



Final Submittal: August 14, 2017

Scope of Work:

- New fencing on Talmudic University's property
4000 Alton Road Miami Beach, FL 33140

August 14, 2017

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

To Whom It May Concern –

This letter of intent refers to the security fencing of Talmudic University located at 4000 Alton Road Miami Beach, Florida 33140. In our plea for a variance, we request that the City of Miami Beach Design Board take into consideration the property's location abutting the intersection of two major roadways, specifically the Julia Tuttle Causeway and Alton Road, as well as the property's use as a Jewish school and community center. Recently, Jewish institutions have been the target of a multitude of terrorist threats. In order to secure our school perimeter and the children within, we respectfully request the following variance as determined by the planning staff.

A variance to waive the height restriction of 6'-0" fence in order to replace our current fence – utilizing the same footprint – with a 7'-9" fence on the property's north side and an 8'-0" fence on the property's east side.

Sec. 118-353:

In order to authorize a 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;*
The property is located alongside the Julia Tuttle causeway on the north side and Alton Road on the east side.
- (2) *The special conditions and circumstances do not result from the action of the applicant;*
The property contains the Talmudic University and the Mechina junior/senior high school. Terrorists have targeted over 100 institutions such as ours in the last year. As per the Miami Beach Police Department security assessment, the east side of the property is raised with a ledge, and thus easily scaled. This raised area was part of the property at time of purchase and was not the result of action by the applicant. A security firm has surveyed the property and noted that the requested height is the minimum necessary for security.
- (3) *Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;*
The granting of the variance will allow the applicant to replace a fence on the north and east sides of the property. The project will adhere to all other land development regulations and will not confer any special privileges.
- (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 construction of a suitable fence on the north and east sides of the property, infringing on privacy and security rights.

- (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; and*
The variance will not destroy the harmony of the Code nor be 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 documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board 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.

Thank you for your consideration and please feel free to contact me with any comments or questions.

