

December 12, 2022

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139



RE: 401 West 30th Street, Miami Beach, FL 33140
DRB #: DRB22-0899

LETTER OF INTENT:

Dear Members of the City of Miami Beach Design Review Board (DRB),

Debowsky Design Group, the Architecture Firm, is submitting to the Miami Beach Design Review Board, a First Submittal (DRB22-0899), on behalf of the clients, Michael Ayad and Genevieve Chu (hereinafter referred to as "Applicants"). The purpose of this submittal is to seek approval for a new two-story residence, to be located at 401 W. 30th Street, Miami Beach, FL 33140, Folio No. 02-3227-001-0170 (hereinafter referred to as "Property").

THE PROPERTY:

The Property is located at 401 W. 30th Street, in a Single-Family Residential District #4 (RS-4).

Currently, the property site consists of one existing lot with two existing single family residential structures, built in 1925, which do not comply with, or have an existing habitable finished floor at the latest flood height set forth by FEMA, Base Flood Elevation +8 ft. NGVD plus Freeboard.

The existing residence does not have any original construction permits, as it was built in 1925.

The lot has an irregular long shape, resulting in two widths of 79 feet and 6 inches in the front of the property, and 49 feet and 4 inches in the rear, with a rounded corner. The depth of the property is 135 feet and 2 inches, resulting in not only an irregular shaped lot, but also a long property from the front to the rear of the property. The diagonal location of the street side property line imposes a narrowing of available compliant lot space to build upon from the front to the rear of the property.

The two existing structures add up to a total of 3,718 square feet.

SEA LEVEL RISE AND RESILIENCY CRITERIA:

All existing buildings and corresponding equipment on the property will be demolished. A recycling and salvage plan for demolition will be provided during the permitting process. New windows and doors will be impact rated, and operable where possible, including casement windows, sliding windows and bifold doors.

AR94898

ARCHITECTURE △ PLANNING △ INTERIORS

The new residence will be constructed at 4 feet of freeboard above the Base Flood Elevation. The Finished Floor of the property is already at the Base Flood Elevation of +8 feet NGVD. Neighborhood improvements have resulted in properties raised to 3 feet of freeboard above the Base Flood Elevation.

The garage entrance is located 30 feet from the property line, 55 feet from the right of way, and 65 feet from the intersection center of the road. The driveway will ramp up to the garage. New Mechanical and Electrical equipment will be located above the Base Flood Elevation. There is no proposed habitable space under the Base Flood Elevation, and no proposal for an Understory.

The improved Landscape Design includes native and "Florida Friendly" plants which are salt tolerant and highly water absorbent. Please refer to the Landscape Drawings for more information. Hardscape Pavers will be set in sand, have a porous quality, and will not retain heat. All stormwater accumulated on the property will be retained and drained on the property. The open space provided over the maximum requirement and reduced hardscape, will minimize the heat island effects on the site and provide.

APPLICANT'S PROPOSAL:

The Applicant is proposing to demolish the existing structure, and replace it with a new two-story home, estimated at a value of \$1.5 million, in a modern style, with a hipped roof, in compliance with the latest flood height set forth by FEMA.

As a result of the lot shape, the proposed façade presents a modern L-shaped building with geometric details, breaking up the linear surfaces with moldings, awnings, eyebrows and pilasters, using natural materials, including wood details, dark bronze colored metal, and stucco walls. The proposed site plan incorporates natural hardscape finishes set in sand with improved landscaping.

The proposed new residence complies with the Miami Beach Code requirements (hereinafter referred to as "Code"), with the exception of a 27 square foot (0.3%) overage of Maximum 'Lot Coverage.' The Required Maximum 'Lot Coverage' is 2,561 square feet, and the Provided 'Lot Coverage' is 2,588 square feet.

