

**536 WASHINGTON LLC**  
**DBA Fashion Boutique Hotel**

**534 Washington Ave.**  
**Miami Beach, FL 33139**  
**Ph: (305)673 2550 Fax: (305)672 0050**

Dear Sirs:

This letter is to inform you that we have submitted an application to the Historic Preservation Board, for review and consideration of a variance related to a project.

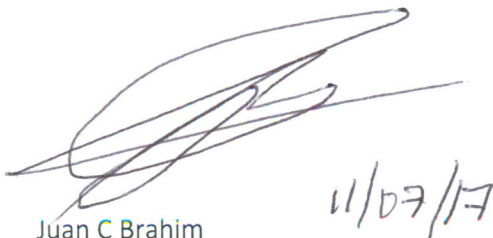
The project has been designed to replace 48 AC wall unit serving guest rooms with high efficiency Minisplit systems. All the compressors will be installed outdoor, on the ground floor, at 9.0 Ft NGVD to respond to all sea level rise and resiliency review criteria in section 133-50 of the City code.

In order to execute the project, there is a hardship that needs to be addressed. There are 5 Ft between the building (north and south side) and the property line. For that reason, once the new Minisplits will be installed, the set back will less than 5 Ft on both sides of the building. We are needing two variances, one per side, in order to execute this project.

If there is any questions regarding our application, please contact us at any time.

We appreciate your time and consideration.

Best Regards,



Juan C Brahim

Owner/Manager

536 Washington LLC

11/07/17