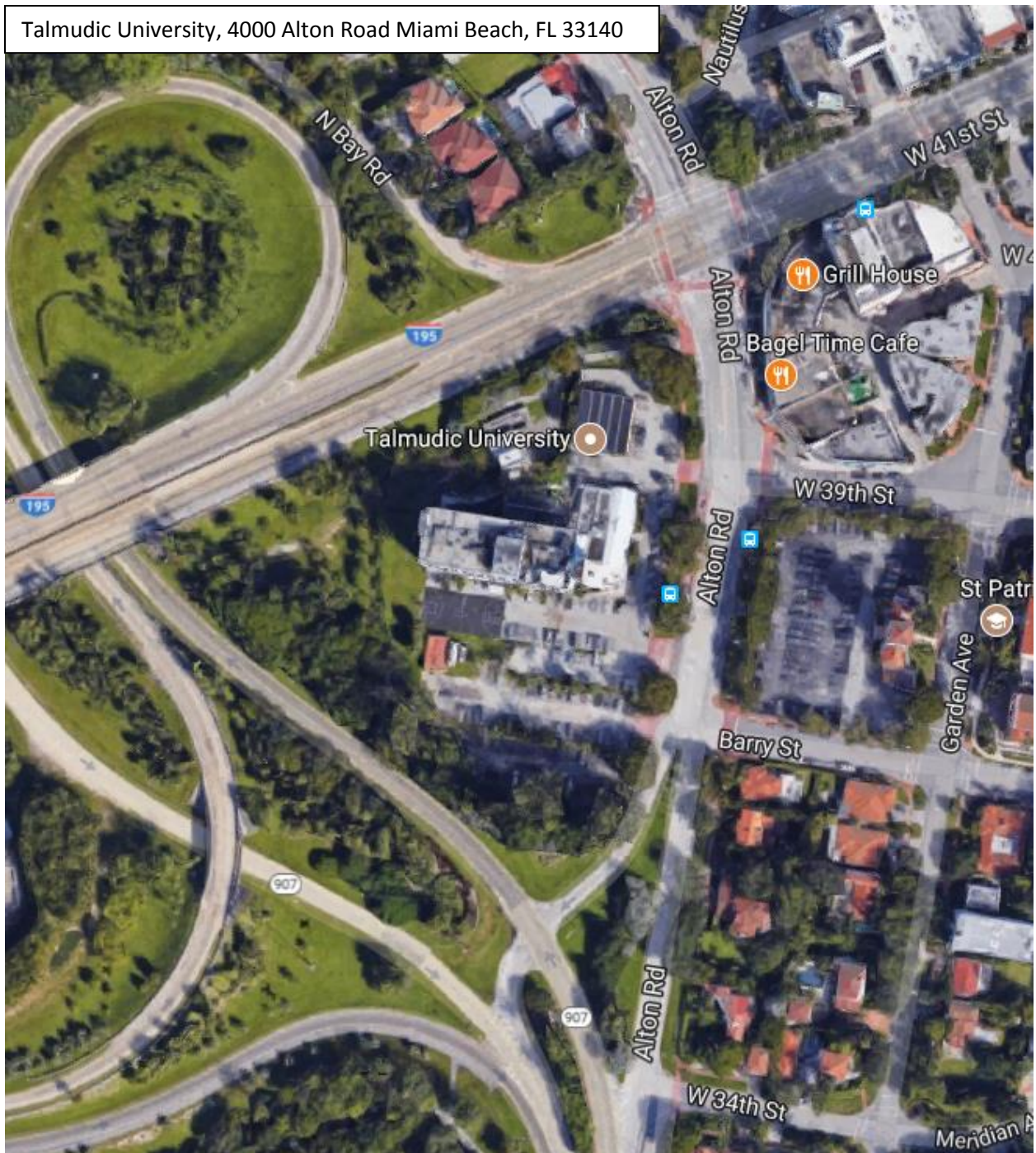
Sincerely,

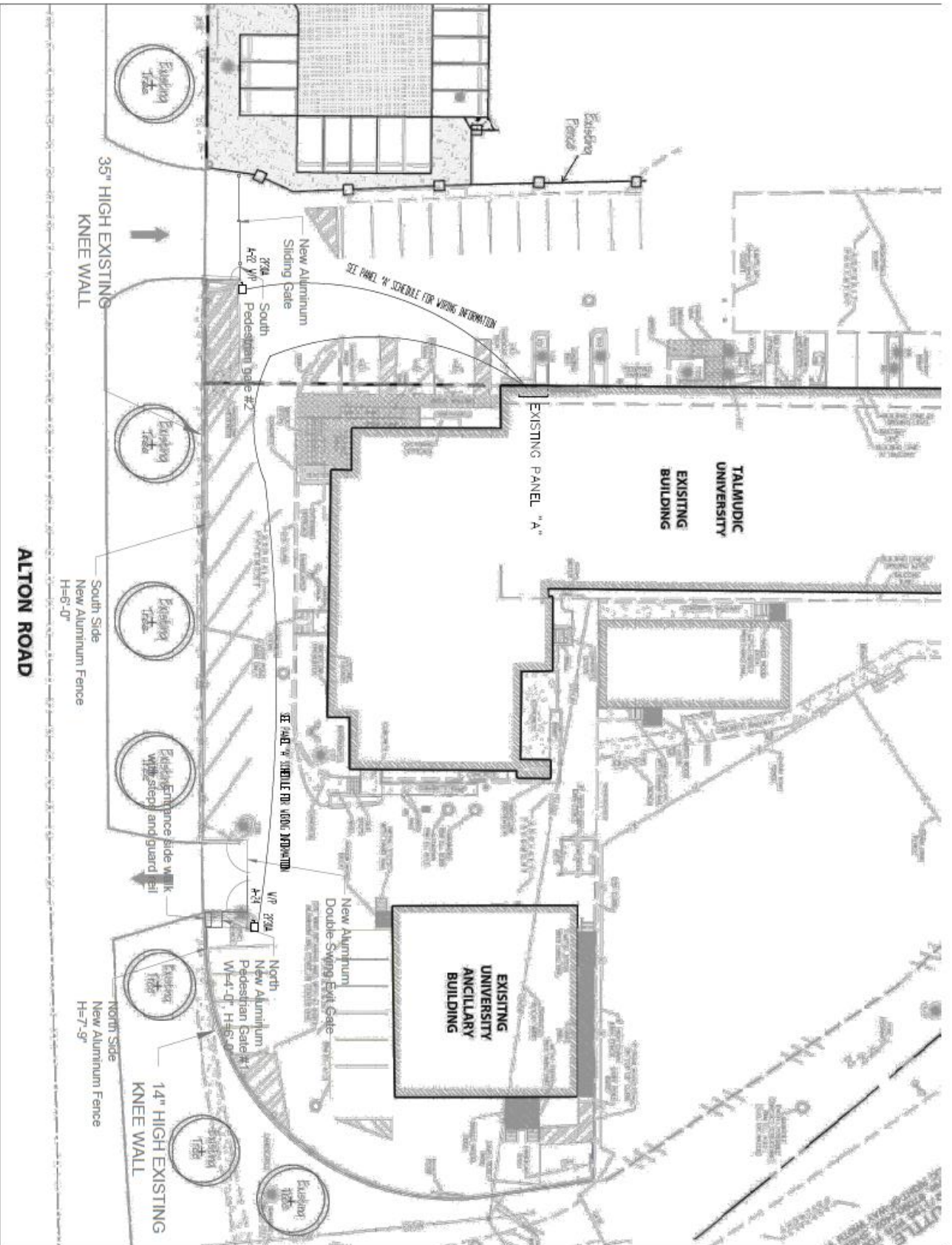
A handwritten signature in blue ink, appearing to read 'Yitzchak Zweig'.

