

Le Petit Papillon Montessori School
6946 Rue Vendome, Miami Beach, FL 33141

VIA - SUBMISSION & HAND DELIVERY

Letter of Intent

March 19, 2018

Thomas Mooney, Planning Director
Miami Beach Planning Department and Design Review Board 1700
Convention Center Drive
Miami Beach, FL 33139

Re: Request for variances for addition to existing 2 story building

Variances: Extension of side setbacks over new setback line and increase of setback sum of sides.

Dear Planning and Design Review Board:

I Damarys Zarling, I am the owner of the property located at 6946 Rue Vendome. Please consider this letter as the applicant's required Letter of Intent in support of variance approvals by the Design Review Board ("DRB").

The Property is an expansion to the existing school. The main address of the existing school is 1021 Biarritz Drive. The expansion was approved under Modified Conditional Use Permit File PB0716-0042 dated September 27, 2016. The property is located on a 6,926 square foot lot, within the RM-1 zoning classification. This property can be further identified by Miami Dade County Folio No. 02-3210-013-1030.

The property, which is the subject of this application, will be contained completely within the property lot. The project consists of interior renovation of existing 2 story structure and a proposed two story extension with a roof trellis to the rear of the existing building. The front façade of the building is not being altered or modified. The main access

to this structure is through the rear of this lot (main school buildings) not Rue Vendome.

Applicant's Proposal.

Variance 1:

Variance request building addition along the west elevation – 2'-5" over the side setback line.

- *That 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 existing two story structure setback is 4.95' (4'-11.4") from the property line. A vertical break was proposed at the joint between the existing structure and the new structure to emphasize the new versus the old. The proposed new structure was visually aligned with the existing west wall providing the same relationship between buildings which now exists at this location.

- *That the special conditions and circumstances do not result from the action of the applicant;*

This special condition is due to the existing building setback and location and the relationship between volumes. It is not the action of the applicant.

- *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;*

Granting this variance will not confer on the applicant any special privilege that is denied by ordinance to other lands.

- *That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;*

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in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant.

Making the addition narrower will reduce significantly the width of the addition and the proposed usable space. The aesthetic relationship between the existing volumes and proposed volumes will be modified making the two structures appear disconnected and unrelated.

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

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

The relationship between this building (existing portion and the proposed addition) and the adjacent buildings with similar setbacks will be maintained.

- *That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and*

Granting of the variance will be in harmony with the general intent and purpose of this Ordinance. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare

- *That 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.*

Granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

Variance 2:

Variance request building addition along the west elevation – 2'-4" over the side setback line.

- *That 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 existing two story structure setback is 5' (5'-0") from the property line. A vertical break was proposed at the joint between the existing structure and the new structure to emphasize the new versus the old. The proposed new structure was visually aligned with the existing west wall providing the same relationship between buildings which now exists at this location.

- *That the special conditions and circumstances do not result from the action of the applicant;*

This special condition is due to the existing building setback and location and the relationship between volumes. It is not the action of the applicant.

- *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;*

Granting this variance will not confer on the applicant any special privilege that is denied by ordinance to other lands.

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Variance 3:

Variance request building addition for sum of sides setbacks.

- *That 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 existing two story structure setback is has a combined setback or 9.95' (9'-11.4") as a direct result of the setbacks under which it was built. (Approximately 5'-0" at each side). The proposed new sum of sides would be 10'-3" instead of 15'-0". As described in variance 1 and 2 above a vertical break was proposed at the joint between the existing structure and the new structure to emphasize the new versus the old. The proposed new structure was visually aligned with the existing west wall providing the same relationship between buildings which now exists at this location.

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This special condition is due to the existing building setback and location and the relationship between volumes. It is not the action of the applicant.

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Compliance with Sea Level Rise and Resiliency Review Criteria

- A recycling or salvage plan will be provided by the general contractor at the time of total demolition.
- Proposed new windows and doors for the project are hurricane/impact resistant.
- Passive cooling systems such as overhangs, rear terrace and operable windows have been provided in the proposed design.
- Landscape incorporates high water absorbent and Florida native plants.
- Study of elevation and elevation surrounding properties was considered for the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. Ground floor elevation matches existing building floor elevation which is 27" higher than grade to meet flood base line and freeboard criteria.
- The proposed project is not considered a "Substantial Improvement", the ground floor level proposed matches existing level which is elevated 27" above grade. No new driveways have been proposed. All critical mechanical and electrical systems are located above the finish floor elevation of the building.
- Not Applicable - The proposed project is not considered a "Substantial Improvement" Habitable spaces finish floor elevation match existing finish floor elevation.
- Not Applicable - The proposed project is not considered a "Substantial Improvement" When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- Water retention systems such as swales are part of the topographic design of the property.