

August 23rd, 2022

City of Miami Beach
Planning Department, second floor
1700 Convention Center Way
Miami Beach, FL 33139

Attention: Michael Belush, Planning Staff and DRB

**Re: Architect's Letter of Intent
315 W. San Marino Drive. Miami Beach, FL.**

Michael Belush, Planning Staff and DRB,

We have designed a two-story single-family residence to be located at 315 W. San Marino Drive on Miami Beach. The property has 7,200 square feet and is located on the corner of W. San Marino Drive and 4th San Marino Terrace. 4th San Marino Terrace is considered the front, as it is the shorter side, and W. San Marino Drive is the side street.

As you can see with the attached drawings and calculations, we are fully compliant with unit size, lot coverage, front and yard area and the maximum allowed height of 24' from finished first floor to the top of the roof. The FEMA Base Flood in this area is AE-9.0, and we intend, by right, to start the finished first floor at FEMA plus 2', or at +11.0' NGVD.

We will be needing approval of three waivers for this design. The first waiver is needed for the rear yard pervious area. The owner would like the parking to occur at what is the rear of the residence. This will require a driveway. There is no garage at this residence, which actually makes the residence size smaller than it can be. Because of the driveway location, we will only have a pervious area of 53%. To circumvent this, we intend on using turf block to give the entire driveway a green appearance. The second waiver would be regarding the maximum 60' run allowed at the sides. In this case, we have a 60' wide lot in which we would need at 7'-6" setback from the side, which is the rear of this residence, and 15'-0" setback from the side street. Added to this, we are required to provide sufficient interest and movement to the street facing elevations as well as the sides. Because the actual buildable area on the site is so greatly reduced because of this, our continuous run on the first floor at our rear, which faces the adjacent property, but is technically our side, is 64'-8". Again, this is due to the hardship caused by the additional setback required due to the side street. We have provided an 8'-0" wide break on the second floor. To make up for this, we have added interest in that elevation using varying plans and changes in materials. This elevation almost has a Le Corbusier feel to it.

The third waiver approval that is needed involves the elevation facing W. San Marino Drive. As per code, we must set back 50% of this elevation a minimum of 5'-0" from the required minimum setback on this side. To add interest to the elevation, we have designed some vertical elements which are technically counted as the required minimum setback required, even though the actual structure starts over 5'-0" behind the vertical elements and is seen through this screening. This waiver is more of a technicality, but we believe that these design elements greatly improve the look and feel of this elevation. We have tried to achieve a modern yet elegant architecture throughout the design, and especially on this face.

We look forward to presenting this to you and hope that you can approve these two waivers, which we feel are not egregious.

Sincerely,

Ralph Choeff, President
Choeff Levy Fischman PA