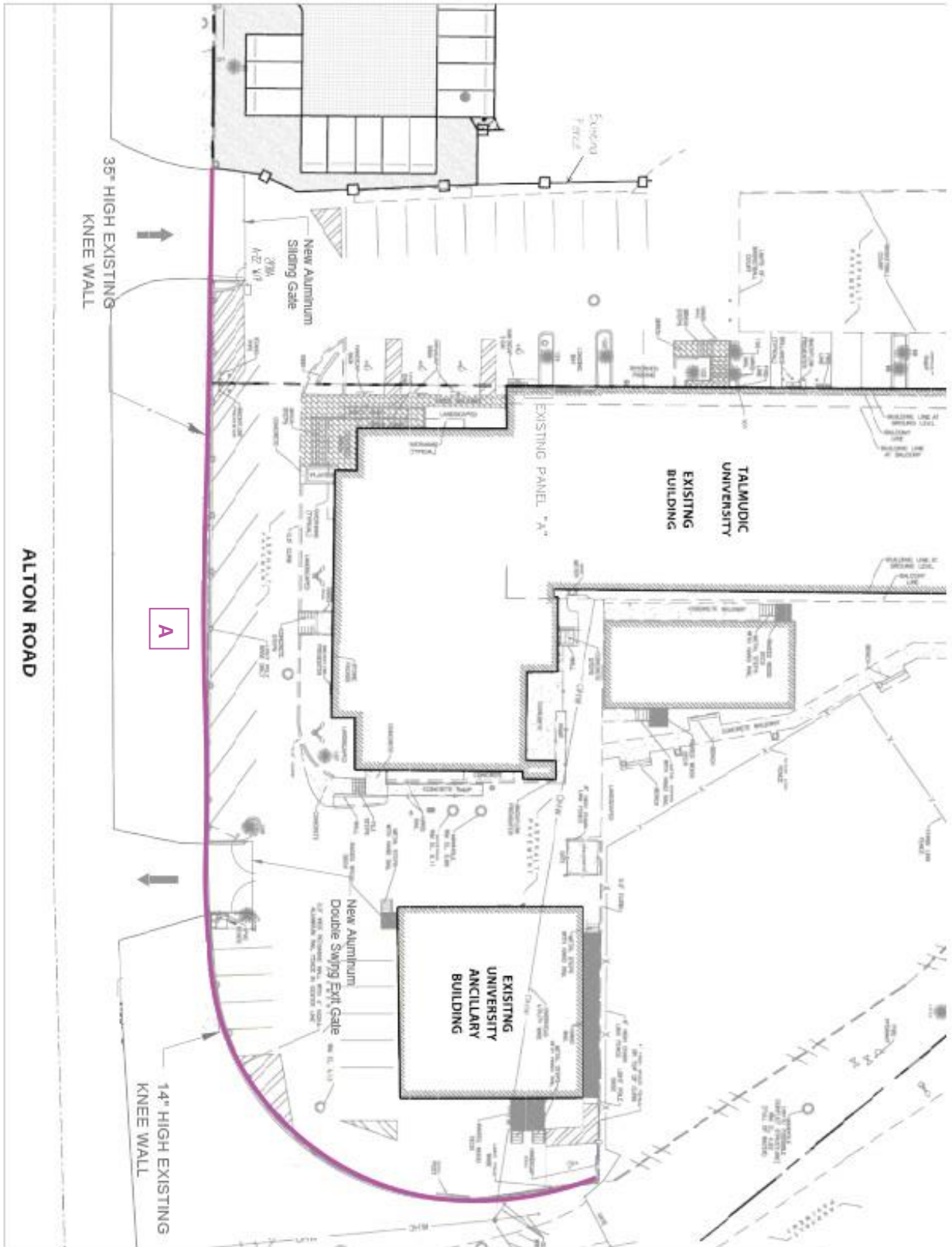
Yitzchak Zweig, President

Talmudic University
4000 Alton Road
Miami Beach, FL 33140
305-534-7050 yzweig@gmail.com

