



Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Design Review Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

July 19, 2017

**Re: Hirsch Residence 2192 Alton Miami Beach (the “Property”)
Design Review Board Approval for new residence (“Application”)**

Dear Chairperson and Members of the Design Review Board:

Our firm (Castellanos Design Studio) represents the Hirsch Family (the “Applicant”) in connection with Architectural design, land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for DRB Approval for the new construction and demolition of the existing Single-Family Home (the “Project”).

I. The Property

The Property is located in the City of Miami Beach Official Zoning Map and is designated as Single Family Residential Zoning District (“RS-4”). The current Property (Folio: 02-3227-008-1130) was originally constructed in 1930. The building card records were obtained and state the architect as Hampton. The lot size of 7,320 square feet consists of one single-family home (3 bedroom / 2 bathroom) structure that is 2,568 square feet. The home is not listed in the Historic Registry. Copies of the buildings cards and photographs of the Property are enclosed.

The home has been vacant for many years and is considered in poor condition.

II. The Project

The proposed scope of work the applicant is requesting is to demolish the existing home that has been reviewed by staff that is in poor condition. The prior owner has not maintained the structure, landscape and site.

The new single family home is for the use of the “Applicant”.

As shown in the enclosed plans, the Applicant is proposing to construct a new approximate 3,405 total square feet. The home will be a two-story structure (3,110 square feet) including a rear guesthouse (295 square feet). A detached two-car garage of 468 square feet.

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III. Request for Approval

The Applicant is applying for Approval in order to have the Family reside in Miami Beach. Castellanos Design Studio (Architect) has consulted with Planning & Zoning Staff to arrive at an appropriate design that is sensitive to the context.

Applicant and its consultants have analyzed the Florida Building Code for the proposed design.

IV. Compliance with Code of Ordinances

In accordance with Section 142-101 of the Code of Ordinances, the Application complies with the criteria for approval. Castellanos Design Studio and Miami Beach Planning and Zoning Staff have met to discuss the proposed project and design to meet the requirements.

The proposed design, scale and massing of the design to the Property is appropriate to the size of the lot and compatible with the surrounding properties. Additionally, a mix of single story and two-story single-family homes generally characterizes the area.

V. Request for Variances

The Applicant is not requesting any variances or waivers.

VI. Conclusion

The Applicant is requesting approval to develop the Property as a beautiful private residence. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Zachary J. Hirsh Trust
Hirsch Family Trust
Dakota J. Hirsch Trust
Linda M. Hirsch Trust