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Members of the Design Review Board
Mr. Thomas Mooney, Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

ATT: James Murphy

May 17, 2017

Dear Sirs

This letter of intent refers to the redevelopment of the house located at 11 Century Lane Miami Beach, Florida. In our plea for variances we request that the City of Miami Beach Design Board take into consideration the current house structure, its placement and a very tight lot size that would make any new home design a challenge to say the least. Our client, the Jimenez family, is fond of the neighborhood and would like to add to its urban outlook with a new home that respects and blends the existing urban fabric with the new structure.

Century Lane is a street that has several structures that are not currently compliant with the RM-1 Designation. Any modifications for construction would fall outside of the RM-1 zoning district rules as they are set for multifamily development. Our structure tries to come close in any way to comply with the zoning rules to meet or even exceed them where possible. The existing house size is 1190SF based on a floor plan that is a set of different volumes added to an original structure built circa 1941. As a note, the original house is not a contributing structure for historic designation according to the City of Miami Beach planning department but does fall into the RM-1 district zoning map. In order to build this structure we respectfully request the following variances as determined by the planning staff, to build this new home.

Home and Lot Size Variances

1. A variance to waive the required lot size of 5600 s.f. in order to build on the existing plotted lot at 2829 s.f..

Sec. 142-155- development regulations and area requirements

(b) The lot area, lot with, unit size and building height requirements for the RM-1 residential multifamily, low density district are as follows: Minimum Lot Area 5,600 s.f.

2. A variance to waive 10'-0" of the required front yard pedestal setback of 20'-0".

Sec. 142-156- Setback requirements.

The setback requirements for the RM-1 residential multifamily, low density district are as follows:
Pedestal, front: 20 feet

3. A variance to waive 6" of the required side yard pedestal setback of 7'-6".
4. A variance to waive 6" of the required side yard pedestal setback of 7'-6".

Variances 3 and 4

Sec 142-156- Setback and Requirements

The setback requirements for the RM-1 residential multifamily, low density district are as follows:
Pedestal, side: 7'-6" feet

5. A variance to waive 5" of the required rear yard pedestal setback of 5'-5".

Sec 142-156- Setback and Requirements

The setback requirements for the RM-1 residential multifamily, low density district are as follows:
Pedestal, rear: 5'-5" feet

6. A variance to eliminate all of the required front setback of 20'-0" in order to construct parking area up to the front (west) property line, facing Century Lane.

Sec. 142-156. - Setback requirements.

The setback requirements for the RM-1 residential multifamily, low density district are as follows:
At-grade parking lot on the same lot except where (c) below is applicable, Front: 20'-0"

(c) In cases where the city commission approves after public hearing a public-private parking agreement for a neighborhood based upon an approved street improvement plan, the minimum front yard setback for parking subject to the agreement shall be zero feet. The street improvement plan must be approved by the design review board if outside an historic district, or the historic preservation board if inside an historic district.

For variances 1,2,3,4 5, and 6

Sec. 118-353

In order to authorize and variance from the terms of the land development regulations and sections 6-4 and 6-41(a) and (b), the board of adjustment shall find that;

- (1) *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;*

This property contains a home built in 1941 which is being demolished keeping the existing non conforming setbacks and the existing lot size of the house that is being demolished.

- (2) *The special conditions and circumstances do not result from the action of the applicant;*

The existing house was built in 1941, not resulting as an action of the applicant.

- (3) *Granting the variance requested will not confer on the applicant any special privilege that is denied by the land development regulations to other lands, buildings, or structures in the same zoning district;*

The granting of the variance will allow the applicant to build a new house that follows all other rules permitted in the land development regulations that any other single family homeowner is permitted to enjoy on their property.

- (4) *Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;*

Literal interpretation of the Code will not permit the location of the building encroaching on the front, side or rear setbacks as the original structure originally did.

- (5) *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;*

This is a minimal variance that will make possible the reasonable use of the land, building or structure.

- (6) *The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The variance will not destroy the harmony of the Code not detrimental to the surrounding neighborhood.

- (7) *The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentations to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request;*

This variance is consistent with the comprehensive plan and does not reduce the levels of service as set forth in that plan.

Our team has worked diligently with the City of Miami Beach planning staff to make any reasonable adjustments needed. We do believe that this design makes for a substantial improvement on this property and the general area. We respectfully ask that you consider this application in light of the effort and work that was put behind it.

Best Regards,

A handwritten signature in black ink, appearing to be 'JC' followed by a long horizontal stroke.

Juan Cristobal Contin, AIA
Architect