

July 26, 2017

City of Miami Beach
Planning and Zoning Division
1700 Convention Center Drive
Miami Beach, Florida

SKLARchitecture



Ref: Letter of Intent for 921 Euclid Ave.
921 Euclid Ave. Miami Beach, Florida 33139

ARCHITECTURE
Commercial
& Residential

Dear Historic Preservation Board Members & City Planning Staff:

This letter of intent goes along with our submittal to request approval for the following:

Interior
Architecture
& Design

Restoration of original structure into a single family home, and demolition of minor addition, and stair.

Urban
Renovation

This property consists of an existing two story 1937 Art Deco 2 unit apartment building designed by L. Murray Dixon. This property has a 1951 addition in the rear. The applicant, our clients, Robin Rosenbaum, and Andrew Andras, a married couple are requesting demolition of this rear addition. The plan is to restore the original 1937 structure with a complete gut renovation converting the 2 units into a single family home as well as the restoration of any significant architectural features on all elevations, with appropriate style window mullions, and all other appropriate architectural features, as discovered. There is limited microfilm available so we will carefully uncover any hidden elements to restore.

Architectural
Design of
Children's
Environments

Along with the restoration of the original building we will remove a small rear addition of 2 studio apartments, and spiral stair that is not original nor contributing.

Development
Consulting

2 new units beyond courtyard

In compliance with the Flamingo Park RM-1 Guidelines we have designed a courtyard, with a minimum of 10ft in depth. This will help to tie together both buildings on the site. The courtyard will be a place to enjoy the outdoors while studying the Architecture of the original building alongside the modern architecture of the new 3 story townhome building we have designed. This new building will provide 2 townhome units. Access to these units will be via an elegantly landscaped pathway from Euclid Avenue, passing by the newly renovated home and ultimately through the courtyard, allowing the residents to enjoy the outdoors and the arrival sequence to their new home. There will also be access out the rear of the property for beach visits as well as 4 garaged parking spaces.

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Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



VariANCES

1. Rear Setback Variance

The new design will meet all minimum setbacks and size requirements however, we are requesting a 5 ft setback (14ft required) along the rear alley which is very similar, and typical to most buildings in this district.

This request is needed due to the required 10ft minimum courtyard between existing and new buildings.

2. Variances for exceeding maximum deck area in the rear yard.

This variance is associated with the rear setback variance in that we are exceeding 30% of deck & pavement area in the rear since the setback will be reduced. However, we have additional open area evidenced by the courtyard in the center and the front yard is larger than the minimum setback required around the historic home.

Sec. 118-353. - Variance applications.

(d) In order to authorize any variance from the terms of these land development regulations and sections 6-4 and 6-41(a) and (b), the applicable board 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;

R: Most buildings in this district exist at 5 ft setback from the alley and zoning requires a courtyard as a result we are losing 10 ft of buildable area.

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

R: Zoning requires a courtyard.

(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;

R: Other developments in the area have similar situations.

(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;

R: Correct, if the full setback was provided no development could occur

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

R: Yes, this is the minimum & typical request.

(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

R: The granting of the variance will be in harmony with the general intent and will not be injurious to the area involved.



(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 any time prior to the board voting on the applicant's request.

R: The granting of this variance request is consistent with & will not reduce the levels of service.

In summary, the proposed renovation, partial demolition and restoration along with the proposed new building have been carefully thought out and designed in the best interests of the city and harmonious to this unique neighborhood.

We respectfully request your review and approval of this proposed restoration and new development project at 921 Euclid Ave.

Thank you,

A handwritten signature in blue ink, appearing to be 'Ari L. Sklar', written over a horizontal line.

Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President

ALS/kr