Talmudic University, 4000 Alton Road Miami Beach, FL 33140

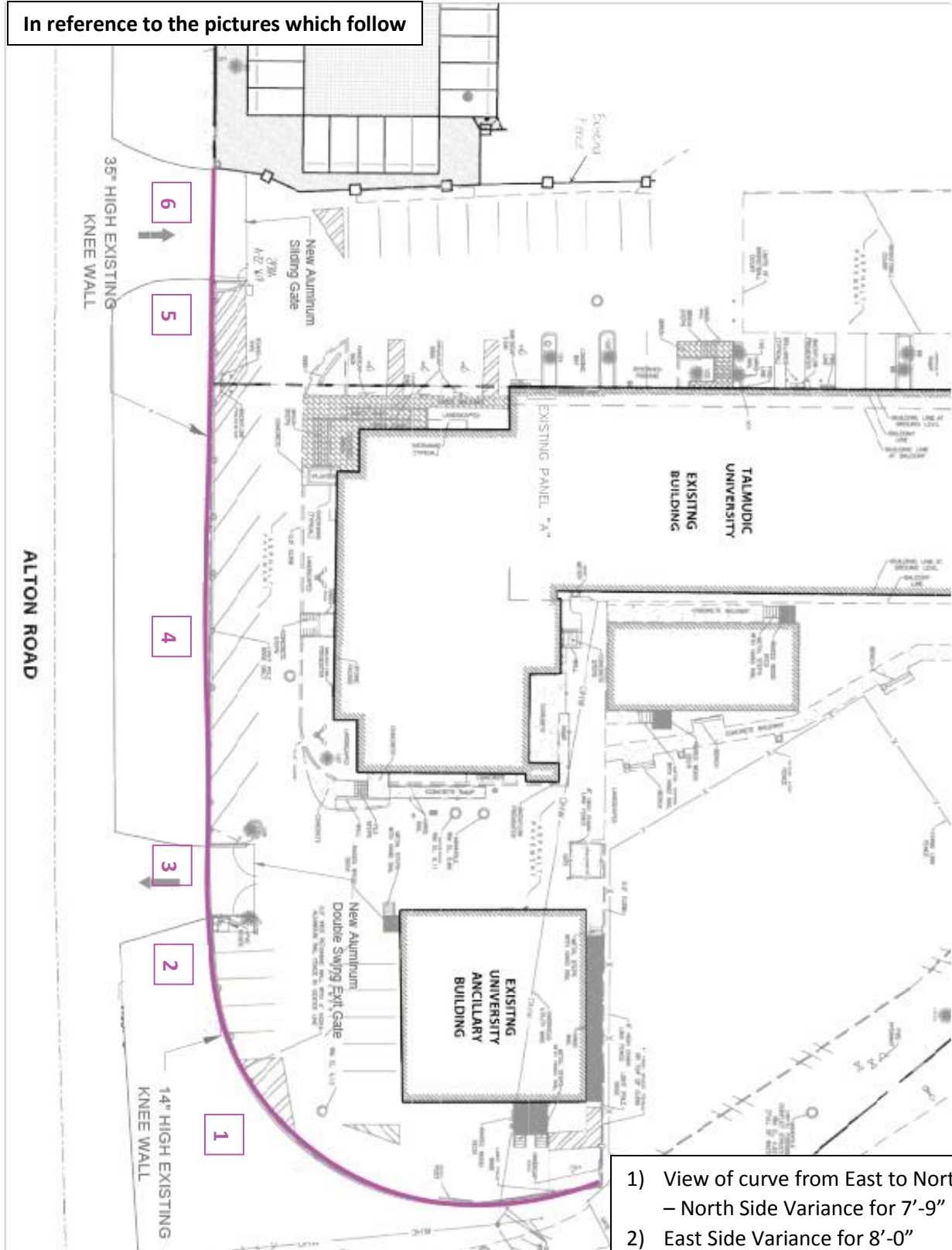






A – Current fence location and footprint for new fence variance

In reference to the pictures which follow



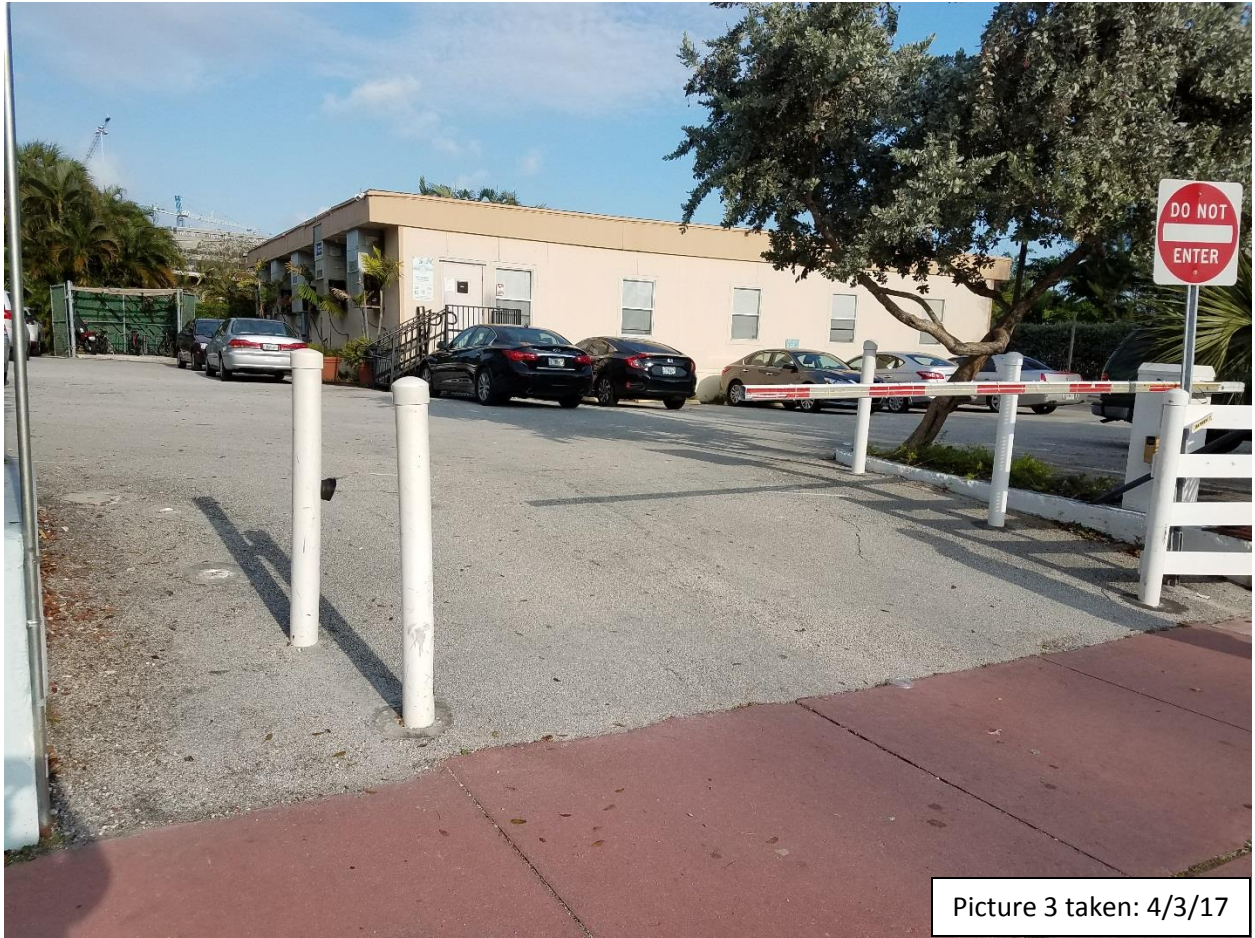
- 1) View of curve from East to North – North Side Variance for 7'-9"
- 2) East Side Variance for 8'-0"
- 3) Swinging Gate Entrance
- 4) North Side Variance for 8'-0"
- 5) End of North Side Fence
- 6) Sliding Gate Entrance



Picture 1 taken: 4/3/17



Picture 2 taken: 4/3/17



Picture 3 taken: 4/3/17





Picture 5 taken: 4/3/17



Picture 6 taken: 4/3/17