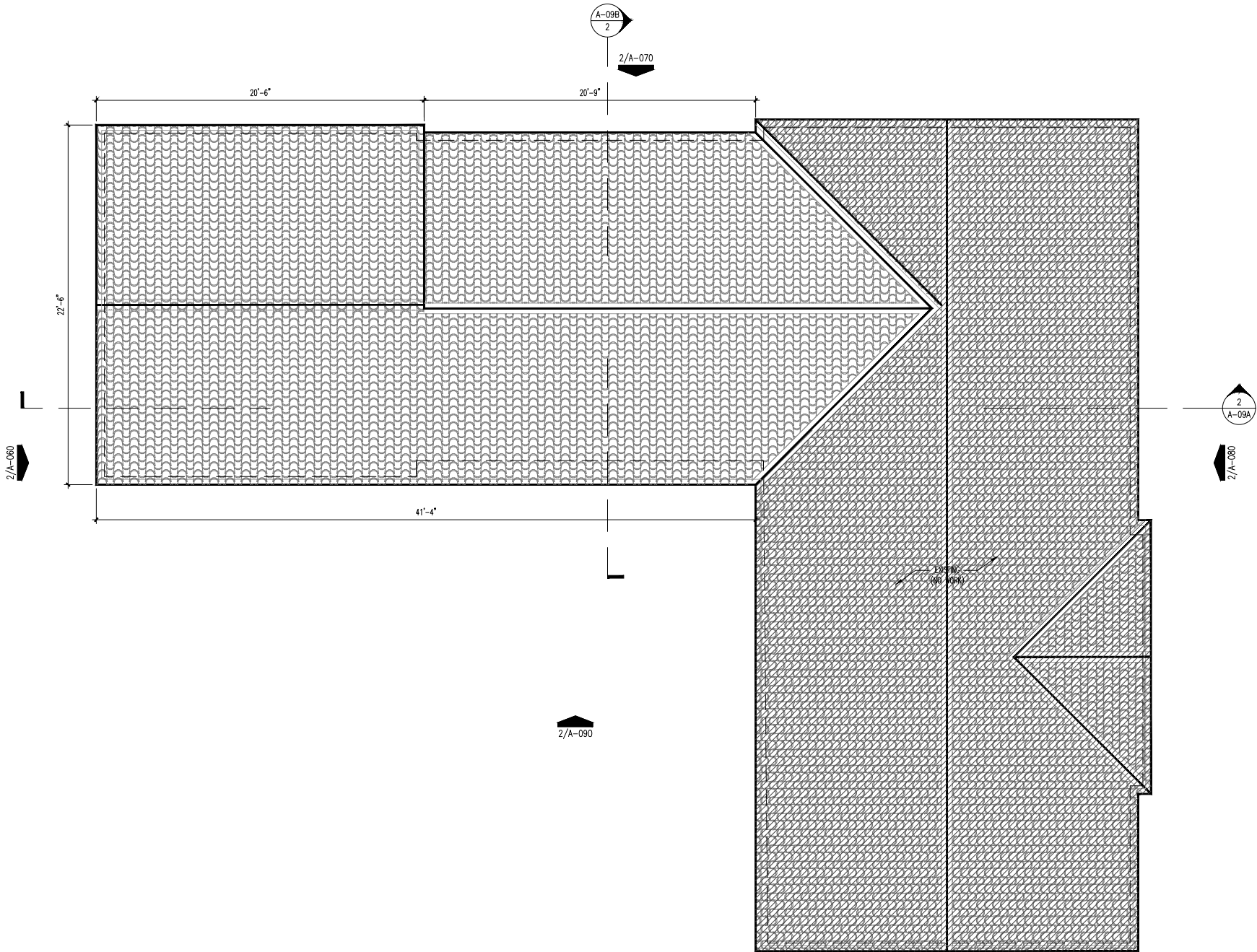
PROPOSED 2ND FLOOR

220401SSRT

10/10/2022

A-030

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	AREA TO BE DEMOLISHED



1
PROPOSED
ROOF PLAN
Scale: 1/8" = 1'-0"



PROJECT:

