

October 5, 2017
City of Miami Beach
Planning Department

Ref: 226 W Rivo Alto Dr
Miami Beach, FL 33139

This application to the Design Review Board is for the demolition and new construction of a 2-story residence with a new driveway, new covered terrace and a pool with deck. The site currently contains a (2) two story single - family residential structure with a pool and a 1-car garage. The structure was built in 1939. Due to the location of the lot and configuration we are requesting the following waivers/variances:

Waiver requested:

- Two-story side elevation located parallel to a side property line shall not exceed 50% of lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.

1. Waiver to allow for a 50% increase in the allowable pervious area of the interior open space.

Our waiver request is due to the area of the water feature which does not count in pervious area calculation.

- RS3 additional height (28'-0" for features that project over roofline not associated with active roof deck)

2. Waiver request to exceed height limitation by 3'-6" for an architectural feature (louvers).total height of louvers is 28'-0".

The louvers requested in our design waiver area associated with the roof deck because they are part of guardrails required. In other areas of the roof, the louvers area only ornamental, but are matching the height of the guardrail louvers.

3. Waiver request to exceed the allowed 70% of the first's floor.

Our waiver request is for exceeding the allowed 70% area of the first floor which is 1,771.7 sq. ft. We are proposing 2,681.9 sq. (36% bigger than the first floor). However, if the carport is not counted toward Lot coverage calculations, then the first floor lot coverage percentage would be less than 25% and therefore the second floor could be more 70% or more.

Variance requested:

Sec.142-106-setback requirements for a single-family detached dwelling

- Roof deck shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation.
- 1. A variance to waive a 10'-0" encroachment of the roof deck and project into the required side setback for an accessible roof deck.**

By granting this variance it would allow the owner to have a more usable roof deck, which would not impose a privacy issue to the neighbor to the north, since it is a side facing a street. Also, the western portion of the house is narrower than the rest of the house. If 10' is not permitted to be used as a roof or deck, the usable area is greatly reduced to 13' wide.

- Side facing a street setback. Each yard facing a street shall be not less than ten percent of the lot width or 15 feet, whichever is greater
- 2. A variance to waive a 4'-0" encroachment into the required setback.**

The building itself, as well as the balcony projection comply with the code requirements. The addition of the louver creates the encroachment. By granting this variance it would allow the owner additional privacy provided by louver features which face the busy causeway bridge. This louver feature is also carried out through the design of the house for privacy, consistency in design and as an element that breaks up the long expanse of horizontality in the North elevation

- Rear setback. The rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum.
- 3. A variance to waive a 5'-3" encroachment into the required rear setback.**

The building itself, as well as the balcony projection comply with the code requirements. The addition of the louver creates the encroachment. This was intended to protect the west side of the property from the heat load coming from the west, the louvers will provide privacy and verticality to the structure. Granting this variance will allow the owner to enjoy the water view and be protected from the afternoon heat. It will also add privacy from the street and bridge of the oncoming headlights from east bound Venetian causeway traffic

- 4. A variance to waive a 4'-0" of the required sum of the sides.**

The building itself, as well as the balcony projection comply with the code requirements. The addition of the louver creates the encroachment. Being a corner lot with additional street side setbacks and long site

compared to the other single family residences in the RS3 zone. The position of the structure and the louvers describe above the required sum of the sides are affected. Therefore, a variance to waive 4'-0" is being requested.

5. A variance to waive unit size percentage increased.

If carport and rear terrace are not counted toward unit size calculations, then the proposed Unit size would be 49% instead of 55.4%, and therefore we wouldn't have to request an extra variance.

Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

Respectfully Submitted,

Architect
Anthony Leon