

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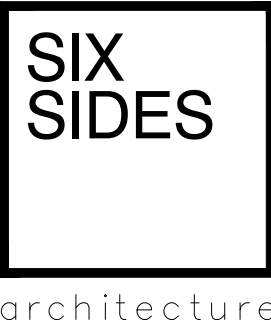
PROJECT:  
ADDITION FOR:  
RHONDA MITRANI & TODD BUCHMAN  
400 WEST 44 ST, MIAMI BEACH, FL 33140

ZBA22-0141  
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FINAL SUBMITTAL

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COVER SHEET

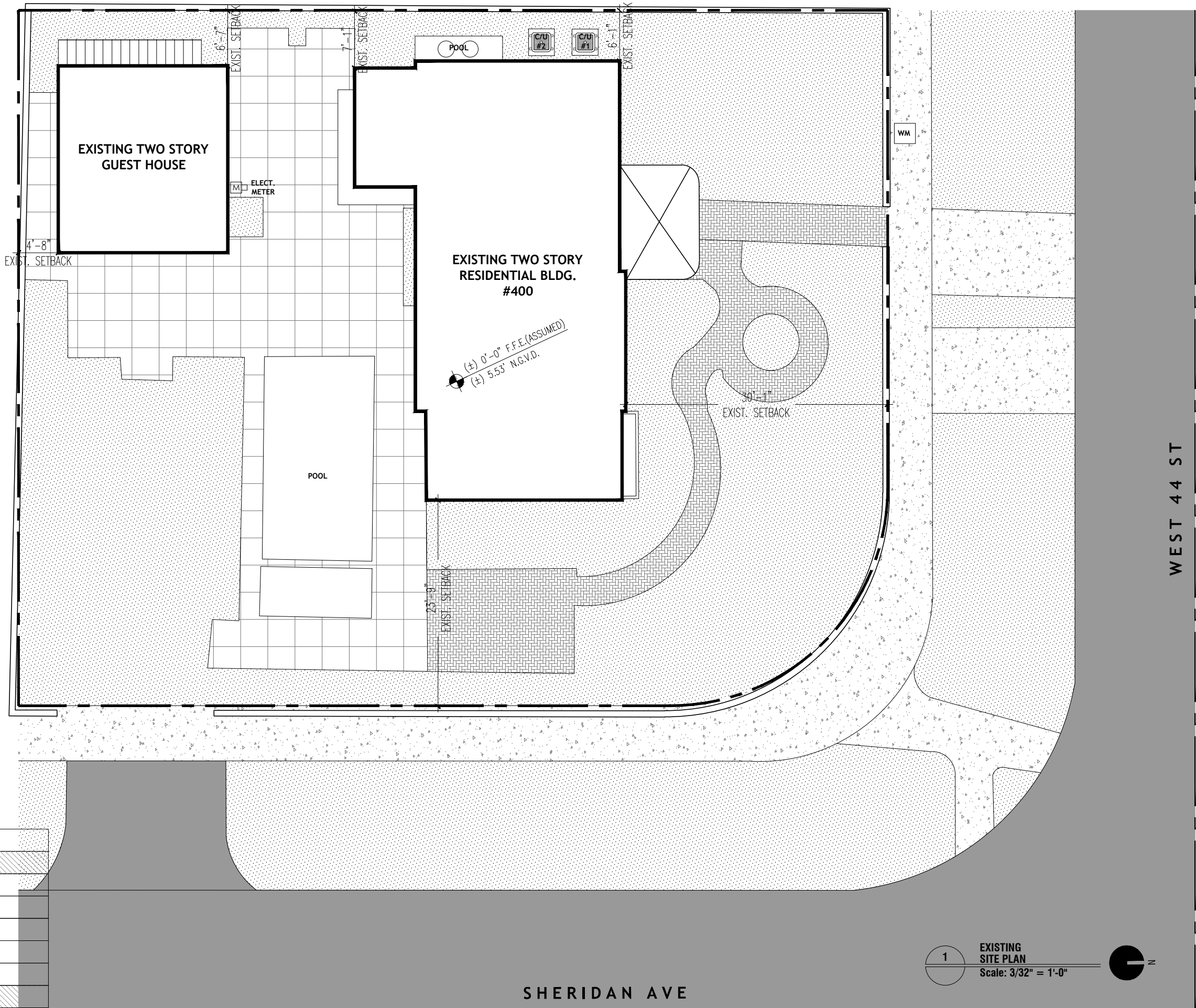
Z20401SSRT

10/10/2022

A-C

TYPICAL ARCHITECTURAL LEGEND:

| SYMBOL | DESCRIPTION       |
|--------|-------------------|
|        | PROPERTY LINES    |
|        | EXIST SOODED AREA |
|        | EXIST SIDEWALK    |
|        | EXIST PAVER AREA  |
|        |                   |
|        |                   |



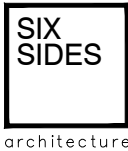
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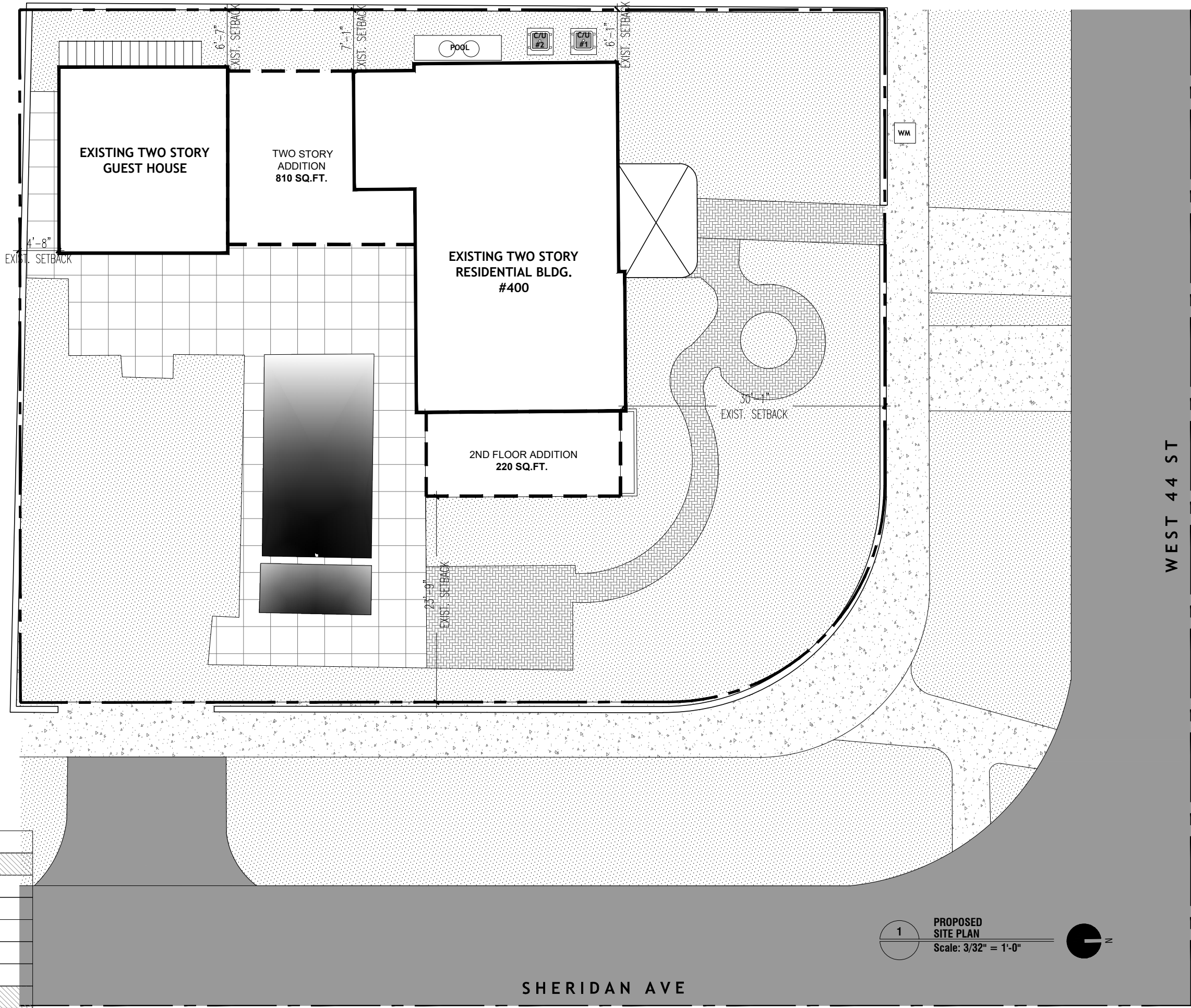
EXISTING  
SITE PLAN

220401SSRT

10/10/2022

A-001

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



1

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

PROJECT:  
**ZBA22-0141**  
**BOARD OF ADJUSTMENT**  
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architecture

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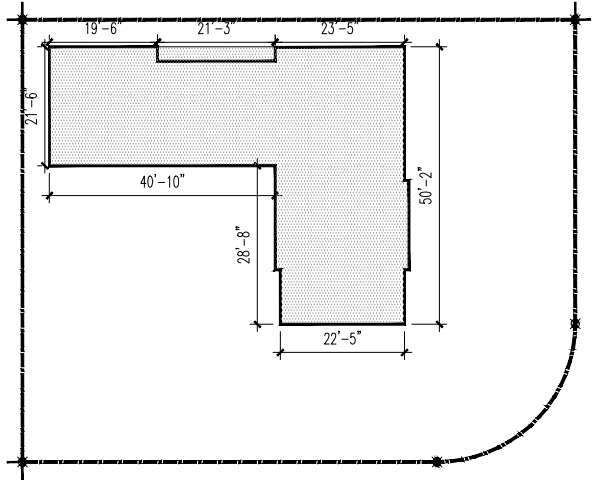
PROPOSED  
SITE PLAN