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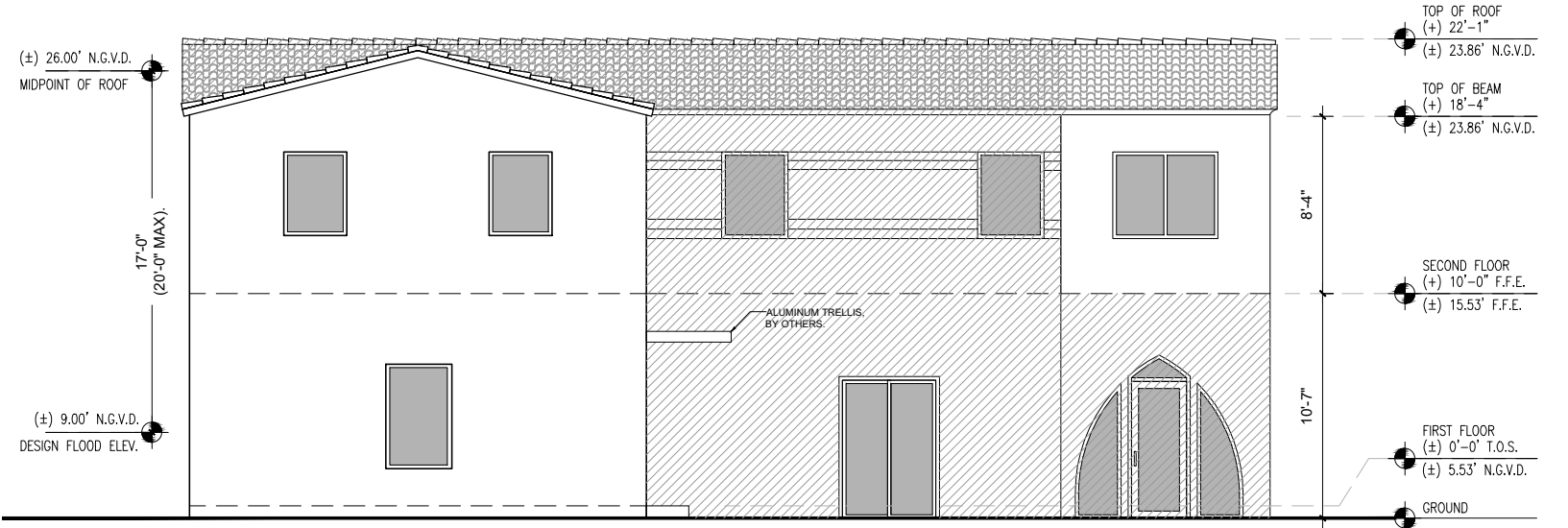
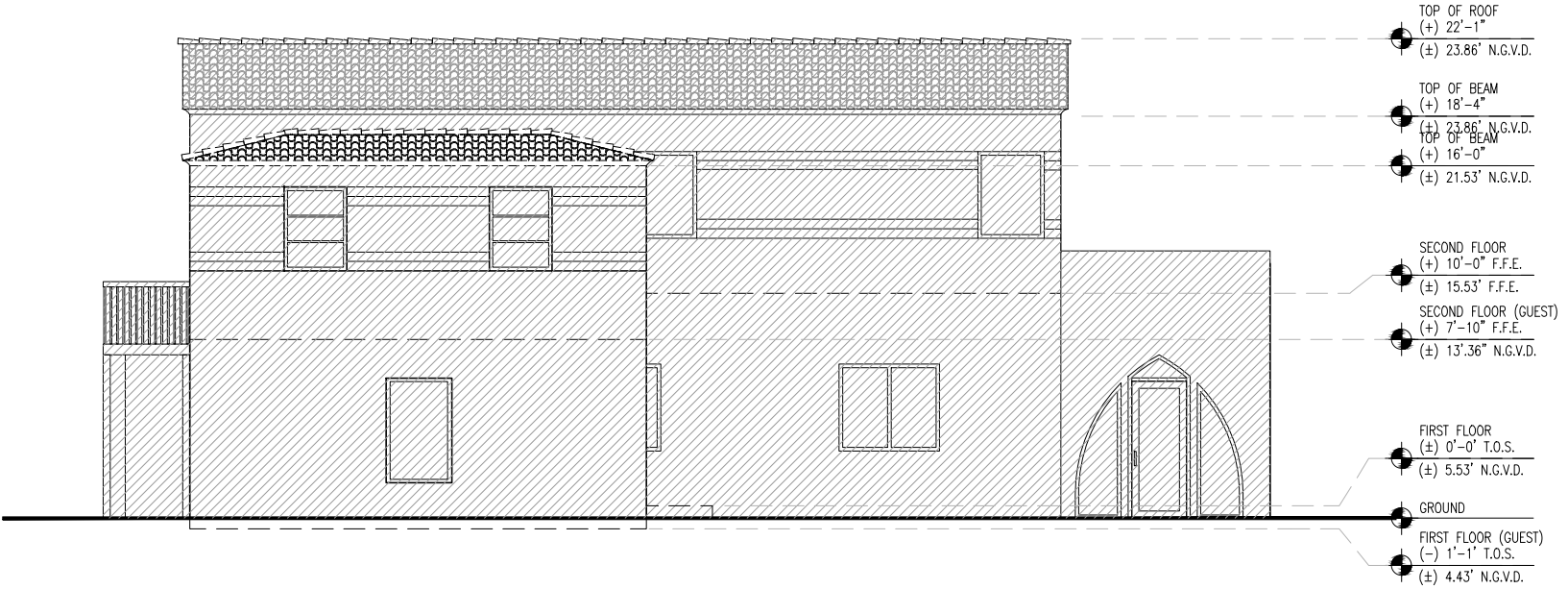
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PROPOSED
ROOF PLAN