The irregular shape of the lot narrows inward from the front to the rear, and is also rounded at the front corner, resulting in significantly lessened Code required maximums in relation to the long depth of the lot, as it is not the shape of a typical rectangle. The shape of the lot imposes additional limitations to the design options that accommodate the typical rectangular shape of a home which is essential for the required living spaces, especially for a large family, including the necessity to provide living space for "in-laws" quarters. The narrowing lot also results in a narrow building after the front area, pushing living spaces to one side of the lot for design functionality.

In compliance with the setbacks, the residence is located behind the required front yard setback of 30 feet, the required street side setback of 15 feet, as well as the rear setback of 20 feet and 7 inches. As a result of the narrowing lot with an irregular shape, the Applicant requests a variance to utilize the required 7'-6" interior side setback for buildings with an interior side length of 60 feet or less, instead of a 10'-0" interior side setback as required for buildings with an interior side length greater than

60 feet. The pool is in compliance with the required street side setback of 10 feet. The property has two frontages, the primary front on West 30th Street, and the secondary front, street side, on Sheridan Ave.

The Applicant requests a waiver for the interior side two-story elevation length which is greater than 60 feet, and an open courtyard on the same interior side of 7'-6" instead of 8'-0". The interior side (West) Elevation features moldings, awnings, bay windows, eyebrows, pilasters and recessed areas in order to break up the continuous structure of the façade. 96.16% of the Interior Side Yard will remain unobstructed in order to provide as much open courtyard as possible.

The Applicant's existing 1925 home, which is non-compliant, does not have sufficient living spaces, which is the reason why the family is in need of the additional living spaces provided in the proposal of a home that is compliant with the required Unit Size. This new home includes a first floor with significantly less square footage than the existing structures, and a second floor with additional living spaces, as well as the proposal of as many open areas as possible. The Applicant requests that the irregular shape of the lot be considered as a hardship.

For the reasons above, and in an attempt to not reach all design maximums as much as possible, the design does not reach the maximum height required of 27 feet for sloped roofs (to the middle of the roof). The proposed height of the building is 24 feet and 9 inches (to the middle of the roof), resulting in an 'Enclosed Second Floor Unit Size and Volume' which is under the Maximum Required Volume by 880 cubic feet. The height of the building is 2 feet and 3 inches below the Maximum Required Height.

The Applicant would like a hardship for the proposed trellis which will provide some cover for the walkway to the "in-laws" quarters.

The Applicant seeks the ability to request a variance, and waivers for these aforementioned items. The approval by the Design Review Board for these aforementioned items would allow the design of the residence to incorporate properly sized bedrooms and bathrooms on the Second Floor, as well as an "in-laws" living space for the large family.

The Landscape is proposed to be improved with the addition of planting and trees, and by limiting the removal of existing trees to only what is necessary for the new construction.

The Proposed 'Open Areas' exceed the required 'Front', 'Rear', Side Yards, and 'Total Open Area'. The pool and pool deck are in compliance with the 'Pool Street Side Setback.'

In compliance with the Code, except for the request of a few variances and waivers for the 8,538 square foot lot of this Property, the total floor area and unit size of habitable living space proposed is 4,262 square feet (49.91%) for the First and Second Floors. As previously stated, the Applicant seeks a variance for the 0.3% overage of lot coverage. The lot coverage is 2,588 square feet (30.3%), which is close to complying with the required 2,561 square feet (30%) of the lot size.

In addition, the residence also complies with the Zoning Code required height limit of 27 feet for sloped roofs (to the middle of the roof), 2 stories of habitable floors, which include a habitable First Floor and Second Floor, starting above the Base flood Elevation of 8 feet plus 4 feet of freeboard set forth by FEMA.

We believe that the approval of this new well-designed residence meets the Code, with minimal exceptions requested as a hardship, as well as the Miami Beach design considerations. The design is consistent with the character of the neighborhood, and will be a great improvement to the property and contextual area.

On behalf of the Applicant, we look forward to your favorable review, and we respectfully request that the DRB consider this new residence for approval. If you have any questions or comments with regards to the application, and should any additional information be required, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stuart Debowsky", is written over the typed name.

Stuart Debowsky, AIA, President
Architect of Record
AR #94898