Z20-401SSRT

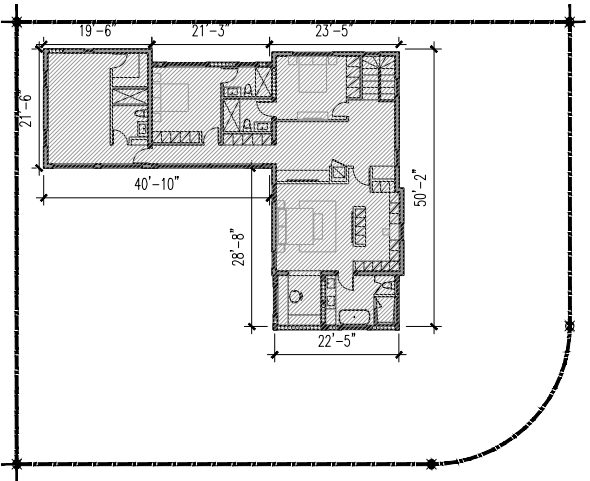
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**A-002**

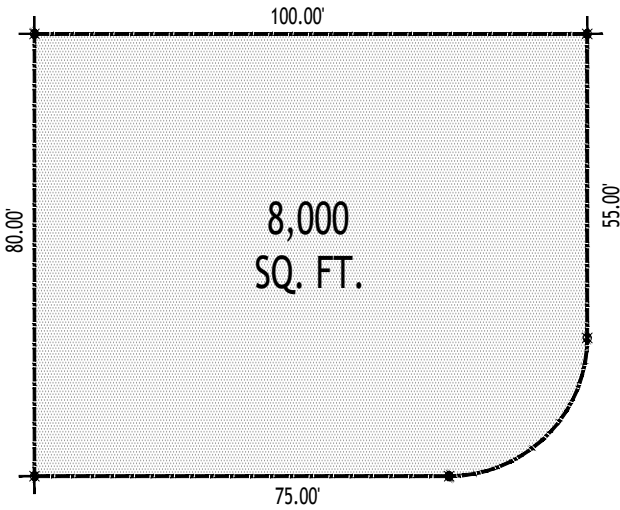
ADDITION FOR:  
RHONDA MITRANI & TODD BUCHMAN  
400 WEST 44 ST, MIAMI BEACH, FL 33140



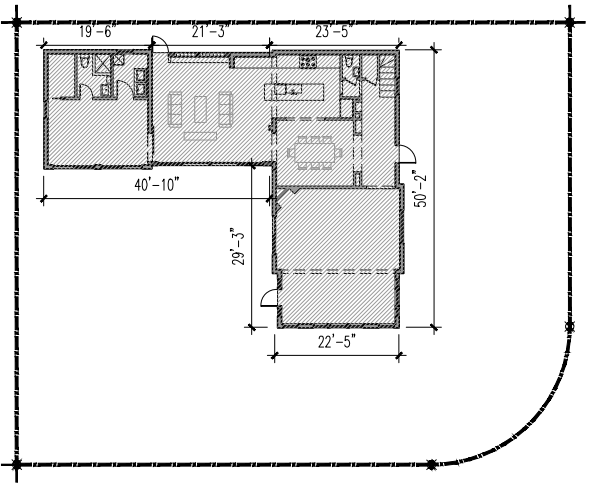
LOT COVERAGE 25.6%



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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\_\_\_\_\_  
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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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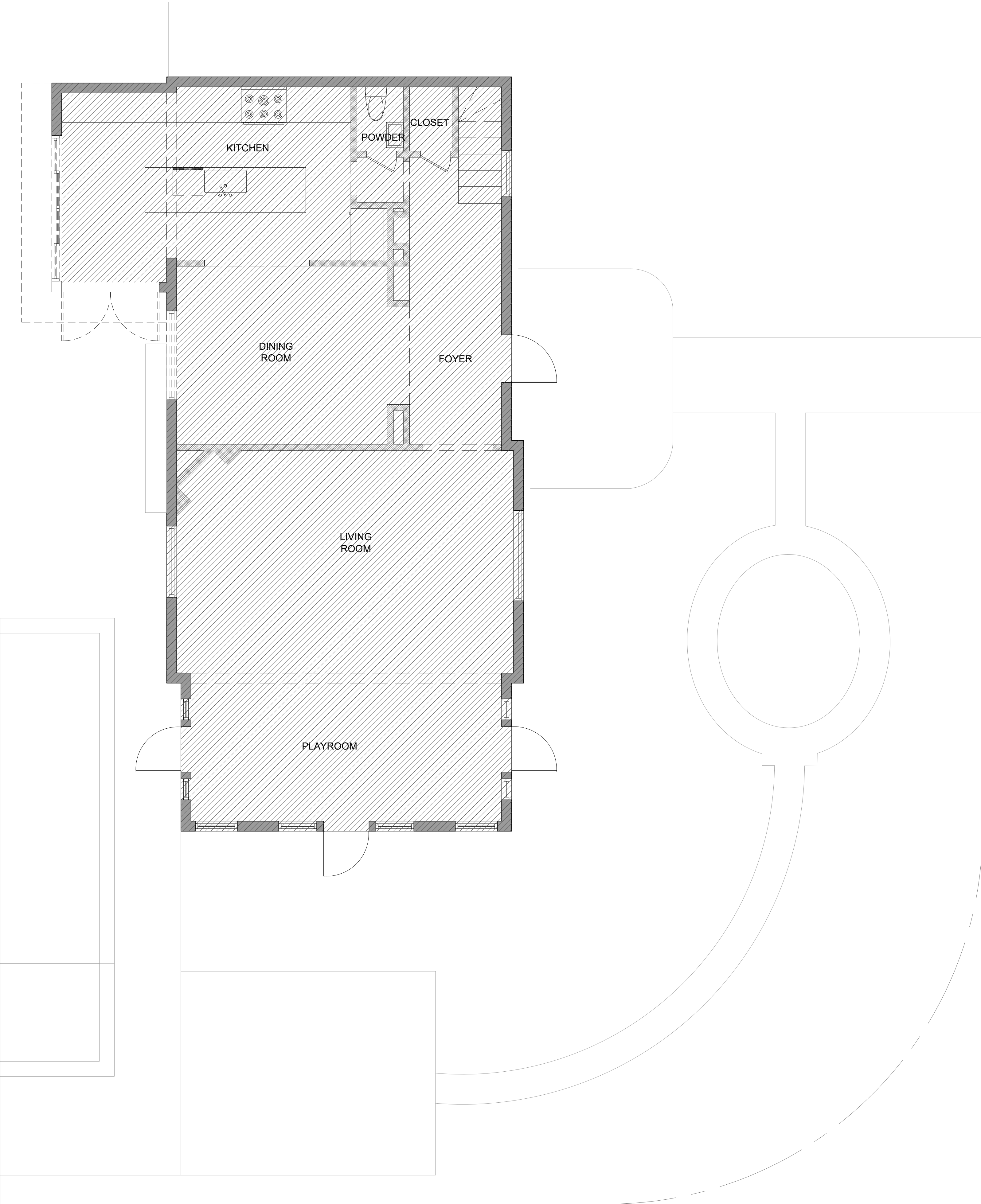
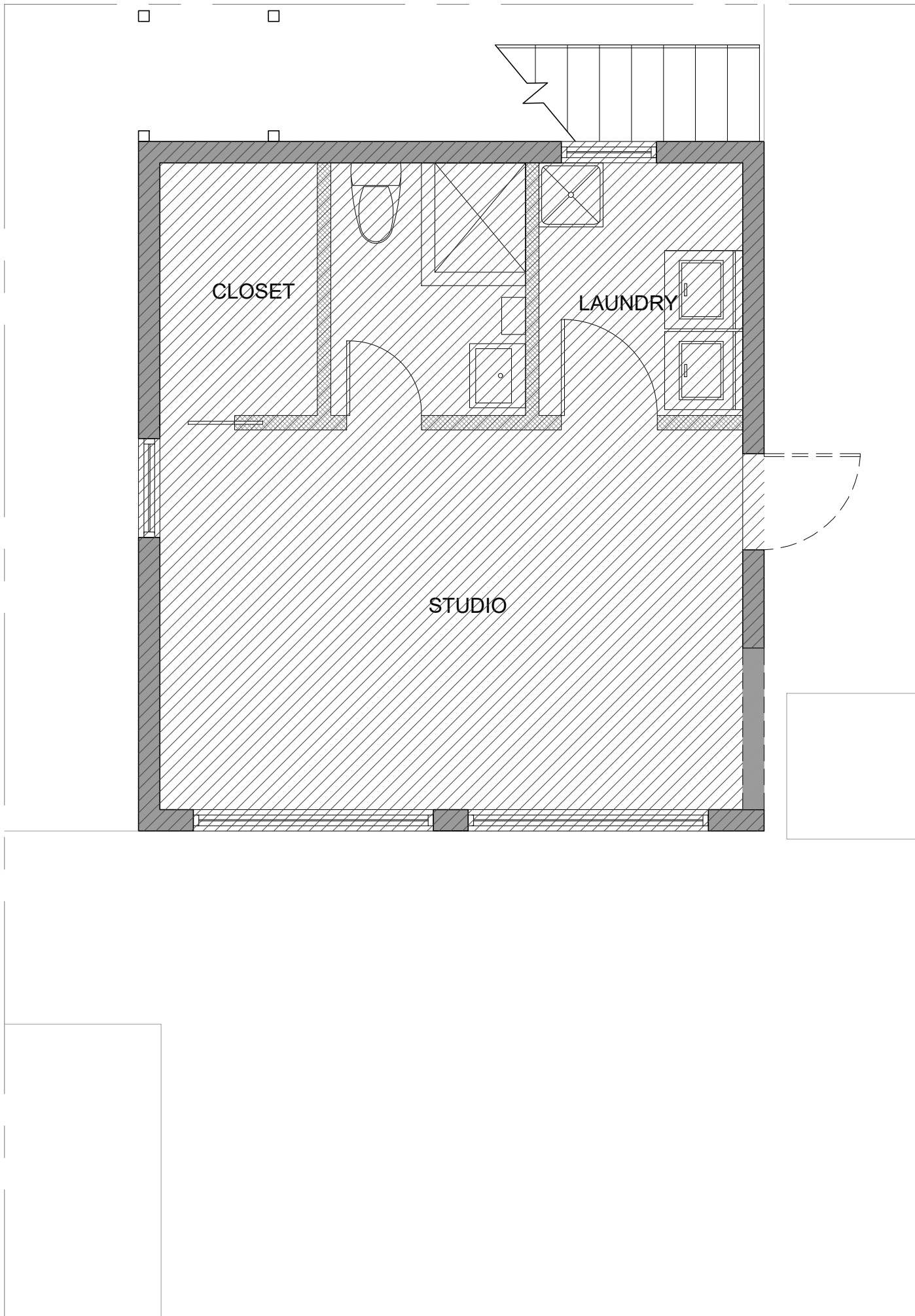
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ZONING DATA SHEET

