

THE WEBER STUDIO  
ARCHITECTURE

January 10, 2023

**RE: DRB22-00904 - Letter of Intent**

**PROJECT:** 1439 Alton Road  
Miami Beach, Florida 33140

*The Honorable City of Miami Beach Design Review Board Chairman and distinguished Board Members:*

The owner of the above referenced property is seeking to relocate The Abbey Brewing Company to an existing Commercial Space located at 1439 Alton Road and request one (1) *Variance* to convert it into an Alcohol Only Establishment.

The proposed project and requested variance are compatible with the surrounding land uses and would not be detrimental to the community [Section 118-353 (d)(4)]. The variance requested do not impact the surrounding neighbors and, in our humble opinion, meet the original intent and purpose of the code [Section 118-353 (d)(6)].

Loading Operations will be from 8:00am to 3:00pm. Since no parking is required per Miami Beach Land Development Regulations Chapter 130(c)(3), the existing parking spaces will be used only by the Owners, and the area will be used for Loading Purposes. Trash Pickup frequency will be daily with a 2 yards dumpster.

Our presentation to the DRB will depict the proposed establishment and demonstrate the hardships. Should you have any questions, please do not hesitate to contact our office. Thank you in advance for your time.



Thomas Weber, Architect  
*The Weber Studio, LLC*