

RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Drive
Davie, FL 33331
t. 305.801.9185
f. 305.735.2846

May 8, 2023

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

RE: Variance Application – DRB23-0925
Cumenal - Diamond Residence, 1600 Cleveland Road, Miami Beach, FL 33141
Estimated Cost of Project: \$550,000

Dear Members of the Board:

On behalf of the Owner of the above referenced Property, I am requesting two Variances and an interpretation of the code, as listed below. There is currently an Order on file for this Property/Project, with approved Waivers and Variances (DRB22-0870). As the Project has developed, we have encountered a couple of issues that require us to apply for these new requests. The design, in its current iteration, has been issued with the application, along with the drawings/images and previous Order on file for reference.

I. A Variance for Pool Equipment encroachment within required yards Per City Code Division 2, 142-106 (b)(5)(a).

We are requesting a variance to relocate the existing pool equipment within 10 feet of the side lot line facing a street. The current locations of the home and pool do not allow for a reasonable placement of the pool equipment, relative to the users of the pool. The location proposed for the pool equipment, along Henedon Avenue, faces the rising edge of a bridge that crosses the canal at the rear of the property. The current vegetation shielding the view of the bridge from within the property, in turn, shields the view of the proposed pool equipment from the road and bridge. The proposal also included raising the equipment to the minimum BFE, and within the allowable height limits per code requirements.

II. A Variance for Lot Coverage Per City Code Division 2, 142-105 (b)(1).

We are requesting an increase in Lot coverage to accommodate the area covered by the proposed Carport. A Variance has been previously granted under File No. DRB22-0870 for a 1% increase up to 31%. The proposed design utilizes 31% without the inclusion of the Carport in the calculation. We are requesting an increase to include the additional 240 SF of lot area proposed to be covered by the canvas and pipe Carport. We believe this to be a reasonable request to accommodate the shading of the vehicles on the driveway, as the corner lot characteristics limit the ability to take advantage of the Unit Size and Lot Coverage exclusion exceptions allowed for Garages.

III. Approval for designs for Carports Per City Code Division 2, 142-106 (b)(4)(a).

We are requesting review and confirmation that the proposed design is acceptable; in that it meets the requirement as defined; "Carports shall be constructed of canvas and pipe for the express purpose of shading automobiles."

Thank you for your consideration.

Kind Regards,



Ryan Alderman, AIA, LEED AP
