

THE WEBER STUDIO
ARCHITECTURE

09.07.2023

Project Info:

File Number ZBA23-0154

Proposed Single Family Residence

1630 W 21 Street

Miami Beach, FL 33140

RE: **BOA Submittal – Letter of Intent – Variance Request**

The Honorable City of Miami Beach Board of Adjustments Chairman and distinguished Board Members:

The owner of the above-referenced property is seeking the Board of Adjustments Approval for (2) Variances to construct an outdoor kitchen as part of their new uncovered terrace in the rear yard of their two-story residence. The outdoor kitchen is categorized as an accessory structure [Section 142-106(b)(1)g] and would need to have the accessory structure setback requirements relaxed to build it in the proposed location.

Variance Request No.1: [Section 142-106(b)(1)d.1.]

The minimum required accessory structure rear setback for waterfront properties shall not less than one-half of the required setback (11'-9"). We're proposing a 7'-6" rear setback.

Variance Request No.2: [Section 142-106(b)(1)c.]

Accessory buildings shall be separated from the main home by a minimum of five feet, open to the sky with no overheard connections. We're proposing a zero-foot separation given that the accessory structure is not covered.

The proposed residence and requests are compatible with the surrounding land uses and would not be detrimental to the community [Section 118-353 (d)(4)]. The adjacent property owner's views are not impeded since this is accessory structure is uncovered and is less than one-story in height. The requests 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)]

Our presentation to the BOA will depict the proposed summer kitchen and demonstrate why the proposed location is the most appropriate for the new home. Please feel free to contact our office should you have any questions or comments. Thank you in advance for your time.

Thank You,

Thomas Weber, Architect
The Weber Studio, Inc.