Z20401SSRT

10/10/2022

A-050



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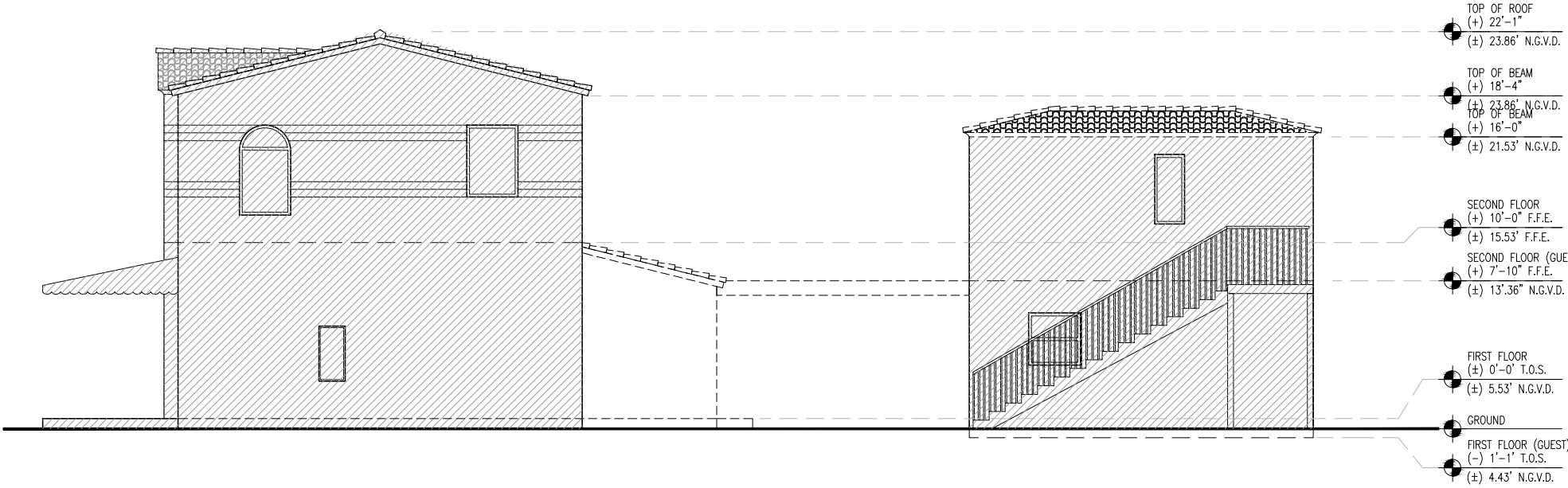
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SOUTH
ELEVATION

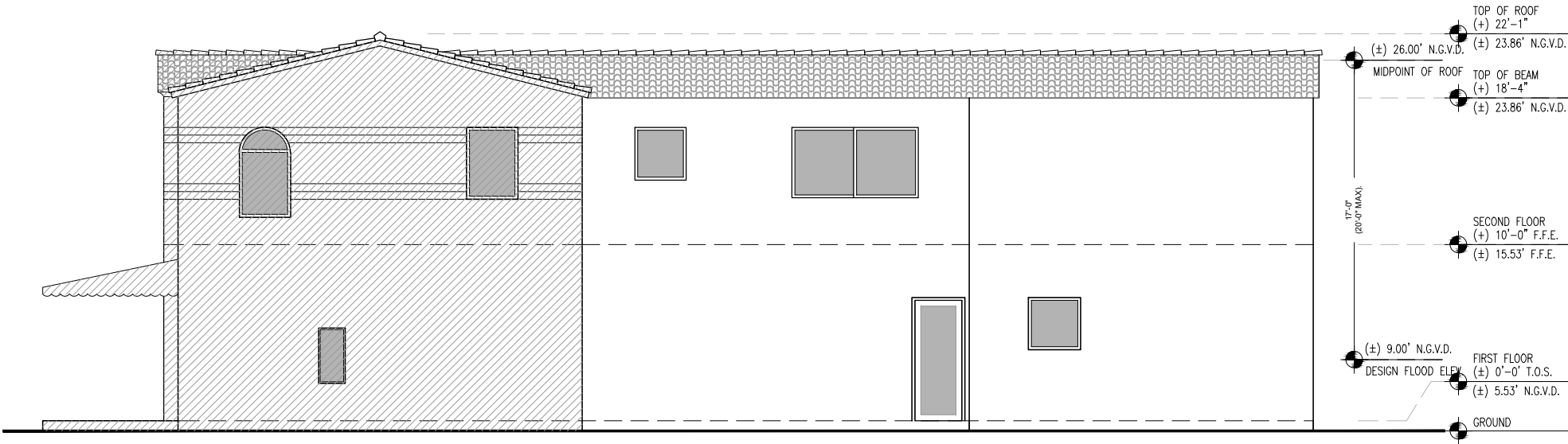
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10/10/2022

