

6030 ALTON LLC  
Miami, Florida

Board of Adjustment  
Planning Department  
City of Miami Beach  
1700 Convention Center  
Miami Beach, Florida

**Letter of Intent In Support of Request for modification to Planning Board file n. 2254 (lot split) for removal condition B1.c and B1.e**

This Letter of Intent is in support of our request for a modification to Planning Board file n. 2254 (lot split) for removal condition B1.c and B1.e, regarding the property located at 6030 Alton Road. Originally this lot constituted a singular lot with the current 6020, created from the division of the original 6030 lot after the PB file n. 2254.

When we submitted the project in 2015, the Engineer designed and placed the pool considering the whole lot space, since at that time the lot was yet to be divided. Because of that, the pool had been builded at 6.30 feet instead of 9'. When the building permit was approved, with the original enlarged survey of the property and the lot split was approved later.

The pool has been built following all he required procedures instructed by the city's inspectors and the project submitted to the city.

The owner didnt realize that a conflict was created, then the pool was constructed as aproved and a the time of the time of the zoning final inspection was noticed that the pool did not meet the seebacks to the new subdivided property.

Thank you for your time and consideration.

Respectfully submitted,

Massimo Nicastro

