

BRICKLAND 1 LLC
5401 COLLINS AVE #1125
MIAMI BEACH, FL 33140

August 15, 2016

Mr. Tom Mooney,
Planning Director City
of Miami Beach
1700 Convention Center Drive Miami
Beach, Florida 33139

Re: **DRB0716-0043, 8127 Crespi Blvd**

Dear *Mr. Mooney*:

BRICKLAND 1 LLC, is the owner of the property located at 8127 Crespi Blvd. An approval was granted at the Design Review Board on May 2, 2014 for a new three (3) story, 4 units townhome (3,875 SF) building on a vacant site. We are submitting this hardship letter in support of the variances we seeking to effectuate the approved design and submit this hardship letter in support thereof:

- A variance to waive 109 square feet of the minimum required lot size of 5,600 square feet in the RM-1 zoning district in order to construct a new townhome building on a lot containing only 5,491 square feet.
- A variance to waive 23'-0" of the minimum required lot width of 50'-0" in order to construct a new townhome building on a lot with a width of 27'-0".
- A variance to waive 3'-6" of the minimum required rear pedestal setback of 11'-6" in order to build a new townhome building at 8'-0" from the rear property line.
- A variance to waive 0'-6" of the minimum required width of 8'-6" for a standard off-street parking space in order to have six (6) parking spaces with an area of 8'-0" by 18'-0" for a new townhome building.
- A variance to waive 2'-0" of the minimum required width of 22'-0" interior drive aisle for 90° parking in order to have six (6) parking spaces with an interior drive aisle of 20'-0"
- Structural columns located between parking spaces shall be set back an additional 18", measured from the edge of the required interior drive to the face of the columns.
- A variance to waive 1'-4" of the minimum required side interior setback of 5'-0" for at grade parking area in order to build a new townhome building with the parking at 3'-8" from the north property line

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Below, please find the seven criteria for granting a hardship variance per section 118-353 (d) of the City Code and corresponding explanations for how our circumstances and application satisfy the requirements.

-That special conditions and circumstances exist which are peculiar to the land (shape), affecting the architectural design, structure design and zoning regulations; all these problems affecting the economic conditions to develop this project (according to market prices for properties in this specific neighborhood).

-The variance doesn't not affect adversely the general plans for the physical development of the city of Miami Beach or in any plan or portion thereof adopted by the planning and adjustment board.

-The variance will not affect the health or safety of residents.

-The proposed variance will not be to the use of adjacent properties or another neighborhood uses.

-The proposed variance will not confer on the applicant any special privilege that is denied by this ordinance to the other lands, structures, or buildings in the same zoning district.

Thank you in advance for your consideration, the property owners are excited to provide an attractive and engaging building that will add vitality and diversity to the surrounding neighborhood.

Respectfully submitted,
BRICKLAND 1 LLC
Carlos Macchi

By: _____
Carlos Macchi