A-060



1
**EXISTING
WEST ELEV**
Scale: 1/8" = 1'-0"



2
**PROPOSED
WEST ELEV**
Scale: 1/8" = 1'-0"

PROJECT:
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FINAL SUBMITTAL

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

SEAL:



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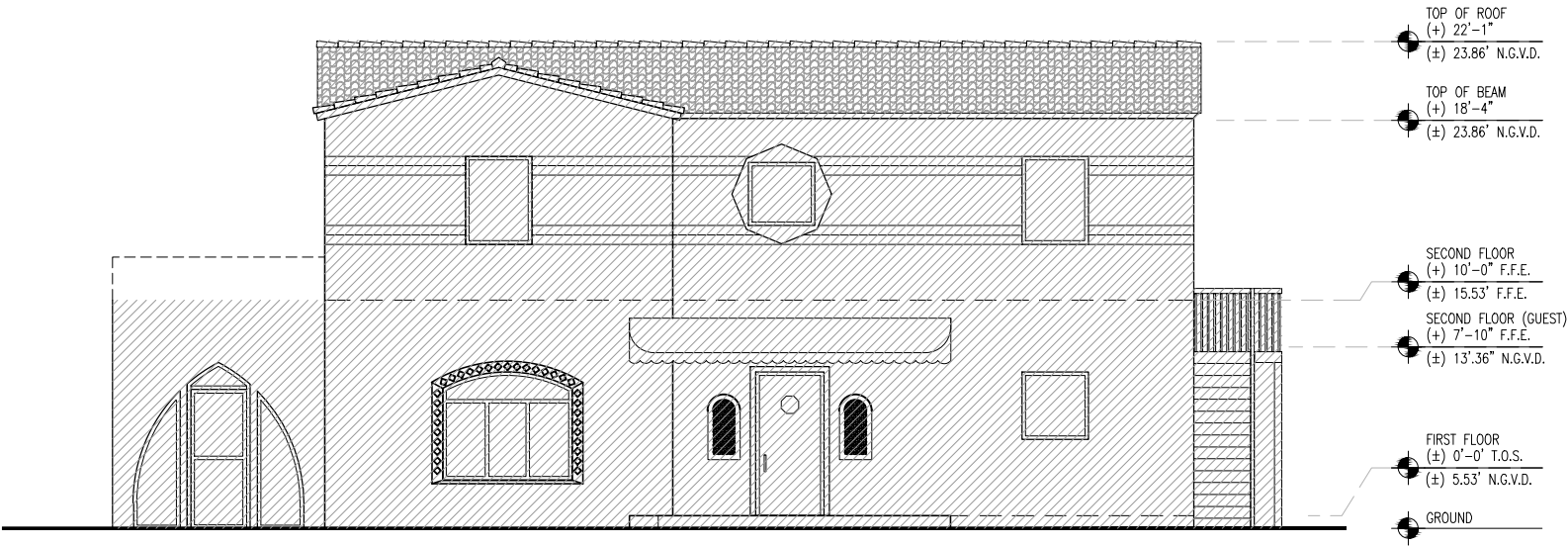
REVISED:

