



ARCHITECTURE — PLANNING — INTERIOR DESIGN
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October 05, 2018

City of Miami Beach

Planning & Zoning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

**RE: BOARD OF ADJUSTMENT / LETTER OF INTENT / VARIANCE REQUEST LETTER /
815 W. DI LIDO DRIVE MIAMI BEACH, FLORIDA**

Project Description:

New single family residence, 2 stories in height. The project consists of a four-bedrooms, four and one-half bathrooms, with an attached two-car garage.

Board of Adjustment / Design Review Board:

We are requesting a variance for the following:

1. Front setback: Two story structures shall be set back a minimum of ten additional feet [30'-0"] from the required yard setback line. Per *Miami Beach Code of Ordinances, Section 142-106(b)*.
2. Glass railing as a roof parapet. Per *Miami Beach Code of Ordinances, Section 142-105(7)*.

Responses:

1. Front setback 30'-0" minimum is being reduced to 20'-0", as the design of the project was arranged on a lot configuration, which presents itself as a hardship. The additional lot coverage being used in the front respective setback, has compensated for the hardship the lot presents. Building has been stepped to have the one-story portion within the 20'-0" setback, and the two-story portion within the 30'-0" setback.
2. The glass railing as a roof parapet is being requested, as an aesthetically decorative element.

In all other areas, the project meets the requirements of the zoning code of Miami Beach. We request your consideration in these variances and thank you for your attention.

Sincerely,

Carlos J. Bravo, AIA, LEED AP BD + C
Principal
AR 17584