



Date: July 6th, 2020

Re: 826 Meridian Ave.,
Miami Beach, FL 33139

Parcel: 0242030094520

Subject: Variance and Reclassification Request

This letter is in support of our request for variances to the Rear Setback and Rear Lot Occupation requirements for a Historic Property. Also, with this application, we would like to apply to reclassify the accessory building as Noncontributing.

Rear Setback Variance Request:

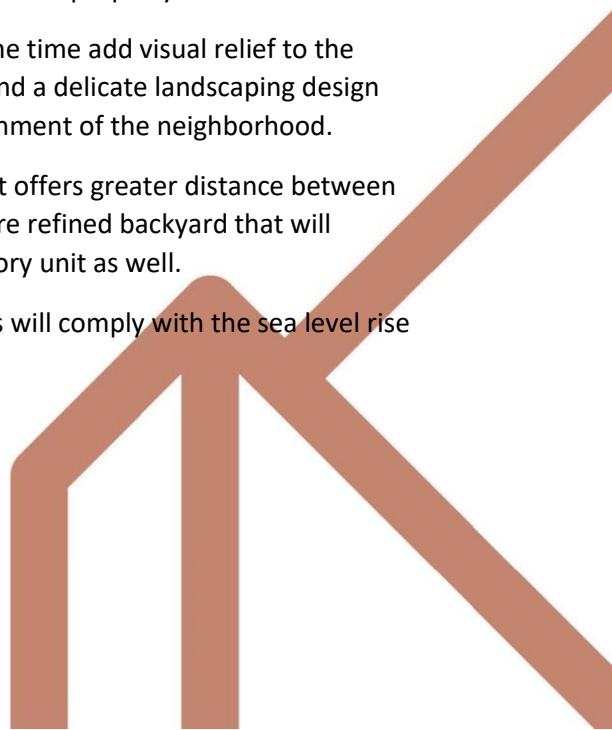
We intend to improve the quality of the property by removing the existing accessory building which construction quality is poor and is also located right on to the property line adjacent to the alley and replace it by a new two-story accessory building that will comply in full with the line guides provided by Secretary of Interior's Standards.

The variance from the required 14' setback is requested to obtain the maximum possible clearance between the main house and the proposed accessory building, generating visual separation and providing natural light and air to both living spaces. The proposed building steps 10'-6" inside the required setback, providing a 3'-6" buffer to the rear property line which improves the views from the alley compared with the existing condition in which the building sits on the property line.

To improve the functionality and value of the property and at the same time add visual relief to the clustered backstreet, we are providing an organic façade treatment and a delicate landscaping design within the 3'-6" buffer facing rear alley that will serve to the embellishment of the neighborhood.

What is perhaps more relevant in this case is that the proposed layout offers greater distance between the accessory building and the main house providing a useful and more refined backyard that will contribute with the outdoor living area of the main house and accessory unit as well.

The proposed structure, access, equipment, and surrounding features will comply with the sea level rise and resiliency review criteria in Chapter 133, Article II.





Rear Yard Occupation Variance Request:

The proposed addition will impact the established 30% maximum footprint allowed in the rear yard in a lesser area than the existing accessory building to be demolished. The existing building sits on the rear property line, taking all 14' setback and 342 Sq.Ft. (49%) of the required maximum of 30% while the proposed building solid structure occupies only 320 Sq.Ft. (45%) since most of the structure remains behind the 14' setback. Additionally, the proposed structure leaves 3'-6" buffer between the frontage and the rear property line and offers visually open stairs and walks.

All the walks situated in the back yard are dock-type wood decks, allowing maximum water permeability to the ground.

Reclassification of the accessory building as Non-contributing:

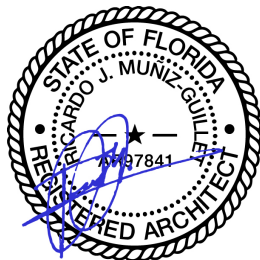
At this time we are requesting to classify the rear building as Non-Contributing according to Section 118-534 of the City Code.

We remain at your disposal to provide any additional information you may deem necessary.

Respectfully,

Ricardo J. Muniz-Guillet, AIA

Digitally signed
by Ricardo
Muniz-Guillet
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