WEST
ELEVATION

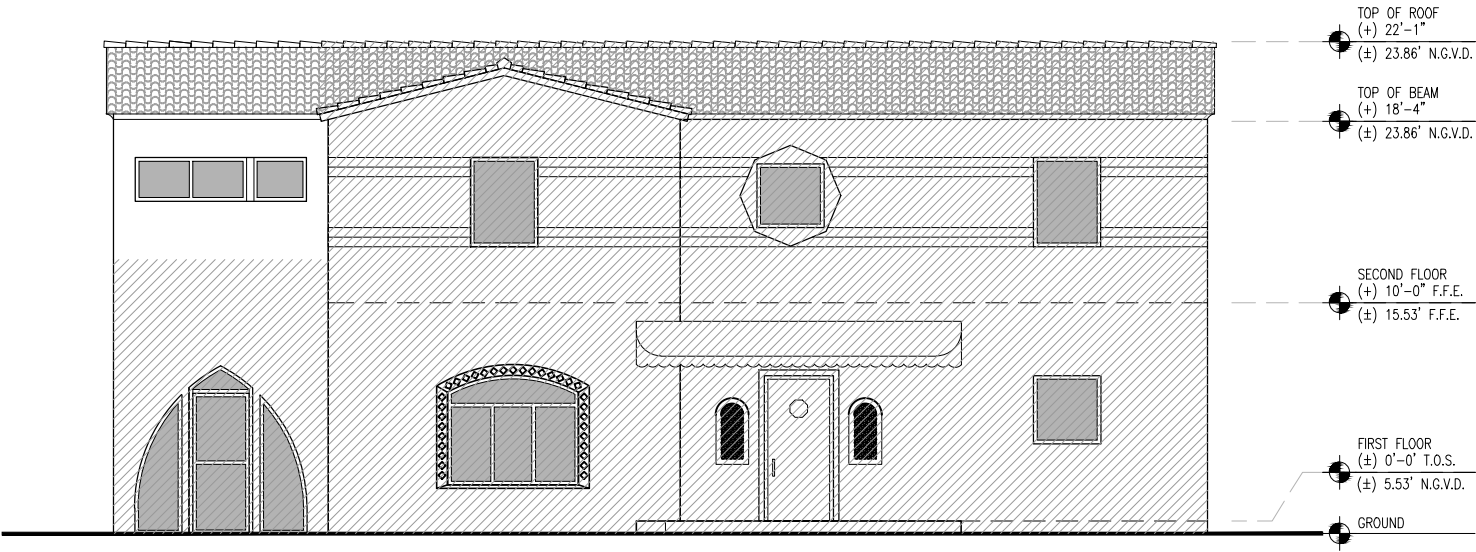
220401SSRT

10/10/2022

A-070



1
EXISTING
NORTH ELEV
Scale: 1/8" = 1'-0"



2
PROPOSED
NORTH ELEV
Scale: 1/8" = 1'-0"

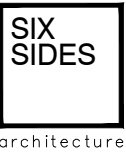
PROJECT:
ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141
BOARD OF ADJUSTMENT
FINAL SUBMITTAL

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA26002922
Doriel Gomez, R.A.
FL Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
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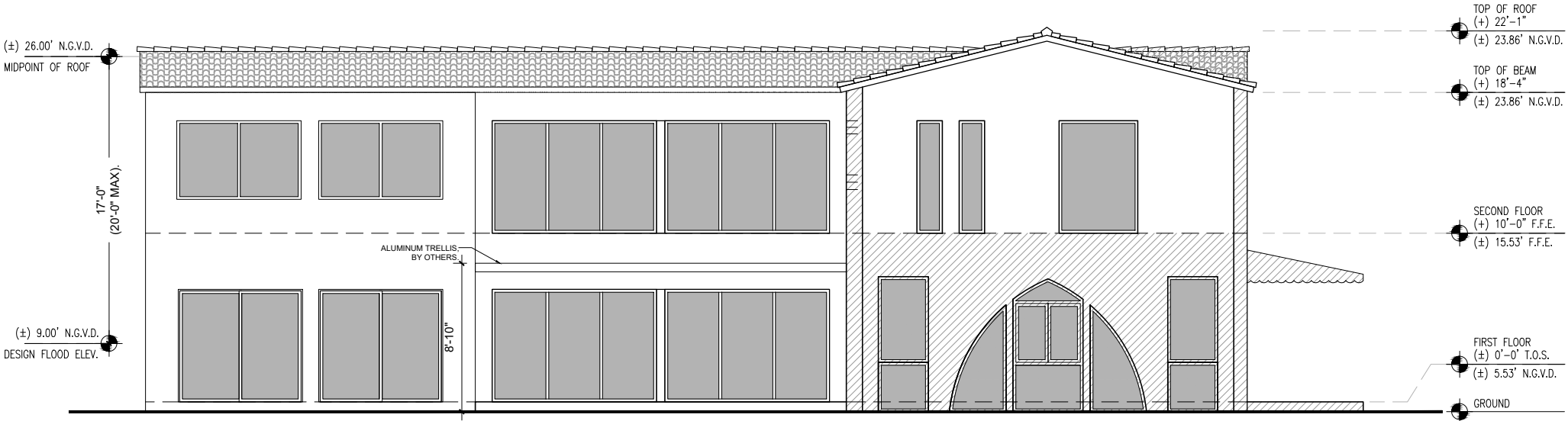
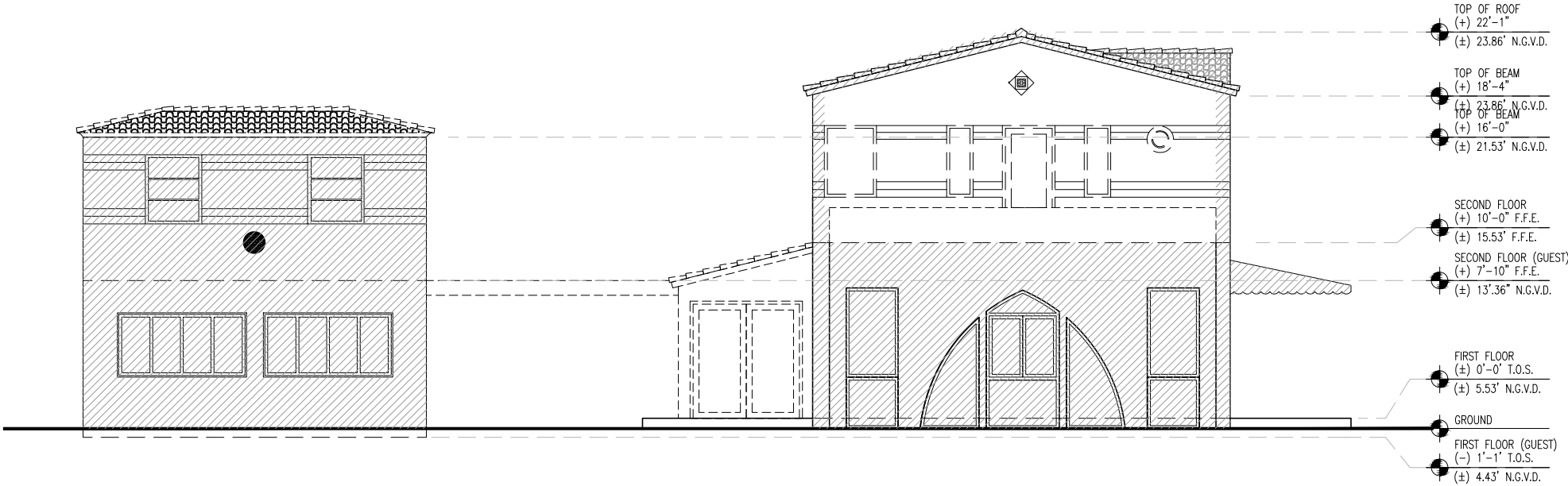
REVISED:

