

July 1, 2016

City of Miami Beach Planning Department
Design Review Board
1700 Convention Center Drive
Miami Beach, Florida 33139

**RE: Letter of Intent
Proposed Main Residence and Garage
110 1st San Marino Terrace
Miami Beach, Florida 33139**

Design Review Board Members:

This residential property was originally designed and constructed in 1936. The architect was Igor Polevitzky as verified by the *City of Miami Beach Microfilm Building Card*.

The original structures on the property, main residence and guest house, were in very poor condition and have been removed via emergency demolition order. The property is now vacant with the exception of a masonry property wall.

This DRB application requests a new single story main residence and detached single story garage flanking each end of this unique property. These structures meet the minimum size requirements establish by the *City of Miami Beach Ordinance* and both structures will meet the current base flood elevation.

We graciously request your approval and look forward to presenting the proposed project.

Sincerely,



Thomas F. Weber, Architect
The Weber Studio, PLLC
AR94372/AA26002025