

March 19, 2018

To: Design Review Board Members and Planning Department Staff,

Re: Request for a Modification to a Design Review Board Approval, File #23165, for a New Residence Located at 122 W. Dilido Dr. Miami Beach, FL. 33139

Dear Board Members and Planning Staff,

The applicant is Travel Charter Business, LTD, the owner of the property located at 122 W. Dilido Dr. Let this letter serve as the Letter of Intent in support of the owner's request for a modification to the Design Review Board (DRB) approval for the construction of a new residence.

The applicant is requesting a modification to the Design Review Board Approval, File #23165, to add a habitable roof deck and an elevator with a 10' high bulkhead. The proposed elevator hoistway will encroach in a required side courtyard and the applicant is requesting a waiver of the minimum courtyard requirements, per Sec. 142-106 (2)(d).

Construction began per the plans as approved by DRB on June 2, 2015, where it was originally conceived without a habitable roof deck and elevator. The concrete structural work is mostly finished now and the opportunities to incorporate an elevator structure that can rise to the roof deck are limited without incurring significant design revisions that would also impact the work performed to date. Adding the elevator hoistway in the courtyard was found to be the least impactful way to introduce an elevator structure at this stage of construction without large impacts to the design or existing work. The proposed elevator will reduce the courtyard to 7'-0" in depth, where 8'-0" is the minimum required, and to 63 sqft in area, where 105 sqft is the minimum required.

With respect to the context, the elevator at this location would minimize its presence on the street since it is deeply recessed into the property and mostly concealed by large overhangs at the front of the house. It will also be minimally visible from the west and north views. To minimize impacts to the neighbor to the south, the elevator is still recessed into the courtyard and is 14'-6" away from the side property line. Also, the hoistway structure will be enclosed with glass, and the elevator cab will be glass, to minimize its presence. We're also proposing to cover the pit with river rock and line the hoistway with living vines, to extend the landscape from the side yard into the home.

I ask for your support and your vote in favor of the modification so that we may implement in the field. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,

Ralph Choeff