NORTH
ELEVATION

220401SSRT

10/10/2022

A-080



PROJECT:
ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141
BOARD OF ADJUSTMENT
FINAL SUBMITTAL

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA24002922
Doriel Gomez, R.A.
FL Reg. AR96826
1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
M. 305.610.1333
dgomez@sixsidesinc.com

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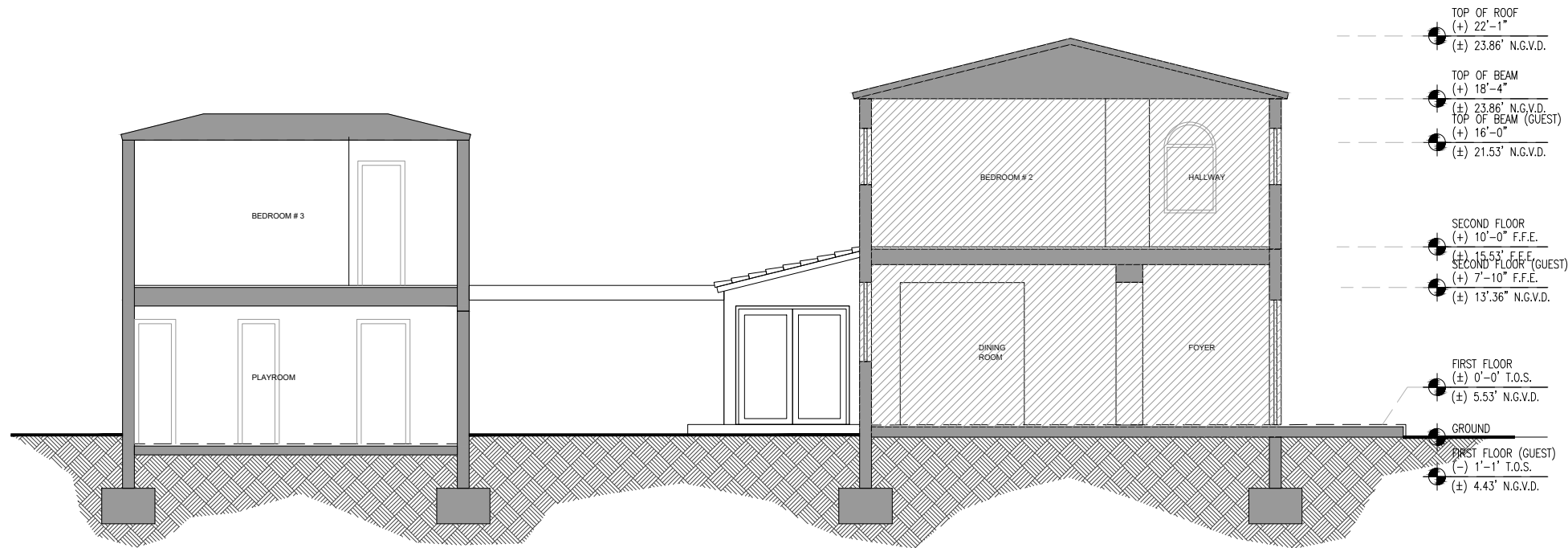
REVISED:

