

# M O S S C R O P   A S S O C I A T E S

ARCHITECTURE · INTERIOR DESIGN

## LETTER OF INTENT

To: City of Miami Beach  
Planning & Zoning Department  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

Re.: Letter of Intent: 3193 Royal Palm Avenue

Date: September 8, 2016

This firm, Mossdrop Associates, is the architect and authorized representative for the owner of the single-family residence located at 3193 Royal Palm Avenue.

The owner is requesting a one year extension of time for a previously approved residential renovation project which was conditionally approved by the HPB at their November 10<sup>th</sup> 2015 hearing, file number 7580. The written order detailing the conditional approval was signed and dated on November 12<sup>th</sup>, 2015, with an expiration date of November 12<sup>th</sup>, 2016.

Several months after the HPB approval on November 10<sup>th</sup> 2015, the then-owner of the house, Adam Greenberg, sold the property to its current owner, Leila Koshkin, without having procured any permits for the proposed renovations.

The current owner wishes to proceed with the proposed renovations conditionally approved by the HPB but needs time to prepare the necessary construction documents for permitting and bidding, and therefore respectfully asks that the HPB grant her request for a one year extension of time.

We sincerely hope you look favorably upon our request.

Respectfully Yours,



Ilija Mossdrop, Architect and Authorized Owner's Representative

# MOSSCROP ASSOCIATES

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## EXHIBIT "A":

Legal description of 3193 Royal Palm Avenue:

Lot 13, Blk 45, Plat of Orchard Subdivision no.1, Plat Book 6, Page 111, of the Public Records of Miami-Dade County.

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