

550 West 51<sup>st</sup> Terrace  
Miami Beach, FL  
33140

Board of Adjustment  
Planning Department  
City of Miami Beach, FL  
33139

Re: Letter of Intent and Description of Hardship

September 27, 2017

To whom this may concern:

I am writing this letter to explain the hardship that leads to this variance application. I am renovating a home that sits on a small lot, (6500 sq. ft). I have retained the overwhelming majority of the original home, however given that it does not have a garage, this variance is needed to keep the historic home and have it practically livable. I am requesting a variance to reduce the required front setback of 20' to provide 16'-0". A variance to exceed the maximum 25% projection into the side setback for a new roof overhang. Maximum allowed: 1'-3", Proposed: 2'-6".

Given that this addition is in conformity with the neighborhood, it is my opinion that this application does not present a deviation from the character of the neighborhood and that there is a practical difficulty to renovating the home given the size of the lot without the variance. For these reasons I believe that this application satisfies the requirements of the city code contained in: Section 118-353 (d) of the City Code. Indicate number of variances requested.

Should you have any questions, I remain available to discuss.

Respectfully,



---

Noah Fox  
[noahramfox@yahoo.com](mailto:noahramfox@yahoo.com)  
305-467-7718