EAST
ELEVATION

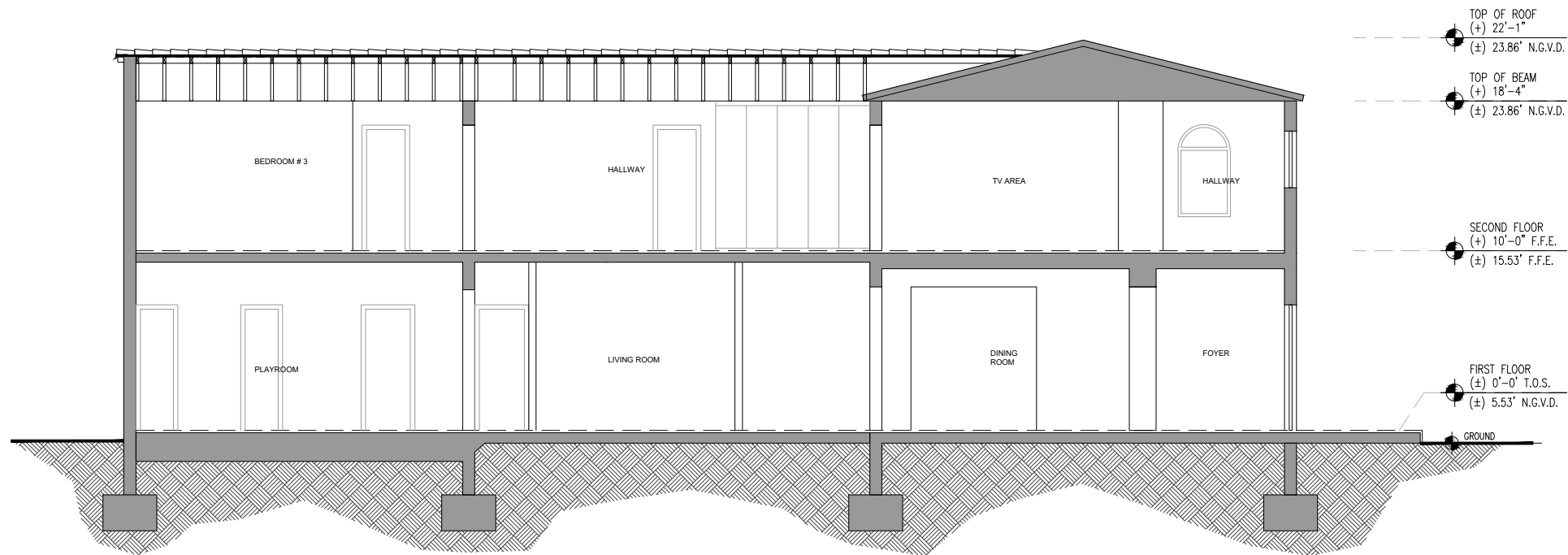
220401SSRT

10/10/2022

A-090



1
**EXISTING
BUILDING SECTION**
Scale: 1/8" = 1'-0"



2
**PROPOSED
BUILDING SECTION**
Scale: 1/8" = 1'-0"

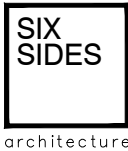
PROJECT:
ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141
BOARD OF ADJUSTMENT
FINAL SUBMITTAL

SEAL:

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Doriel Gomez, R.A.
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1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
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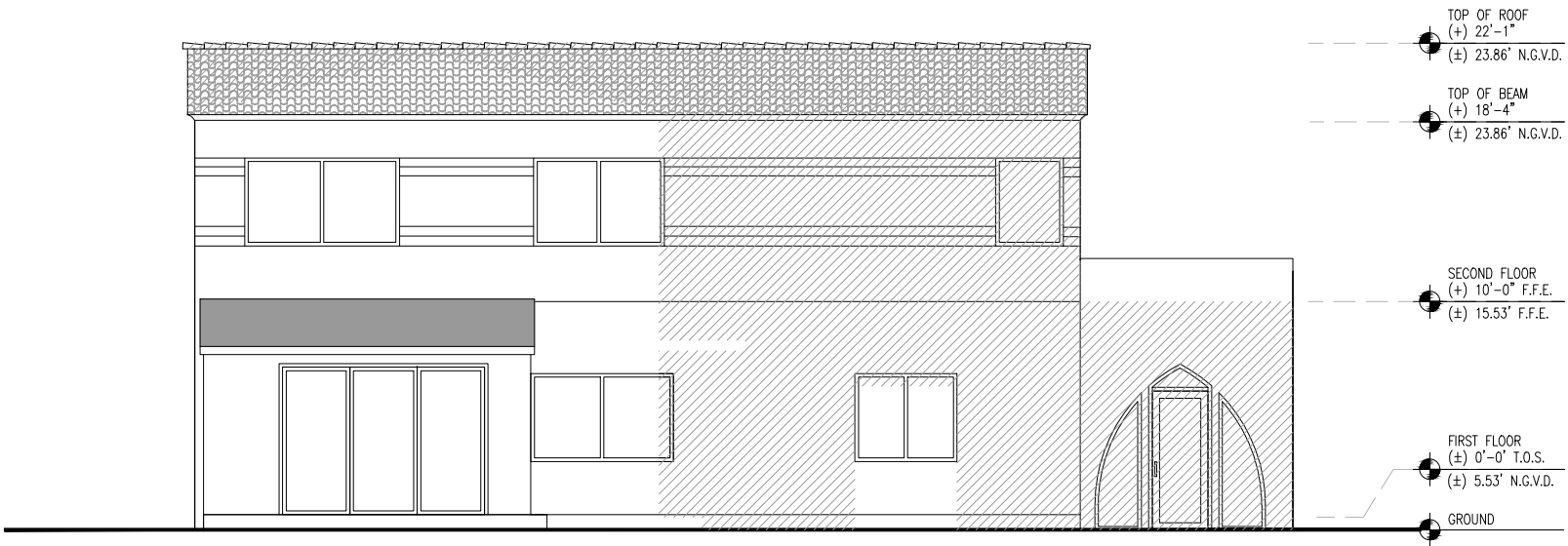
REVISED:

