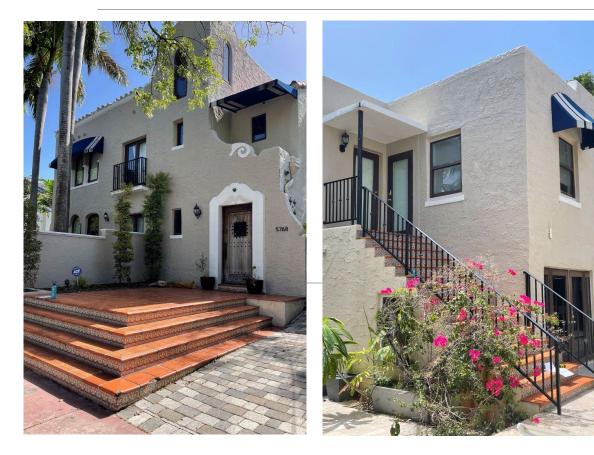
5768 Pine Tree Drive



ZBA23-0159

MIAMI BEACH

BOARD OF ADJUSTMENT

MARCH 1, 2024

Property Overview

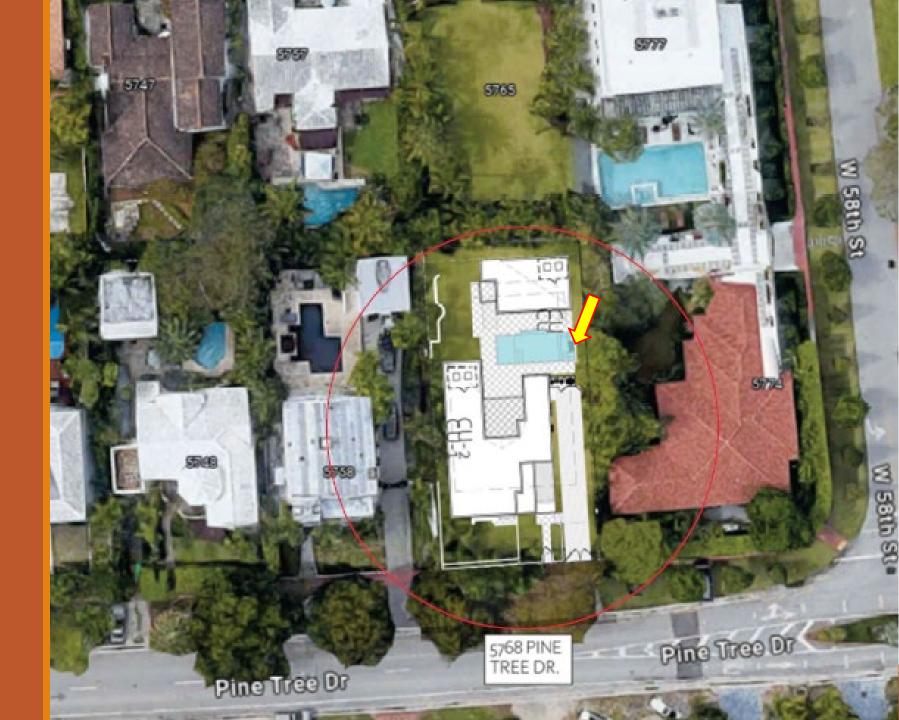




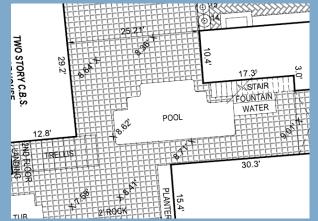
Property is zoned RS-4 and located on Pine Tree Drive Property contains 2 structures (primary residence and guest house)

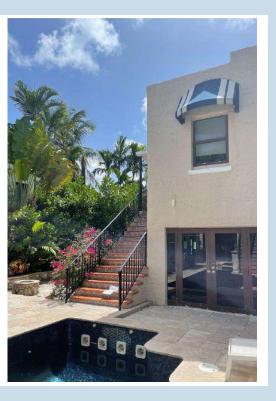


Property contains small swimming pool, providing almost no circulation space







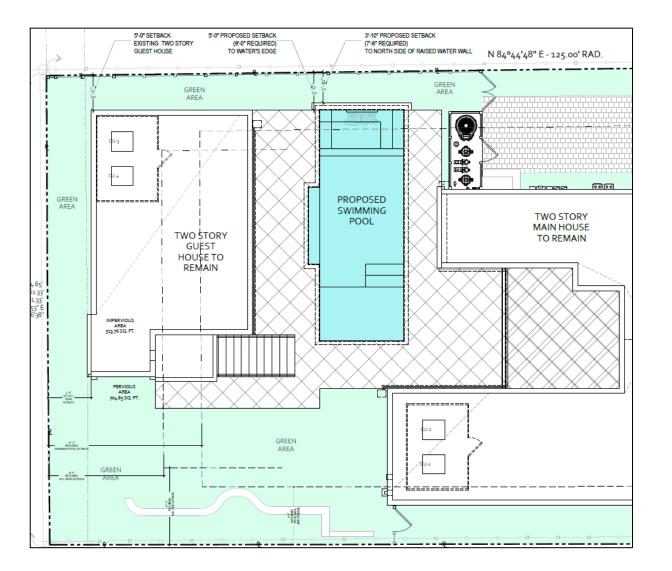


Existing Conditions

Guesthouse contains an exterior staircase, providing an inadequate landing area

Existing pool provides almost no circulation space between the water's edge and corner of main residence

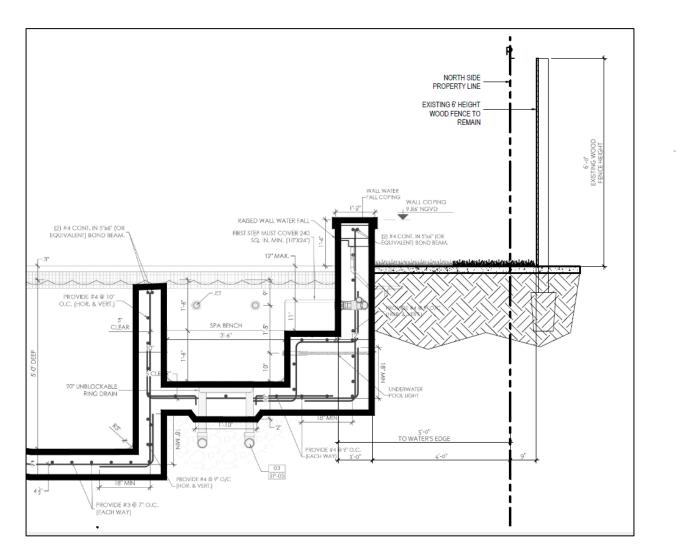
Applicants seek to preserve the style, scale and character of existing home while improving existing conditions in terms of usability and safety



Proposed Swimming Pool

Will improve existing conditions in terms of usability and safety:

- Added circulation and clearance adjacent to main structure
- Creation of appropriate landing on pool deck from guesthouse exterior staircase
- Proposed swimming pool aligns with relative sizes of swimming pools in the immediate area



Variance Criteria

- Practical difficulties exist
- Proposed swimming pool does not pose significant departure from LDRs
- Proposed swimming pool will not pose substantial detriment to adjoining properties

- Minimum size necessary to develop usable swimming pool

- Compatible with established neighborhood norms



Thank you!