

**TO:**

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FROM:

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Zoning Review Application

Re: First Plan Review Submission – 1420 W. 22nd St. – DRB22-0905

Zoning Plan Check Engineer,

Thank you for taking the time to review our plans. Below you will find point-by-point responses to your plan review checklist dated 01/31/2023.

APPLICATION COMPLETENESS

- A. A Survey has been provided.
- B. Photographs have been provided on sheets A-1.4 thru A-1.7.
- C. Photographs have been provided on sheet A-1.6 of the interior lot. Photographs of the interior of the house have been provided on A-1.8
- D. Photographs have been provided on sheets A-1.4 thru A-1.7.
- E. Demo Plan has been provided on sheet A-D.1
- F. Required yard sections have been added to the set. Please see enlarge yard sections A-5.4 & 5.5 and landscape sections.
- G. The lot is on an island lot without adjacent neighbors. See context sections on sheet A-5.3 and neighbor's distance diagram A-0.8.1

ARCHITECTURAL REPRESENTATION

- A. The cost estimate is of approximately \$2,030,000 total. The living costs of 7,676 s.f. (\$250/s.f.) and garage of 746 s.f. (\$145/s.f.)
- B. Final submittal has been added to the title block.
- C. Plans have been stamped and signed as the designing architect.

ZONING COMMENTS

- A. Zoning data sheet and elevations have been revised per the grade elevation and adjusted grade provided in this comment. See zoning data sheet and sheet A-4.0 & 4.1
- B. Lot width from front setback has been provided on the site plan.



- C. The first-floor lot coverage diagram has been revised to show the covered areas with the hatch. Please see A-0.3
- D. The calculation on A-0.2 is of 29.5% which is below the 30% allowed. Each floor is being shown and the garage is also being shown with a separate area calculation as well as the overlap between the first and second floor.
- E. The additional 5 ft of at least 35% of the second-floor façade has been added. A 64.8 % has been provided, which is greater than required, therefore a waiver is not needed. See sheet A-0.5.
- F. The requested waiver was for the east side. 5' – 9 ¾" (portion of 2nd floor outside setback) out of approx. 61'-1 ¾" length of 2nd floor = 9.3%. Additional long pushback that is just shallower at 3' -0 1/8" out of 31'-0 3/4' = 40% so collectively the second floor is setback for 49.3% (just not for the required 5'). The proposed side yard setback is about 9.3% at min 5 feet and additional 40% at 3 feet setback for a total setback length of 49.3%. The square footage that would be required is 155.3 sf and we provide 181 sf. See sheet A-0.5.
- G. Solar panels are not being proposed but the space and notes with height requirement limitations have been added to the roof plan and sections for future solar panels, as well as a detail with standard installation heights. See roof plan A-3.0
- H. The elevation of the yards are referenced from the landscape plan on the site plan. Please see L200 and A-0.0
- I. As discussed with Michael Belush at pre-app, the two-story elevation along the east setback line is less than 60', specifically 55'-2", with the other portion much further setback. See sheet A-0.4.
- J. The mechanical equipment has been revised to be setback 30' from front property. See A-0.0
- K. See section 1 on A-5.1 & 5.4 for added dimensions for the mechanical equipment.
- L. Driveways and parking spaces parallel to the front property have a 5ft setback added to comply. See L-200 & A-0.0
- M. Planter walls comply with the code of being no more than 4ft from existing grade. Those spot elevations are referenced per the landscape plan on the site plan as well. See, L200 & A-0.0
- N. The fence has been updated to be no more than 5 feet. Please see landscape sheets. L-200
- O. Landscape plans have been updated to comply with pool and pool deck setbacks. See sheet L-200 & A-0.0

Please feel free to contact me if you have any questions regarding these plans or would like further clarification.

Thank you,

Ryan McDaniel

Brandon Architects