

LETTER OF INTENT

Land Use Board Hearing Application

09-06-2022

To: **CITY OF MIAMI BEACH**
Planning Department

Project: 400 W 44 ST, MIAMI BEACH FL 33140

Folio: 02-3222-001-0820

We, Rhonda Mitrani and Todd Buchman, owners of the existing Two-story single family home built in 1937 and located at 400 W 44 ST, Miami Beach, Fl. 33140 would like to present to the Board of Adjustment a renovation project including an addition, in order to obtain the **VARIANCE approval**.

The project encompasses a **new two-story addition of 810 SQ.FT.** between the main house and the guest house, in order to have these 2 buildings connected, and create 2 bedrooms + bathroom.

We understand that the new addition is non-conforming the required separation between the main structure and the accessory structure, but we have 3 kids, almost teenagers, and they don't have enough space to study, to create, etc, and it's our priority to find more room for them where both independence and privacy can be provided. For that reason, we're presenting this proposal so the two structures can be interior connected and they both can create bigger house.

The proposal has the intent to comply with the code regarding setbacks, areas calculations, etc, and besides that, we understand that the primary facades visible from the right of way are going to be altered because of the additions, the project is very conservative and tries to keep the exterior architectural characteristics of the house.

If you should have any questions and/or concerns please do not hesitate to contact us at 305.582.7191 or rhondamitrani@gmail.com

I look forward to have the design review approval for The Architectural Significance Determination so we can start the permit process with the Building Department.

With warm regards,



Rhonda Mitrani / Todd Buchman
(Owners)