Z20-401SSRT

10/10/2022

A-002B



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



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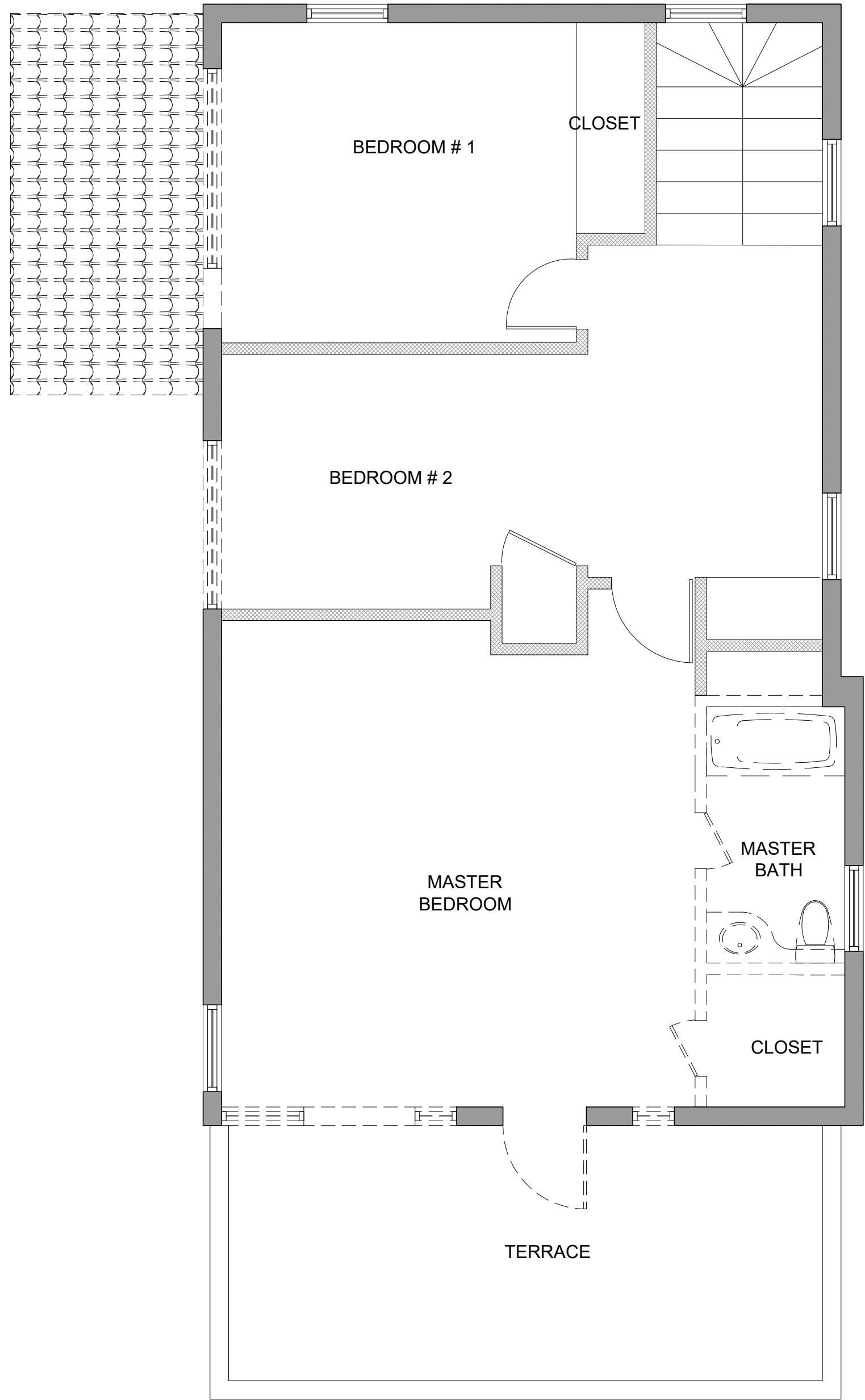
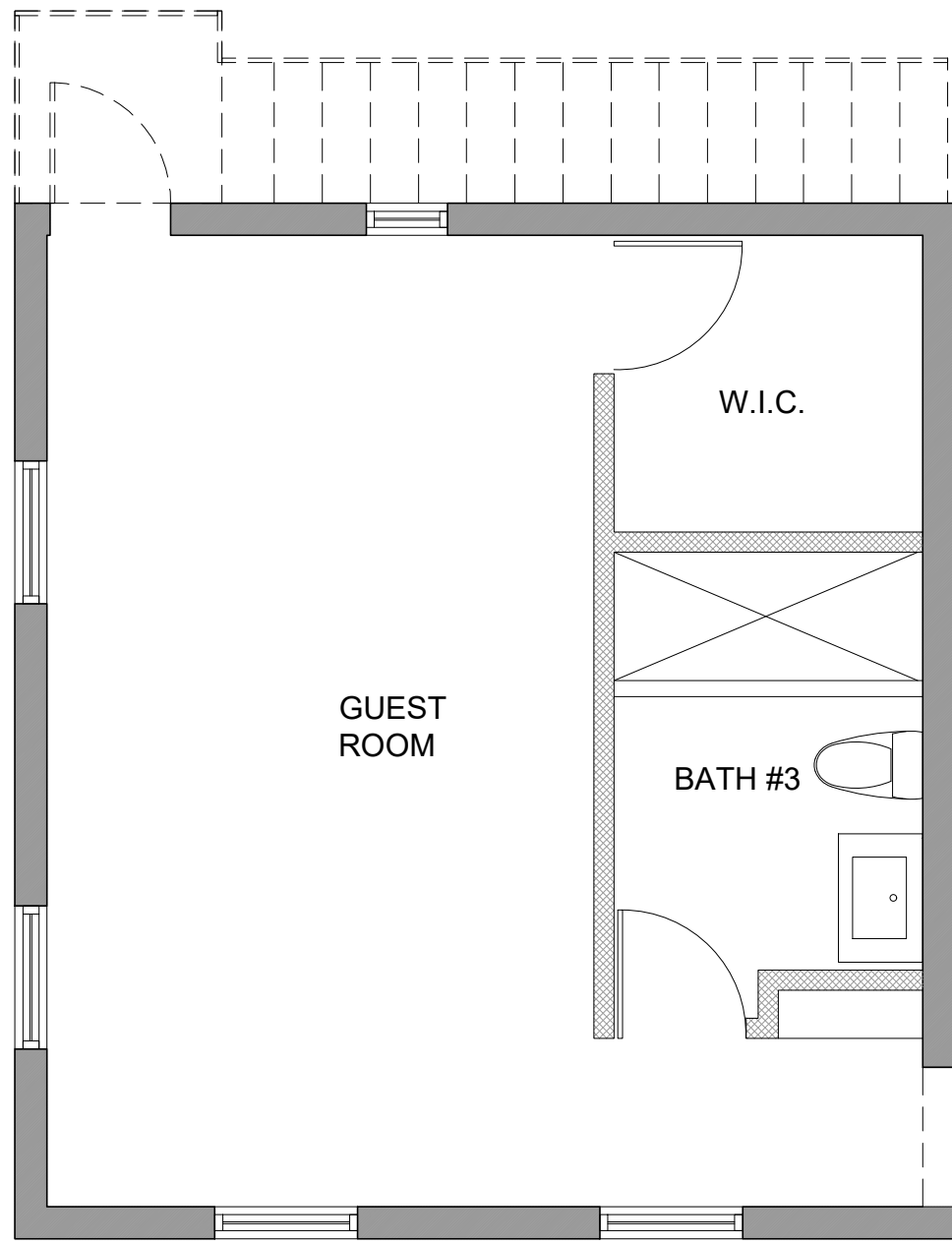
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EXISTING / DEMO  
1ST FLOOR PLAN

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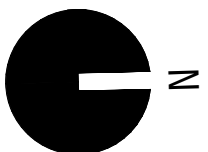
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A-003



