



1108 KANE CONCOURSE SUITE 220
BAY HARBOR ISLANDS, FL 33154
Ph. 786.683.3821
#AA26002922

MEMO – COMMENT RESPONSE TO DISAPPROVAL REMARKS – FINAL SUBMITTAL

To: CITY OF MIAMI BEACH
Board of Adjustment

Date: 10/10/2022

Project: Variance for:
Rhonda Mitrani & Todd Buschman
400 W 44 ST
Miami Beach, Fl. 33140

Folio No.: 02-3222-001-0820

Plan Number.: **ZBA22-0141**

1. APPLICATION COMPLETENESS

- a. The sections noted on the floor plans 1/A5.0 and 3/A4.0 are missing. Please provide these sections, and also include the existing sections through these same areas for comparison purposes. **Refer to sheet A-09A and A-09B for Building sections.**
- b. Show the property lines along with the provided setbacks on both the first and second level floor plans. **See property lines on sheets A-010 and A-030.**
- c. Provide the required zoning information on the city standard zoning data sheet. **Refer to sheet A-002B for Zoning Data Sheet.**
- d. Photos must have a key plan, and photos also must be provided from the streets and photos of the neighboring properties are required along with a key plan showing clearly the location where the photo was taken along with the camera angle. **See pictures with the key plan included.**

2. ARCHITECTURAL REPRESENTATION

- a. Increase the font size. **See bigger font size in plans.**
- b. The format of the drawings is incorrect. Everything **MUST** be formatted for printing on 11x17 sheets, and all text must be fully legible at that print size. Printed sets will be required for the final submittal. Anything larger than 11x17 will not be accepted and will be rejected. **Sheets have the proper format now. 11x17**
- c. Revise LOI – Applicant IS requesting one waiver for this application. **N/A**
- d. Combine existing and proposed into one submittal. Index sheet for both. **OK.**
- e. Add “FINAL SUBMITTAL” and ZBA File No. to front cover title for heightened clarity. **OK**
- f. Final submittal drawings need to be DATED, SIGNED AND SEALED. **See plans dated, signed, and sealed.**



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3. DESIGN RECOMMENDATIONS

- a. It is recommended to further differentiate the massing of the existing guest house with the addition by lowering the roof by a foot or so, and using a hip roof (vs a gable roof.)

We considered your recommendation but there is no way to lowering the roof since the existing interior ceiling height is low and there is no way to drop it down more. Also, the connection between the existing structure with the new trusses would be very complicated if there are different roof levels.

However, to emphasize the new addition from the East facade, we set it back 12 inch and also incorporated an aluminum trellis on top of the sliding doors to break out the long façade a little bit.

4. ZONING COMMENTS

- a. The elevation of the existing home is below the minimum base flood elevation, please confirm with the Building Department that you will be able to construct the addition below the minimum required for new construction, which is BFE plus 1 foot. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

The project was reviewed by Giselle Deschamps, in Building Department, and there is no issue to build the addition below the minimum required since it does not exceed the 50% of the value determination and it's not considered a substantial improvement.

Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'.

Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded. Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file. **OK**

With regards,

Gonzalo Munoz – Applicant
SixSides Architecture, Inc.
#AA26002922