BUILDING
SECTIONS

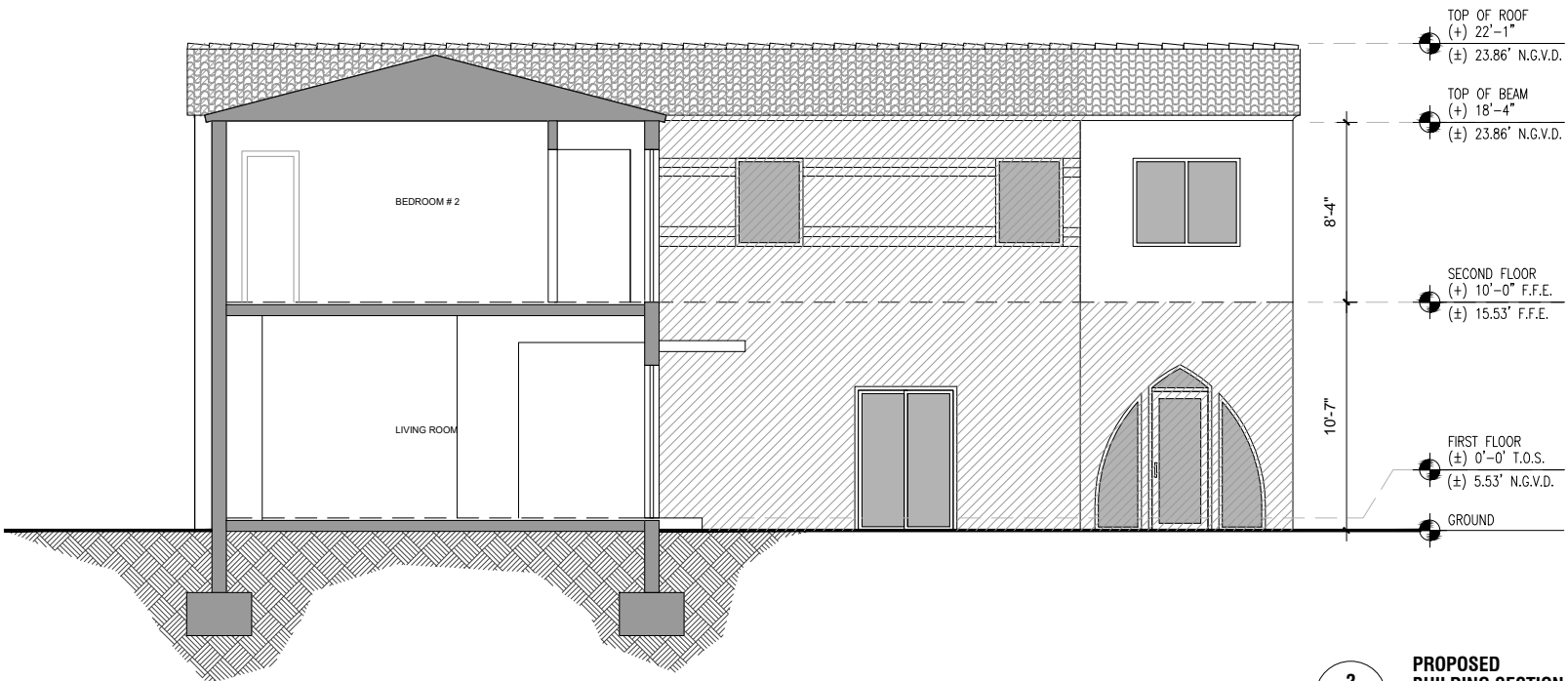
220401SSRT

10/10/2022

A-09A



1
**EXISTING
BUILDING SECTION**
Scale: 1/8" = 1'-0"



2
**PROPOSED
BUILDING SECTION**
Scale: 1/8" = 1'-0"

PROJECT:
ADDITION FOR:
RHONDA MITRANI & TODD BUCHMAN
400 WEST 44 ST, MIAMI BEACH, FL 33140

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REVISED:

BUILDING
SECTIONS

220401SSRT

10/10/2022

A-09B