1

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



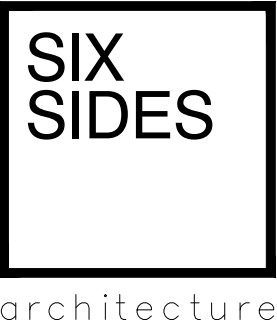
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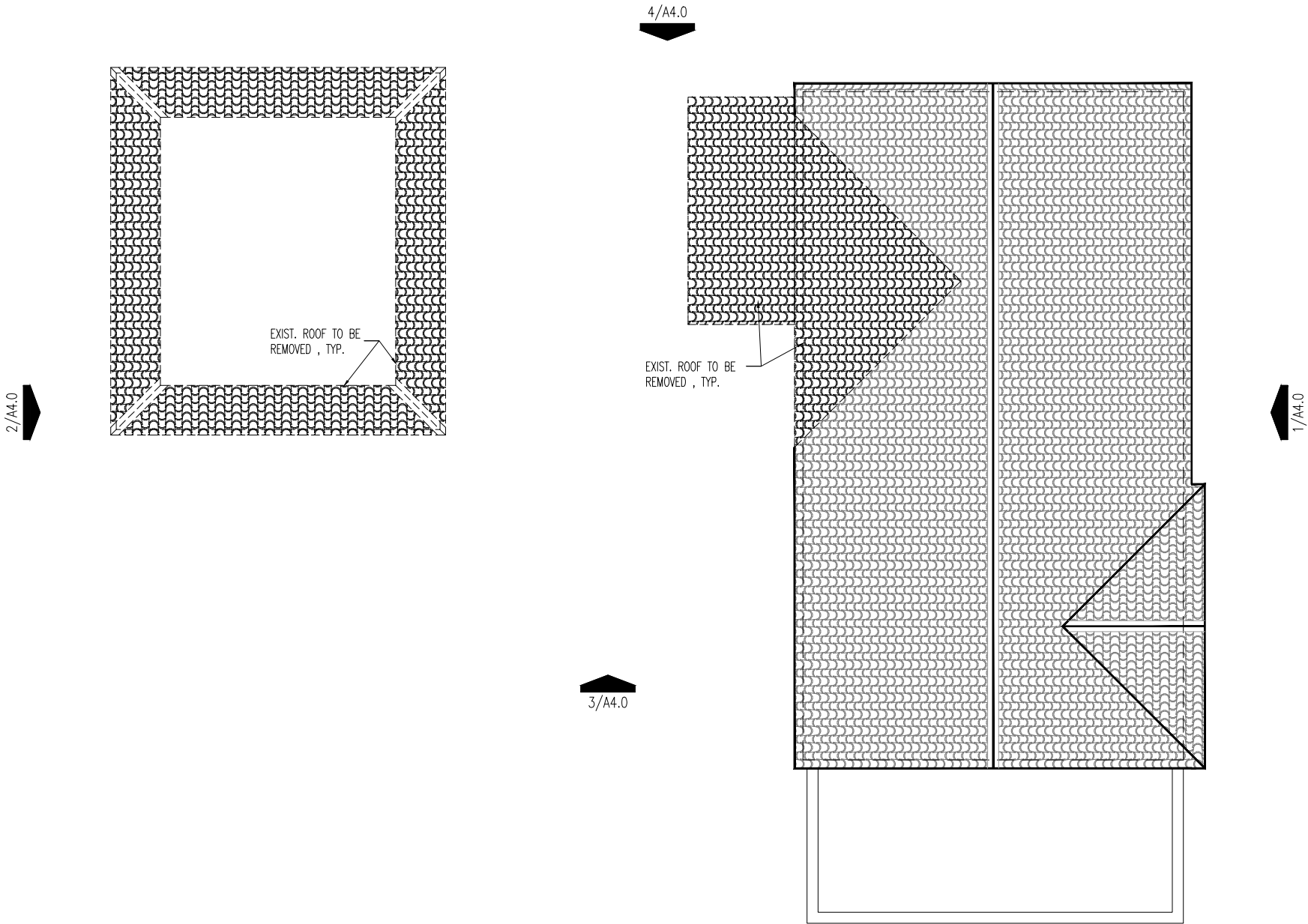
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EXISTING / DEMO  
2ND FLOOR

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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:

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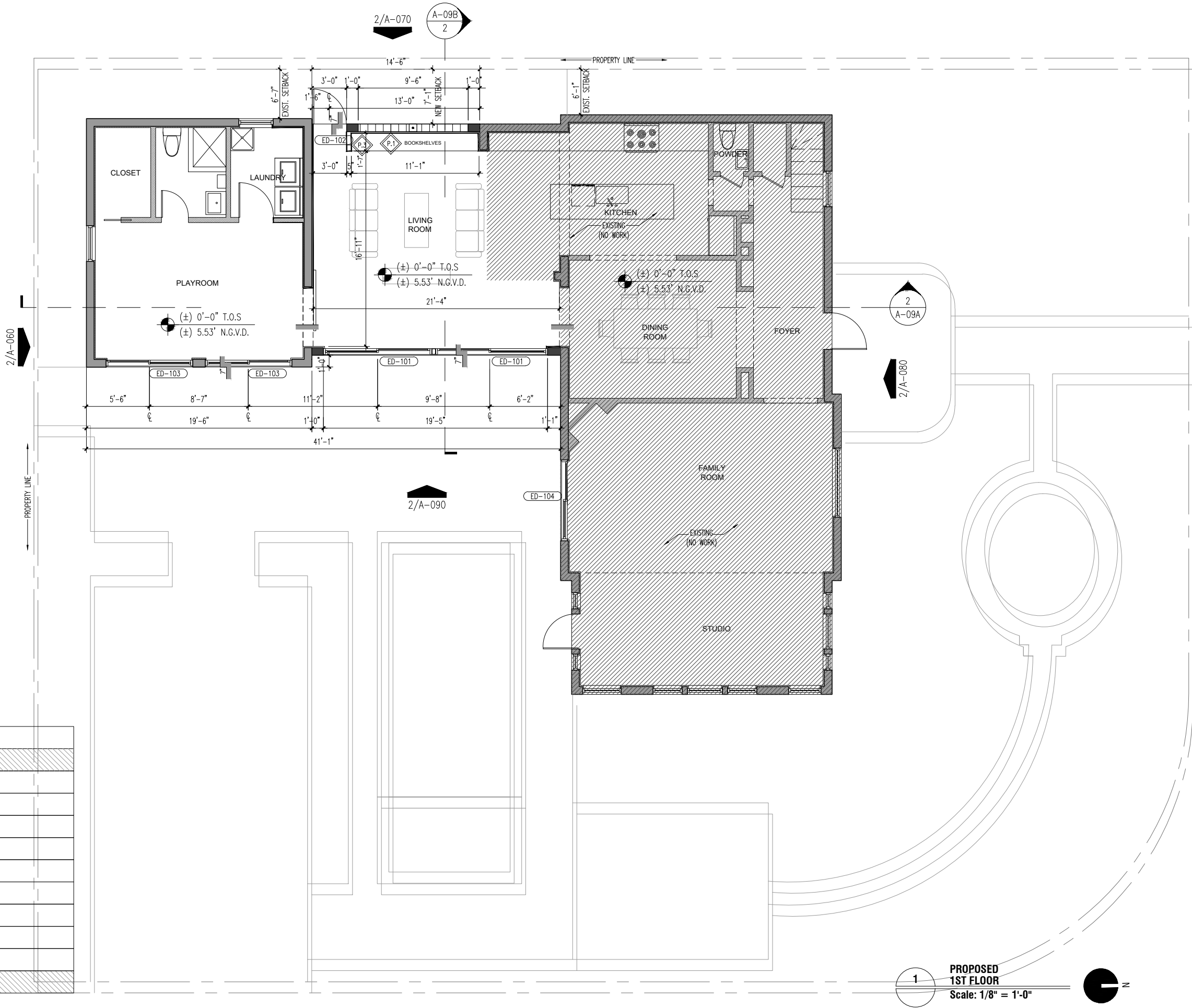
EXISTING / DEMO ROOF PLAN

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"



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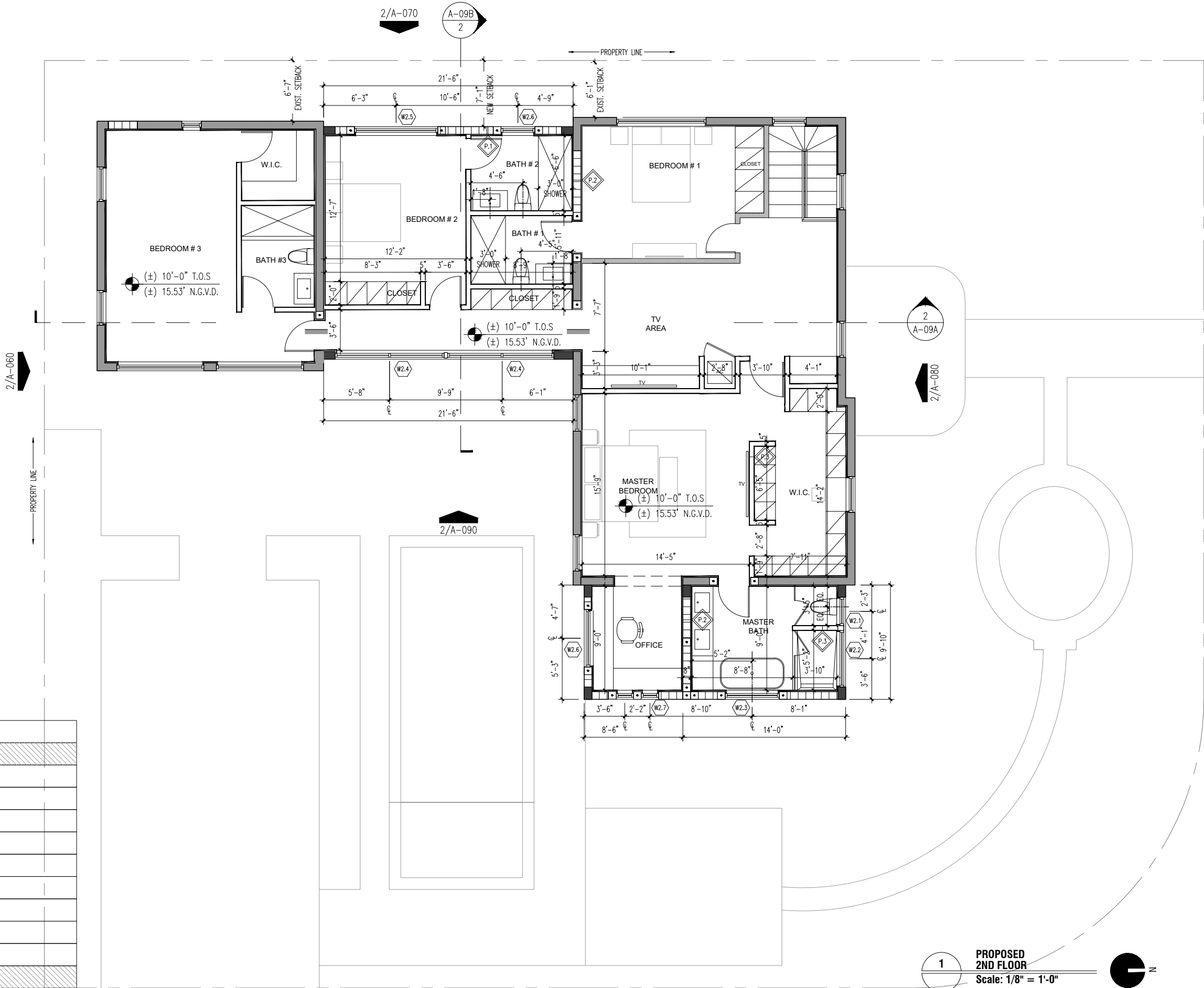
PROPOSED  
 1ST FLOOR

