



architecture - interiors - planning

September 21, 2017

Variance Criteria Statement

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

- (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;

The variance being requested is for the street setback requirement to be reduced from 5'-0" to 3'-0" to match the existing house street side setback.

The lot size of this site is 50'x50'. This is very unusual for this zoning district where the majority of the parcels are 50"x150'. Because the lot is small, the existing structure's footprint covers a good portion of the site. The front half of the existing residence and the existing Entry Porch are being preserved and restored. A proposed addition in the rear simply matches the existing side street setback in order to facilitate a transition between old and new and to also utilize the limited square footage available.

- (2) The special conditions and circumstances do not result from the action of the applicant;

The conditions of the site are existing. The existing home was built in 1938 and is just over 1,100 Sq. Ft. in area. This area includes an enclosed Front Porch which will be opened up during the restoration. The existing home does not meet the needs of 21st Century living. The small site also posed challenges in finding the best way to utilize the Site space available, while not being too imposing on the existing structure. The setback variance does not change the feel or characteristic of the surrounding Community.

- (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;

The special privilege will be conferred on the Owner. The setback variance requested matches the setback that already exists. This section of the addition is also located in the rear of the property along the alley and will not be noticeable. This does not in any way affect the surrounding lands or structures in the same zoning district.

- (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;

The site is unusually small compared to the adjacent and surrounding lots. It is one third the size of the typical lot in the area. This poses challenges in designing a permanent, year round, residence for a family. In order to preserve the historic character of the site, the front section of the 1938 bungalow is being restored to have the characteristics that would have existed, including opening up an enclosed front porch.

This leaves a small space in the rear of the property in which to create a modern structure that contrasts with the historic and that also tries not to over-power the bungalow as well. In order to fit all the necessities of modern living, matching the side street setback was somewhat necessary.

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

As stated prior, the preservation of the front of the single story historic bungalow left a small footprint on which to build. The 5 setbacks on the rear and interior side had to be maintained in order to be able to put windows on those facades, this based on the Florida Building Code 2014. Fitting the garage, elevator, staircase and while still making room for bedrooms and other living spaces was done in such a way that still respected and celebrated the architectural elements of the existing, like the chimney, the dormer window, and the front porch.

The variance is the minimum required to comfortably create the new while respecting the old.

- (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

The granting of the variance will not in any way negatively affect the surrounding neighborhood. The setback variance allows the new wall to match the existing wall and align the new with the old while still clearly differentiating the old and historic from the new and modern.

- (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.

The granting of this setback variance request is consistent with the City of Miami Beach's Comprehensive Plan. There is no interruption to the flow of vehicular traffic or pedestrian movement. The restoration of the historic home and the addition of the modern structure will enhance the neighborhood and add character to the street.