

March 6th, 2020

Nandez Design & Development

2223 SW 13th Ave.

Miami, FL 33145

RE: Letter of Intent

Project Address: 7835 Harding Ave. Miami Beach, FL

To whom it may concern,

This letter is to explain the intent of the proposed work on the above mentioned property.

The lot is 5,498 Sf with primary front facing the East side of Harding Ave.

The Current structure on this address is a 2,010 Sf. house with 4 bed-3 bath, used as multi-family home. The Original Structure was built in 1936. The house is in very bad shape, structure is wood framing and presents signs of very poor maintenance over the years.

We intent to demolish the existing old structure in order to build a new multi-unit development comprised of 5 units based on the new building codes as well as Miami21 and miami dade current regulations.

The new structure is intended to be a 5-unit multi-family building, with 6,872 Sf. under AC split in three levels. There are two units with 2bed/2bath and three units with 3bed/3bath. The entire structure will be build from the ground up, slab-on-grade, cinder block walls, flat roof and Impact windows.

The new Structure meets all required setbacks and regulations. However, we are requesting a variance for parking, as we have to make the rear and left setbacks for parking: zero feet.

With the current setback required for parking, we can only accomodate four parking spaces off the alley, and ideally we should have five spaces, one per each unit, even though parking is not required. Please see Variance 1& 2 in the "Variance Requested Key Note" on Sheet A-304 (page 21).

We are sure the new building design will be an improvement to Harding Ave. and the overall area, and will better match the adjacent architecture.

If you have any questions about this please do not hesitate to call me at 214-240-3797.

Sincerely,

Carlos Hernandez
[President]