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     |



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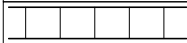
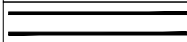
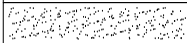
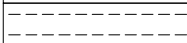
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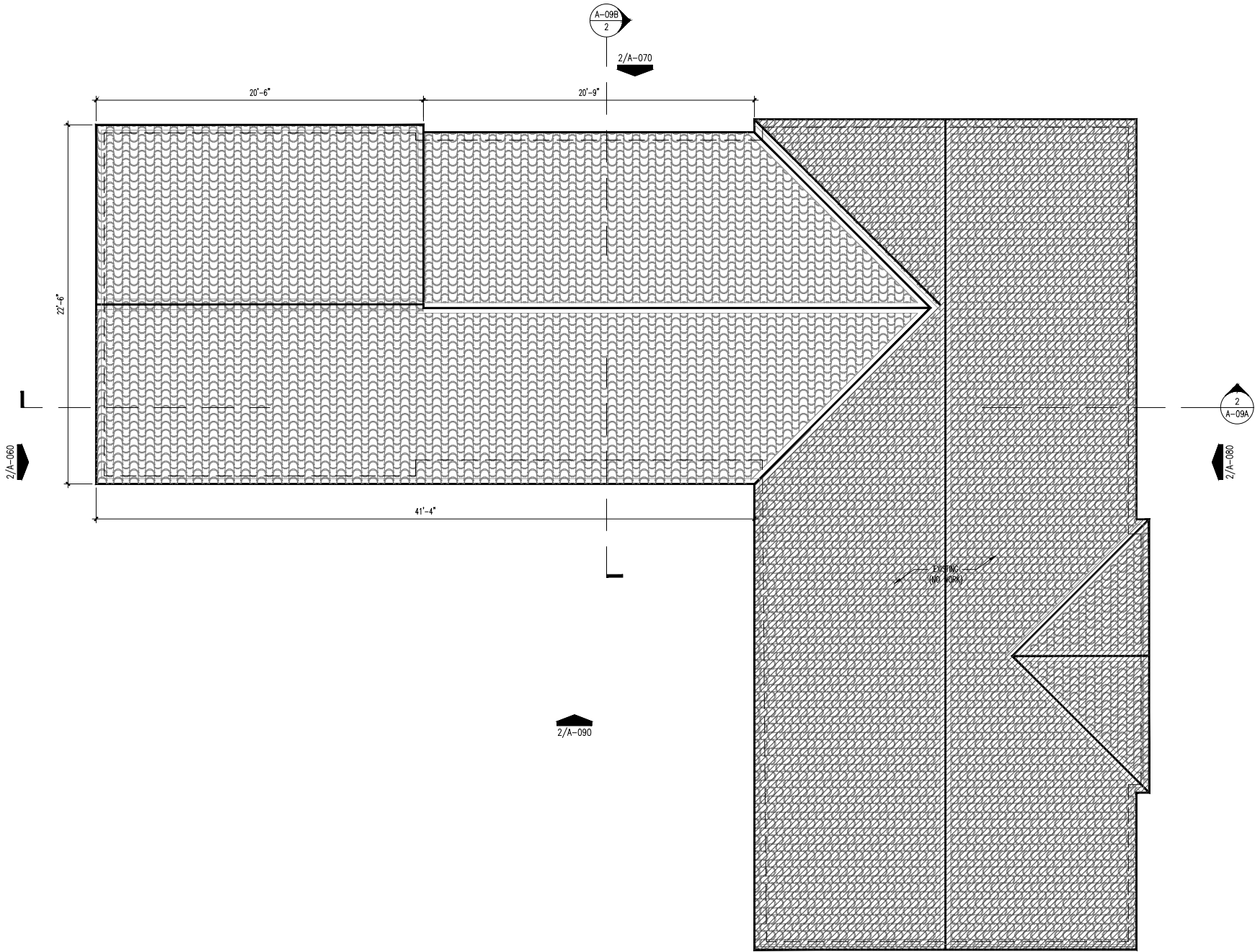
PROPOSED 2ND FLOOR

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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:

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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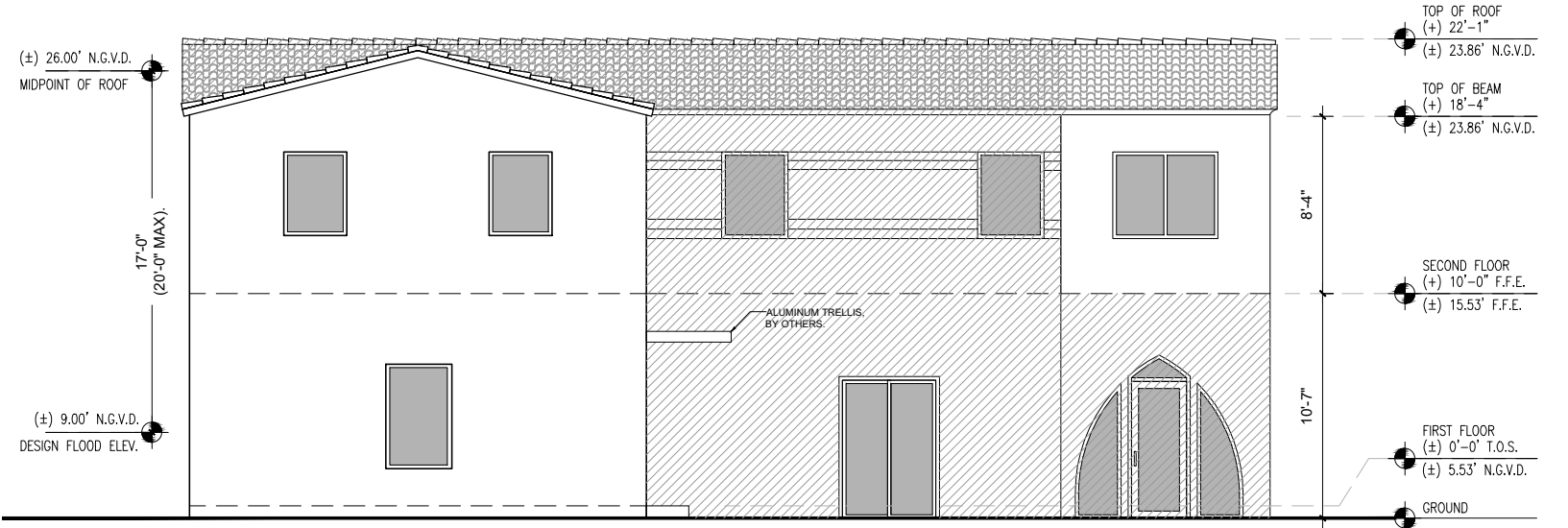
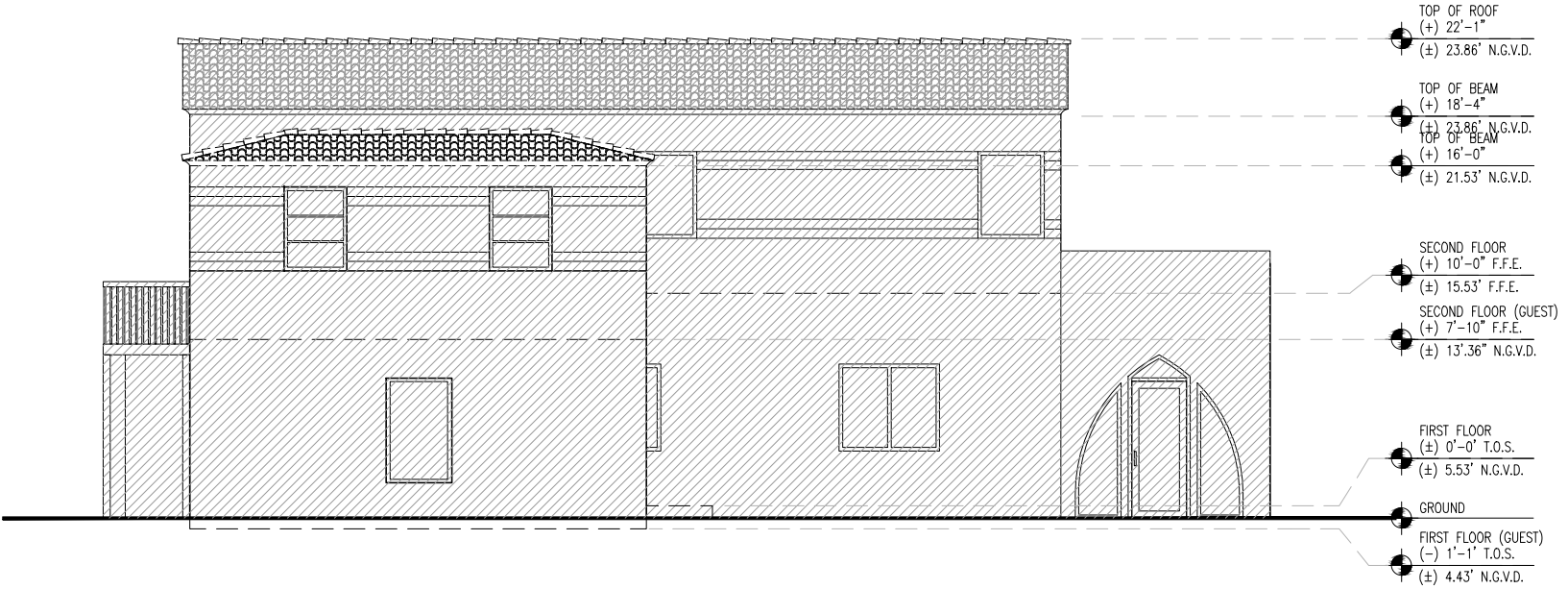
REVISED:

