

## architecture - interiors - planning

September 21, 2017

### Letter of Intent

Santoro Residence  
Addition to single family Residence  
828 4<sup>th</sup> Street  
Miami Beach, Fl. 33139

To whom it may concern,

The proposed project is a single family residential addition located at 828 4<sup>th</sup> Street, in the Ocean Beach Historic District of Miami Beach. The property currently houses a single-story Craftsman bungalow built in 1938.

The project entails demolishing the rear section of the existing building, from the roof ridge line back, restoring the Historic portion of the project back to having the appropriate architectural details and finishes and adding a modern three-story portion in the rear that will stand in contrast to the existing Historic Building. The addition will respect, compliment, and celebrate the important architectural characteristics and scale of the bungalow.

The existing lot is 50'x50' which is a third of the size of a typical lot found in the neighborhood. The typical lot size is 50' x 150'. In order to fit the Living spaces required by a family, a variance is being requested to reduce the street side setback from 5' to 3'. The existing bungalow street side setback is currently 3'. This will allow the new to align with the existing, and thus create an interesting transition between both volumes.

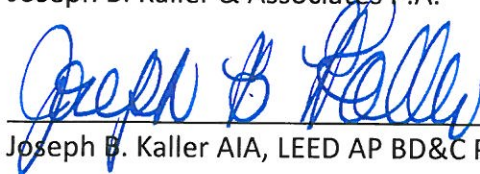
The existing portion of the bungalow will house a Family room, Office, and a Laundry Room. This portion is also where the main entry to the home is located. The addition will house four Bedrooms and three and a half Baths. The Living, Dining, and Kitchen areas will be located on the third floor allowing easy access to the Roof Deck and therefore easy access to the Views. A one and a half car Garage is located off the alley for easy access. This means that the off street parking space located off of 4<sup>th</sup> Street will be removed, allowing the City to add another parallel parking space to the street.

Overall, the project symbolizes preservation and restoration while recognizing the need to grow and change with the times and how both can be done simultaneously and respectfully.

Should you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

Joseph B. Kaller & Associates P.A.

A handwritten signature in blue ink, appearing to read "Joseph B. Kaller", is written over a horizontal line.

Joseph B. Kaller AIA, LEED AP BD&C President