



Balli-Trautman Architects
1533 Sunset Drive Suite 101
Coral Gables, FL 33143

August 16, 2018

City of Miami Beach
1700 Convention Center Drive
Planning Department, Second Floor
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent
3720 Chase Ave Miami Beach, FL.**

Dear Members of the Design Review Board,

We are proposing to construct a new two story single family residence in the Modern style of architecture. The property size is 13,000 square feet. The proposed new residence as per the calculation standard of the City of Miami Beach is at 6,495 square feet under roof, which translates to a unit size of 6,499 square feet which is 26.8% of the lot size. This meets the DRB maximum allowed required for unit size.

The lot coverage is proposed at 3,494 square feet, which is 26.8%, this also meets the DRB maximum allowed requirement for lot coverage. The front and rear yard pervious area requirements have been met at 67% for the front and 71% for the rear.

The property is located in an AE-7 flood zone, however the City of Miami Beach requires a BFE of 8.00' NGVD for all lots, using the freeboard a minimum elevation of 9.00' NGVD is required for all habitable spaces. We are utilizing this elevation to protect against flooding issues which are occurring in the area. The crown of road adjacent to the property is 4.17' NGVD, the adjacent sidewalk is at 3.84' NGVD and we intend on sloping the property up to an adjusted grade of 5.94' NGVD.

We are requesting two waivers; the first is for the second to first floor ratio. We are allowed a 70% ratio without asking for a waiver; above 70%, a waiver must be requested and approved. In this case our ratio is 81.5%. The second waiver we are requesting is for maximum side yard elevation for the required side yard open space gardens. The required elevation is 6.56' NGVD and we are proposing 8.50' NGVD. We feel that this higher elevation is necessary to allow proper use of the North Garden and to allow handicap access.

I ask for your support and vote in favor of the design and waivers described in this letter of intent so that we may proceed with this project. We ask that the board approve our application, please contact our office with any questions.

Sincerely,

David Trautman, Principal
Balli-Trautman Architects LLC

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