PROPOSED  
ROOF PLAN

Z20401SSRT

10/10/2022

A-050



PROJECT:

ADDITION FOR:  
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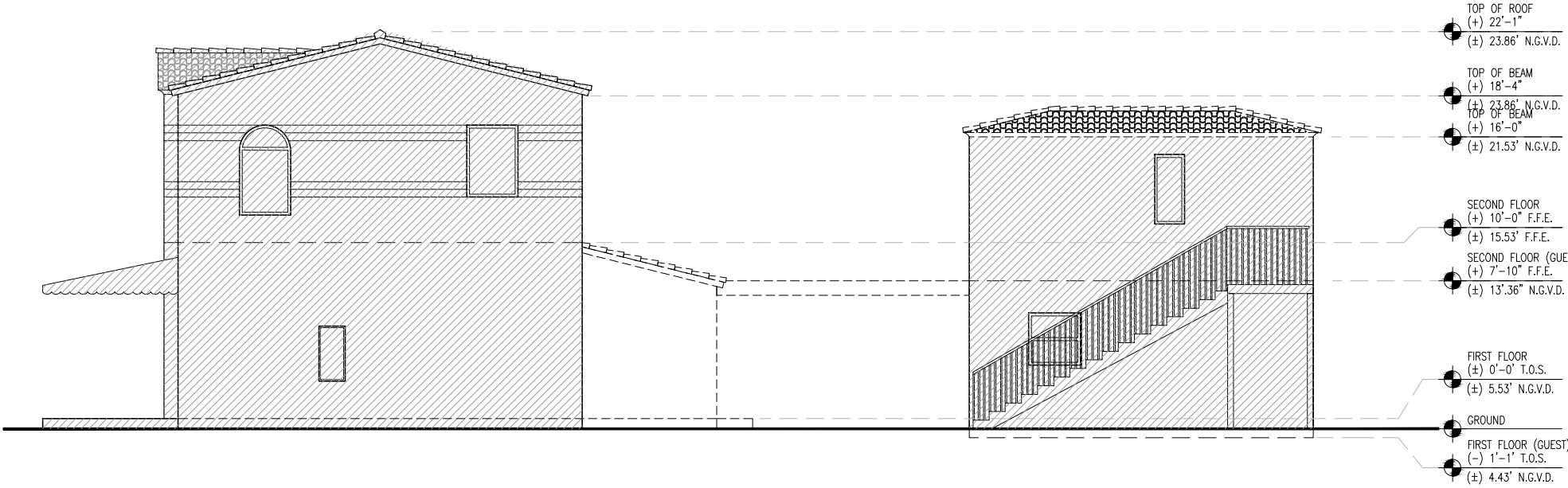
REVISED:

SOUTH ELEVATION

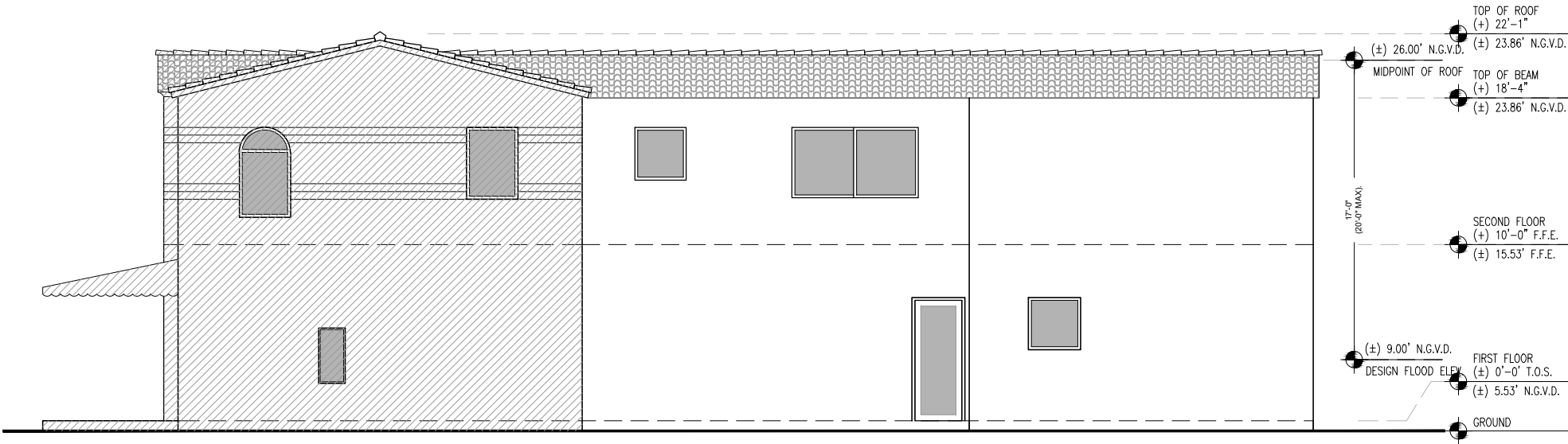
220401SSRT

10/10/2022

A-060



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



2  
**PROPOSED  
WEST 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

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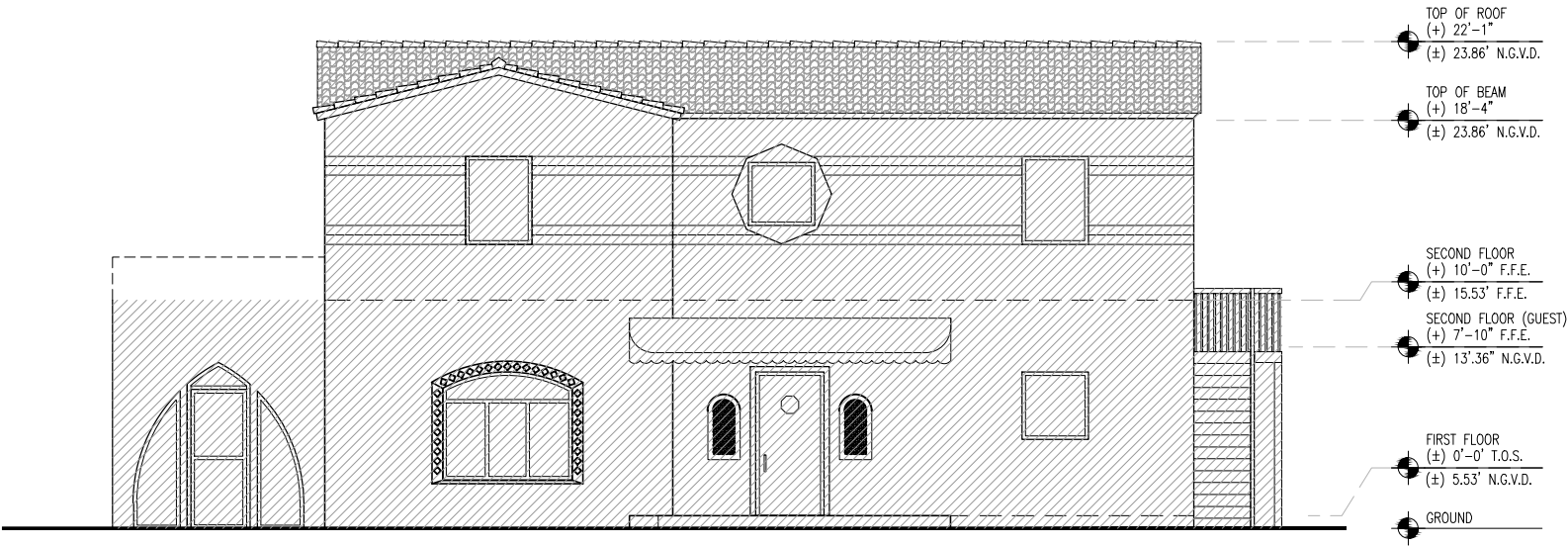
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WEST  
ELEVATION

