



Bais Peretz Synagogue

Aug 28th 2017

Honorable Board Members/ City Staff

The JLC is a fast growing synagogue and community center. Our services to the community have grown and space is becoming an issue to be able to properly serve all the different after school programs and synagogue needs. Additionally, there are always safety concerns of our patrons entering and exiting the premises. We have also seen a rise in terrorism throughout the world and we have taken the needed steps to secure our facility. It is our belief that our current application is in line with securing the people who come to the facility making it more usable for the entire community.

We have a fairly decent size facility with a lot of open space. However, the complication arises when you have different age groups that have different needs and an additional room or two would make a huge difference.

The JLC currently has a ground floor rear setback which has the following usages:

1. Exit to the rear of the property from mezzanine and second floor.
2. Exit from mezzanine (via porch on 2nd floor)
3. First floor exit
4. Garbage area
5. Trellis used for the holiday of Sukkot – to build a Sukkah

We have approached the neighbors in an attempt to purchase their property so that we can expand however, there is no intent to sell and therefore, we are applying to the DRB for a variance from the strict code of the city of Miami Beach.

The only place we can expand and properly serve the needs of our growing community is in the rear of the property.

The required setback is a minimum of 5 feet from the property line. We are asking for a variance to build to the zero lot line set-back. The project would be an enhancement to the property and to the alleyway and not a detriment to any of the neighboring properties or the city parking lot across the alleyway. Citibank, to our East is built to the zero lot line and EWM realtors, to our west is at the 5 foot set-back. There are multiple properties on the street that also go to the zero lot line set-back. To build an extension of usable space to the 5' setback would mean building just 9 feet which is just not usable space when understanding the needs of the community. We are land-locked on all sides and the lot just does not afford us any additional space or other feasible option.

Bais Peretz Synagogue - Dedicated in Honor of Dr Ira S. Barton | **Blima Bas Pinchas Study Hall** - In Memory of Blima Bas Pinchas Klein
Ohr Menachem Mendel Resource Library | **Shmuli Denburg Youth Library** - Dedicated to Yitzchok Shmuel – “Shmuli”- Denburg
Computer Room - Dedicated in Memory of Yonna bas Chaim Kirat



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The project would include:

Building 3 floors of which only one would be enclosed. The enclosed section would be a 669 sq. foot room that would be accessible via a door from the mezzanine level which is per orthodox standards used as the women's section of the synagogue during prayers.

The ground floor would remain in use as a covered open space and would have a garbage area and a stairwell exiting from the upper floors.

The third floor would be a relocation of the current Sukkah which is on the ground floor to an open roof top porch on the 2nd floor of the building. A doorway to this new space would be accomplished by converting an existing window on the second floor to a door.

It is important to understand that because of the different age groups, infants, toddlers and young teens we are finding ourselves having them all together in one large space and at times causes tremendous amounts of noise and can be extremely disturbing. This additional room would make life a lot easier and alleviate much of the stress caused by the different age groups and noise levels. Additionally, at times nursing mothers would be able to use if they need a quiet space that is a little more private. Lastly, by moving the Sukkah and creating the room on the mezzanine it will help us from a security perspective when events are taking place once patrons enter the building especially during the holiday of sukkot.

The project also requires the relocation the FPL pole in the rear of the property. FPL has stated that they are ok with the relocation 15 feet further east and they are preparing an engineering proposal. Additionally the current electrical feed is overhead from the pole it will not be converted to an underground feed.

Special circumstances exist at the location and we do not believe the requested variance would confer any special privileges to the property or the inhabitants.

Respectfully Submitted



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(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;

Special conditions do exist: the building was built to a zero lot line in the front and 2 sides however, in the rear as other buildings in the district it was not built out to the 5 foot or zero lot line. Originally FPL had a manhole in the rear and that denied the ability to build out fully. However, that is currently unused and abandoned. Other buildings did not have this problem and were able to build out to the zero lot line or the 5 foot line as evidenced by the East and west properties.

(2)

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

The condition has existed for many years prior to the applicant owning the property.

(3)

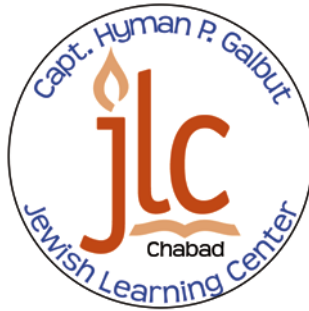
Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

Granting the privilege will not confer any special privilege since there exists in the district neighboring properties that currently enjoy that benefit.

(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;

Not granting this variance would continue to pose a security and safety hazard and additional hardships on the applicant.



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(5)

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

The proposed addition is 14'10 inches of usable space if the applicant were to build to the 5 ft. setback it would leave an internal space of 9'10 inches which makes it unfeasible to place tables side by side thereby, rendering the project completely unfeasible.

(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

Granting the variance will enhance the rear of the property and will in no way be injurious to the area and will actually bring safety to the public welfare.

(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.

Granting this request is consistent with the comprehensive plan and will in no way reduce the level of service. There is no material impact at all in granting this variance since it will enhance the look of the property and is mostly a reshuffling of usable space to serve the general community safely and properly. The additional enclosed space will not create an impact and the facility is within the FAR and not exceeding. Lastly, it is just creating an additional space to better serve the existing congregants.