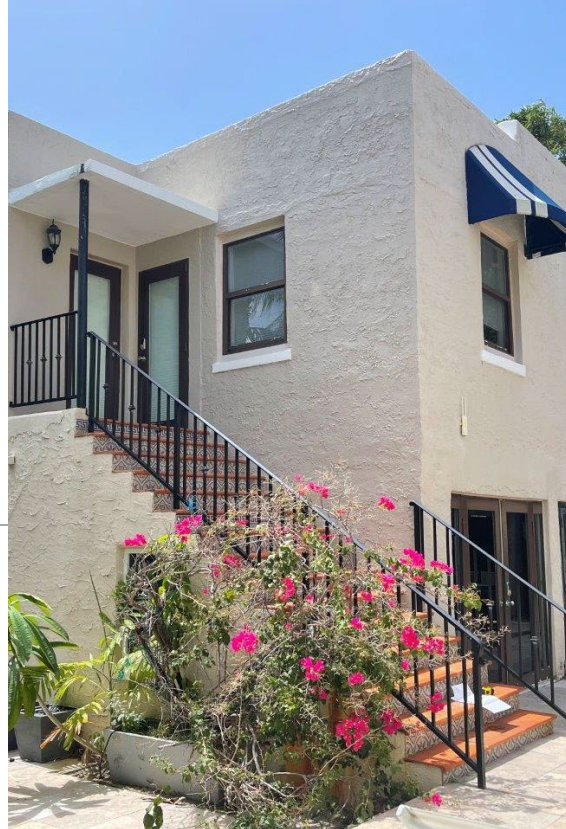


5768 Pine Tree Drive



ZBA23-0159

MIAMI BEACH

BOARD OF ADJUSTMENT

MARCH 1, 2024

Property Overview



Property is zoned RS-4
and located on Pine
Tree Drive

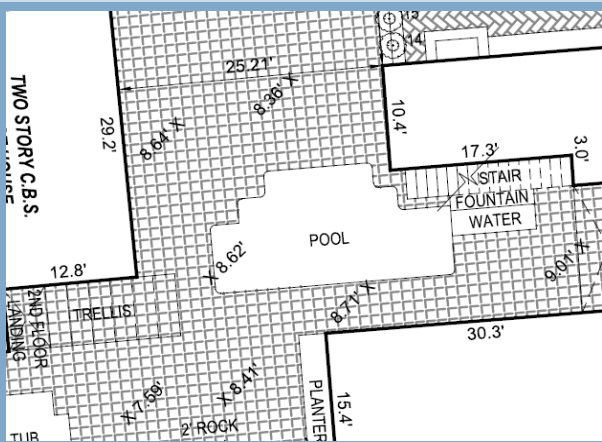


Property contains 2
structures (primary
residence and guest
house)



Property contains small swimming
pool, providing almost no
circulation space



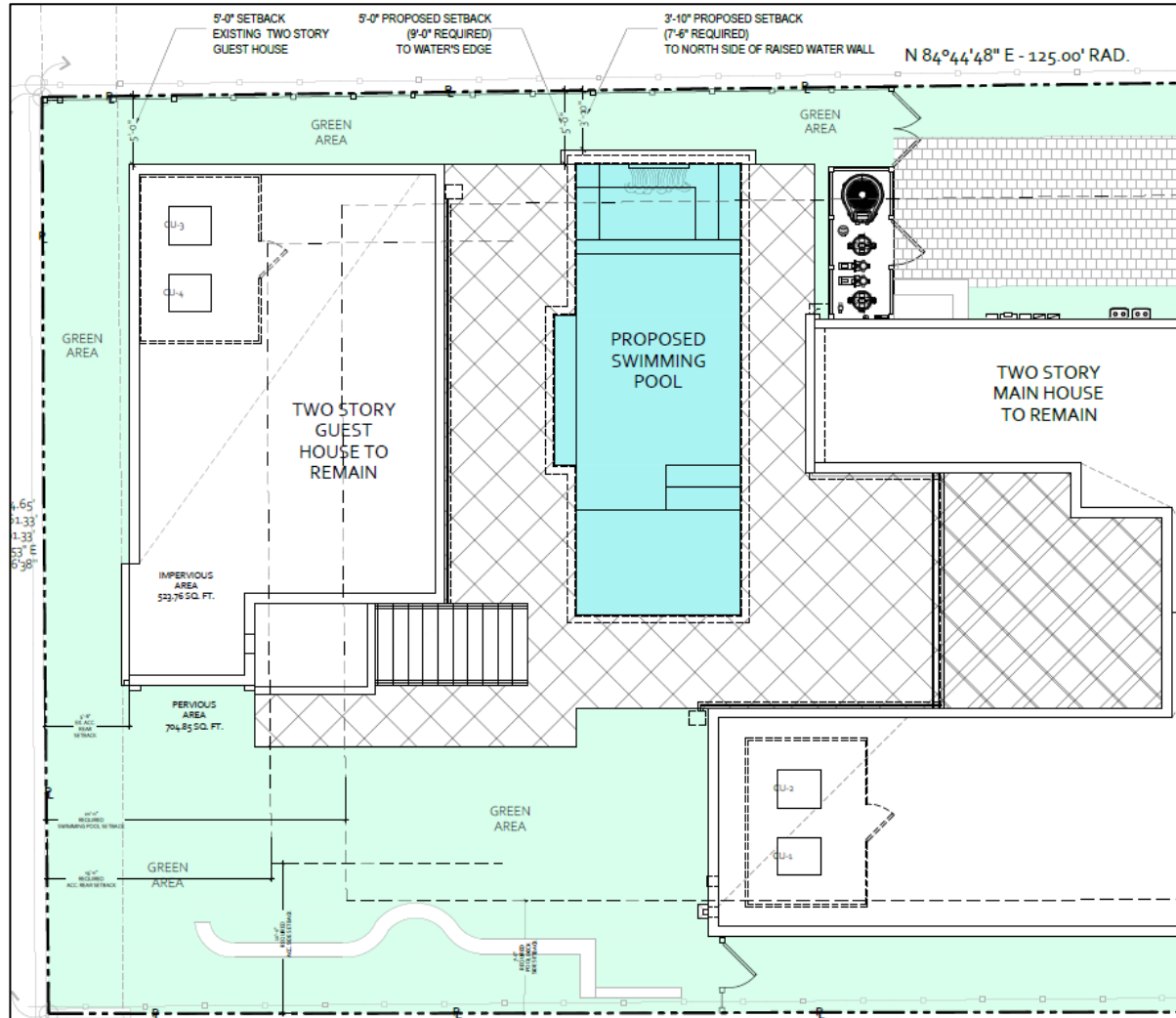


Existing Conditions

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



Thank you!