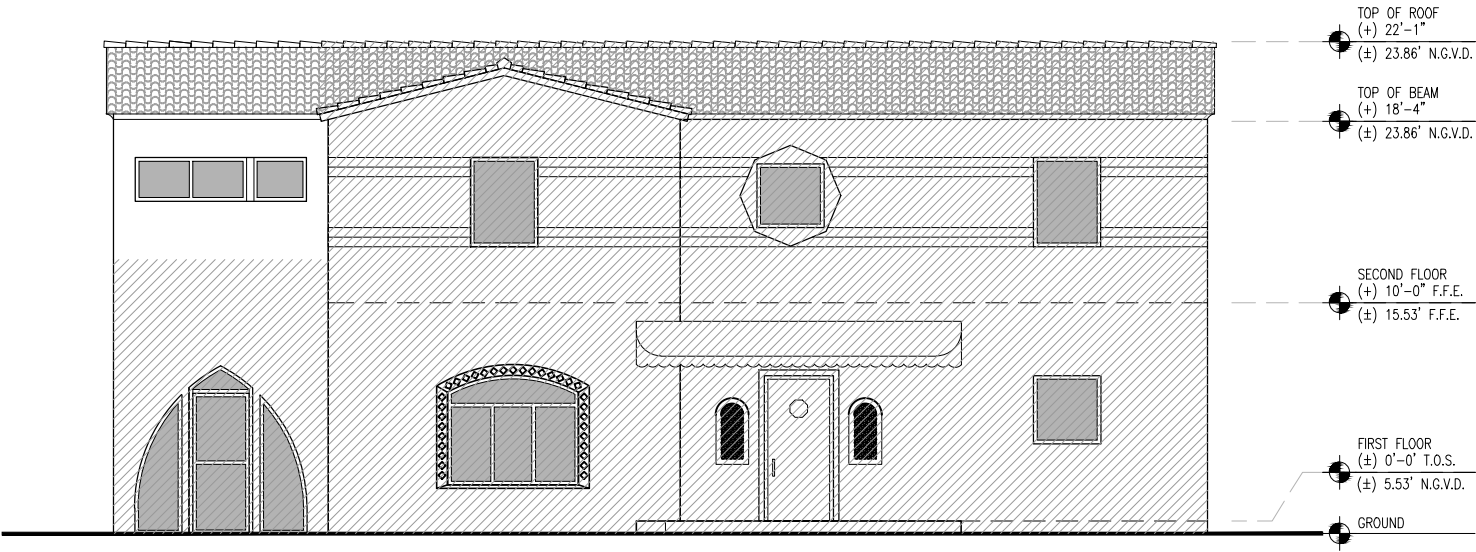
220401SSRT

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

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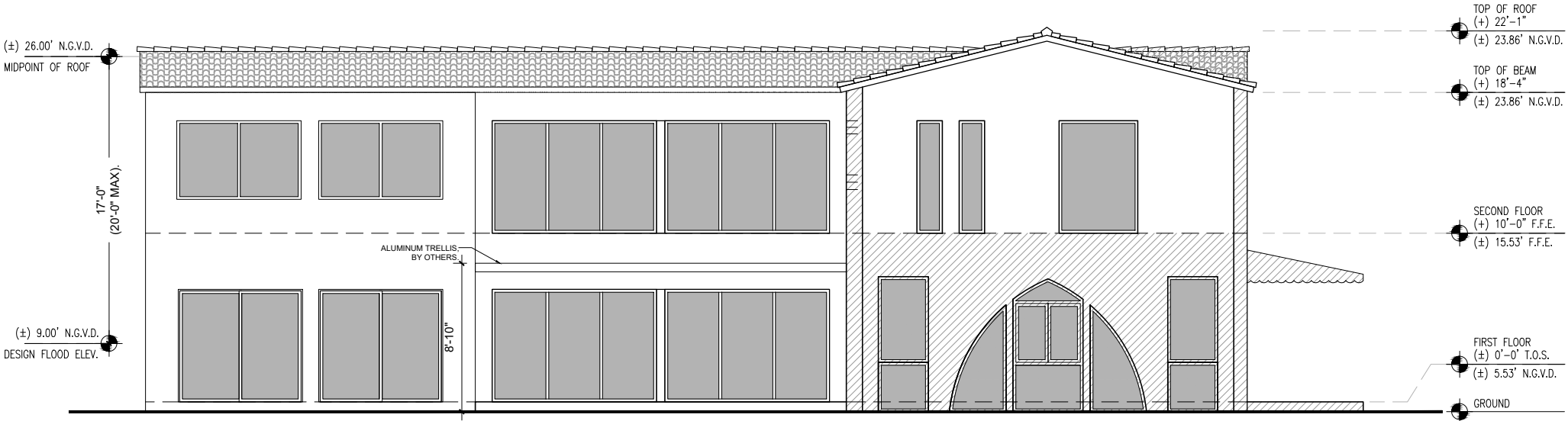
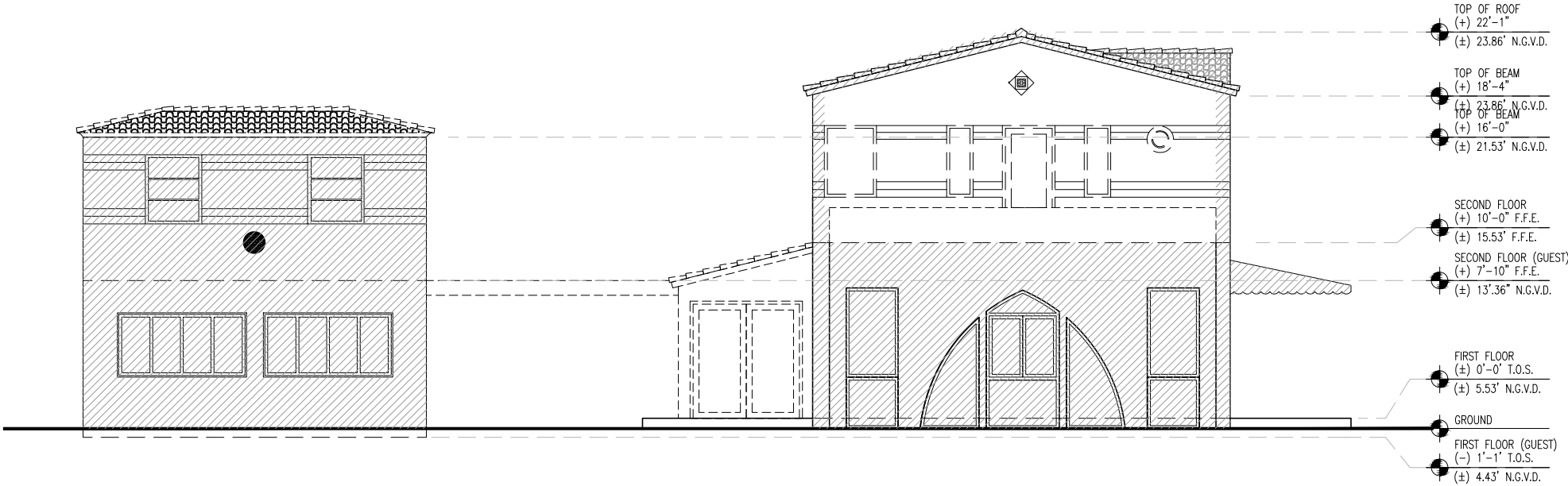
REVISED:

NORTH  
ELEVATION

220401SSRT

10/10/2022

A-080



PROJECT:  
ADDITION FOR:  
RHONDA MITRANI & TODD BUCHMAN  
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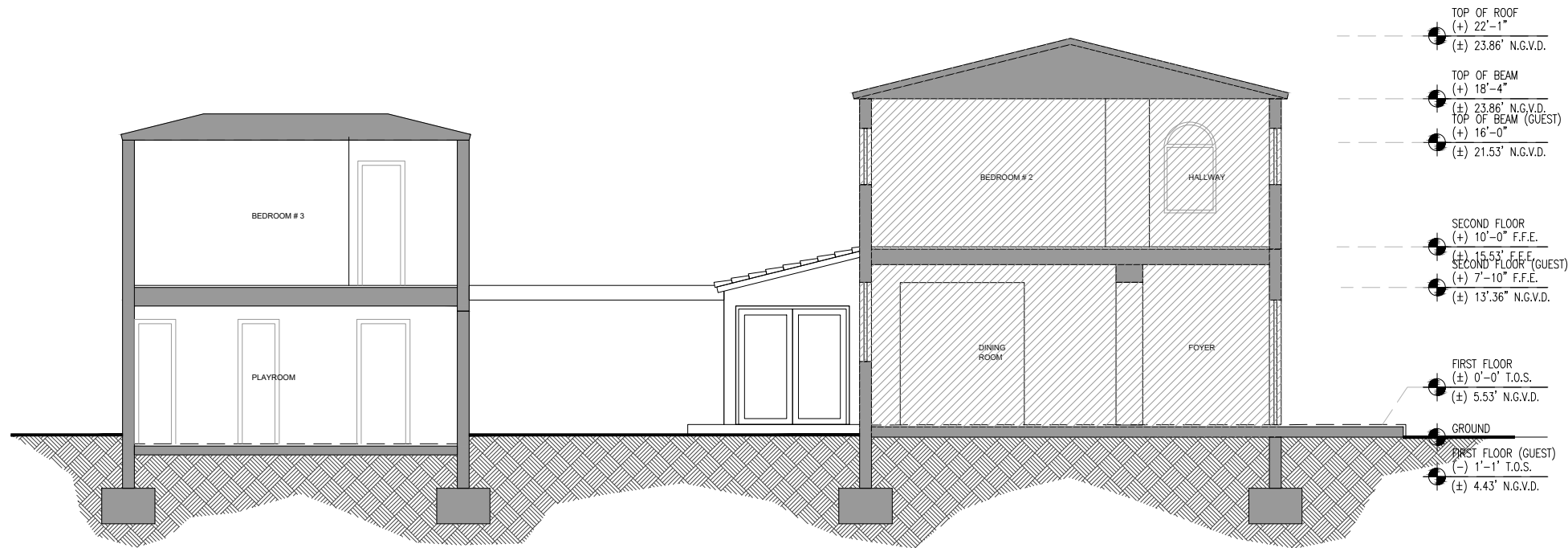
REVISED:

EAST  
ELEVATION

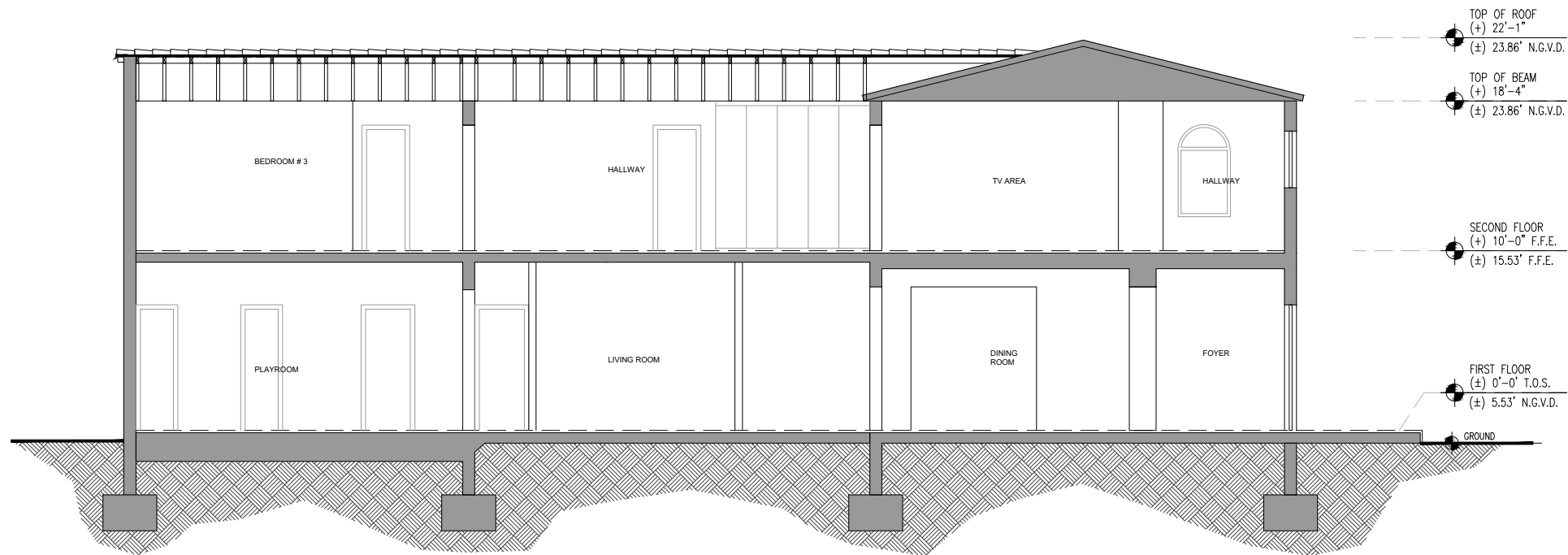
220401SSRT

10/10/2022

A-090



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



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

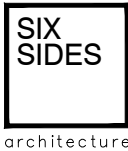
PROJECT:  
ADDITION FOR:  
RHONDA MITRANI & TODD BUCHMAN  
400 WEST 44 ST, MIAMI BEACH, FL 33140

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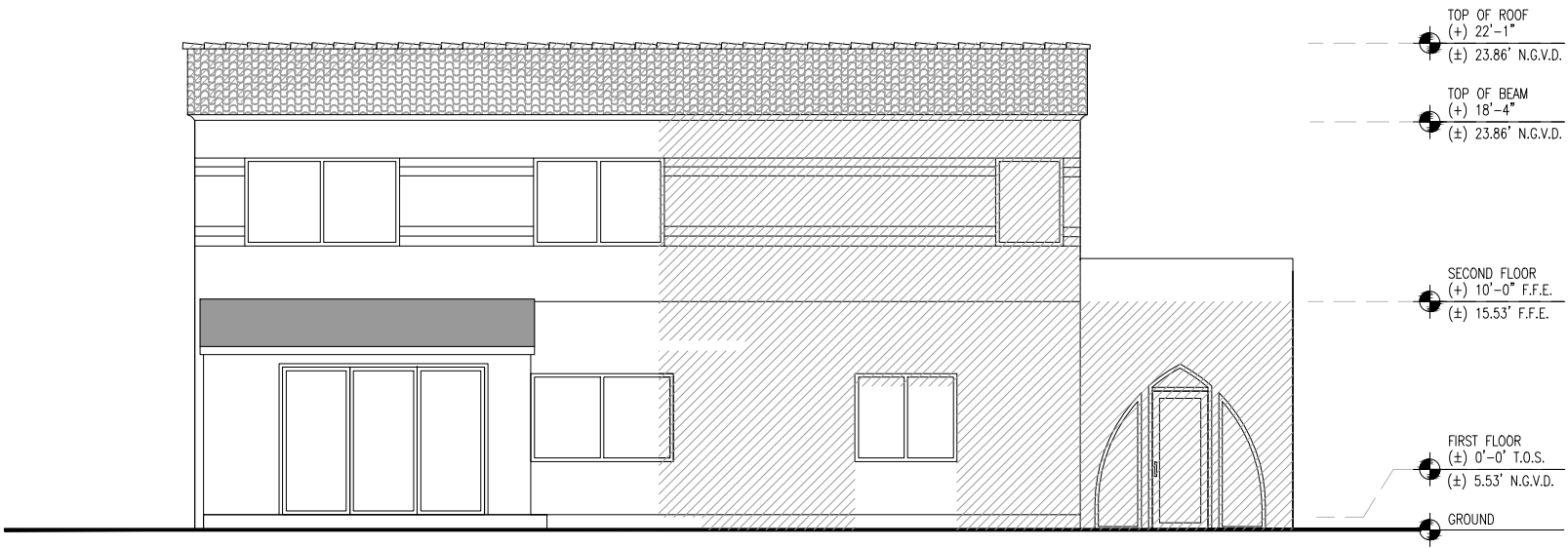
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BUILDING  
SECTIONS

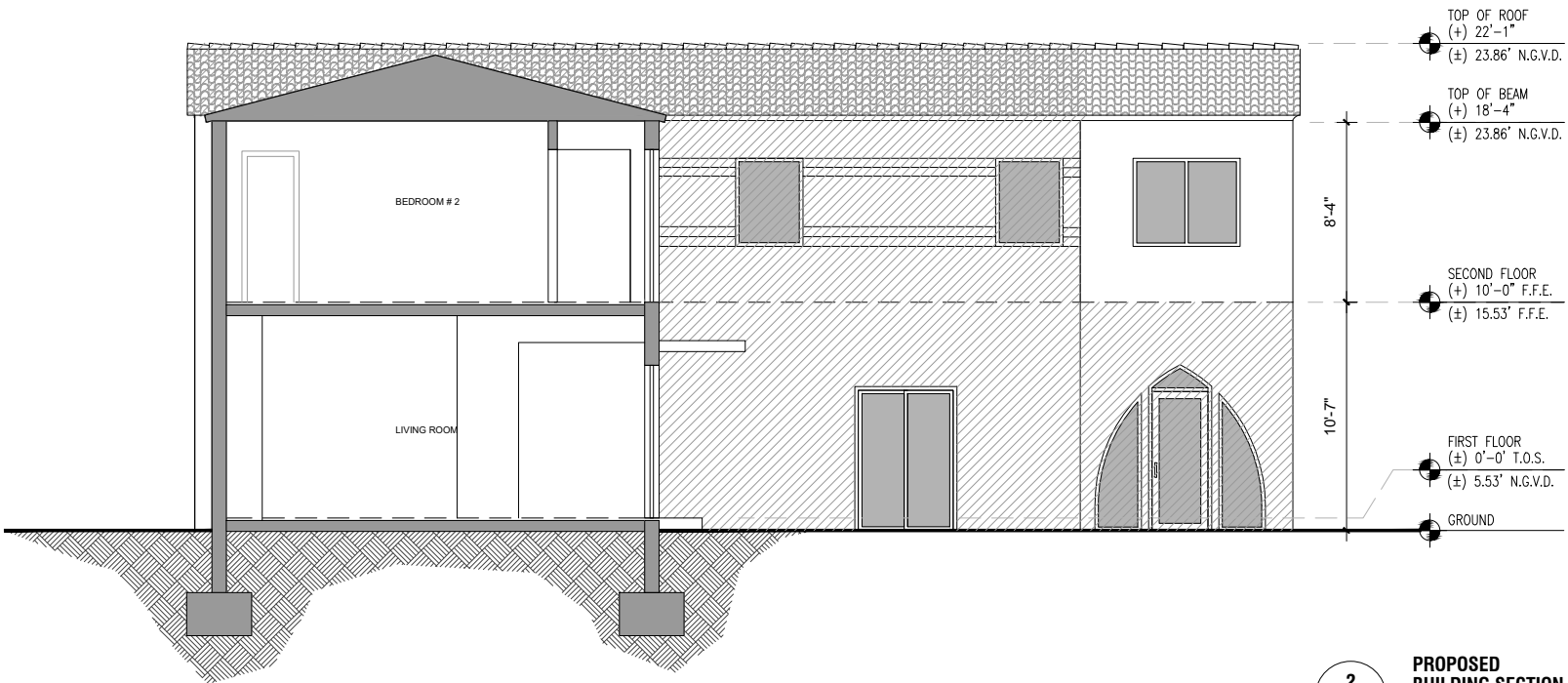
220401SSRT

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

ZBA22-0141  
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REVISED:

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BUILDING  
SECTIONS

220401SSRT

10/10/2022

A-09B



PROJECT:

ADDITION FOR:  
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400 WEST 44 ST, MIAMI BEACH, FL 33140

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3D RENDERS

Z204015SRT

10/10/2022

A-100