

Eisenberg Residence

1340 Bay Drive,
Miami Beach, Florida 33141
Folio No. 02-3210-013-2260

BOARD OF ADJUSTMENT
Comments-Response sheet
DATE: 08/25/2016

[STRANG]

COMMENT	LOCATION	RESPONSE
1. Provide dimensions of parking area, pool deck, and width of driveway on floor plans, site plans and open space diagrams.	A-100 A-101 A-102 A-002c	See floor plans, site plan and open space diagrams for added dimension strings.
2. Clearly indicate roof profile with a different line pattern on floor plan drawing, or indicate walls below on roof plan.	A-101	See sheets A-101 for added line and indication for roof line above.
3. Non-ac, semi enclosed entry area does not count in the unit size.	A-002b	Nonc-ac, semi enclosed entry area has been removed from unit size calculation.
4. Indicate elevation in NGVD of driveway/parking area within the front yard.	A-101	See sheet A-101 for added NGVD elevation tag for driveway/parking area.
5. The lot width of the property is the length of the line parallel to the front property line, setback 20 feet intersecting the side property lines. As the property has different front and rear width, the lot width for the site should be less than 92.07' indicated at the front. Provide lot width measured at 20 feet setback to determine the required sum of the side setbacks.	A-600	See sheet A-600 for added dimension of setback line at 20' from property line.
6. Indicate on unit size diagram, breakdown of areas, terraces, main house, storages, etc	A-002b	See sheet A-002b for breakdown of areas: Main House, Storages, BBQ/Patio, Carport, and Guest Loft
7. Area and dimensions of second story on page A-601 does not correspond with dimensions indicated on page A-101. As per dimensions the second story is approximately 561.39 SF.	A-601	See sheet A-601 for revised dimensions of second story. 560.50 SQ.FT. area previously provided was confirmed, and it corresponds to the Guest Loft coverage area.

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8. Provide a narrative responding to staff comments. A complete set of plans, including revised pages and hardship letter if applicable, shall be provided to the department no later than August 22. If submittal is complete, staff would advise that the application is approved for final submittal.	-	Narrative, complete set of plans, hardship letter, and letter of intent provided on August 25, 2016. Final submittal deadline extension was approved on August 22, 2016 by Miami Beach City Staff.
9. Final submittal deadline will be on August 24 for the October 7 meeting.	-	Final submittal deadline extended to August 25, 2016 by Miami Beach City Staff.
10. In addition, the following shall be provided to the Department no later than the scheduled final submittal deadline. • One (1) original set of architectural plans (if modified from the first set submitted) dated, signed and sealed. • 14 sets including copies of plans, letter of intent, and application form. • A cd/dvd containing a digital version of the documents and plans submitted by the Planning Department. • Contact the Board's liaison Antoinette Stohl at 305-673-7000 x 6172 or astohl@miamibeachfl.gov at least two days before the final submittal deadline to schedule a time to bring the final submittal.	-	• One (1) original set of architectural plans dated, signed and sealed provided. • 14 sets including copies of plans, letter of intent, and application form provided • A cd/dvd containing a digital version of the documents and plans submitted was provided.

PLAN CORRECTIONS REPORT (ZBA16-0019)

PLAN ADDRESS:	1340 Bay Dr Miami Beach, FL -331413628	PARCEL:	0232100132260
APPLICATION DATE:	08/09/2016	SQUARE FEET:	0.00
EXPIRATION DATE:		VALUATION:	\$0.00
DESCRIPTION:	1340 Bay Dr BOA Application		

CONTACTS	Name	Company	Address
Applicant	Erin Sutherland	Three Brickell City Center	98 Se 7 Miami, FL 33131
	Nicholas Barshel	Akerman, LLP	
Architect	Blanca Martinez	Strang Architecture	

1. Planning Department Review Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

General Planning Department Review (Plans)

Correction: General Correction

Comments: 1st REVIEW COMMENTS

1. Provide dimensions of parking area, pool deck, and width of driveway on floor plans, site plans and open space diagrams.
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3. Non-ac, semi enclosed entry area does not count in the unit size.
4. Indicate elevation in NGVD of driveway/parking area within the front yard.
5. The lot width of the property is the length of the line parallel to the front property line, setback 20 feet intersecting the side property lines. As the property has different front and rear width, the lot width for the site should be less than 92.07' indicated at the front. Provide lot width measured at 20 feet setback to determine the required sum of the side setbacks.
6. Indicate on unit size diagram, breakdown of areas, terraces, main house, storages, etc
7. Area and dimensions of second story on page A-601 does not correspond with dimensions indicated on page A-101. As per dimensions the second story is approximately 561.39 SF.
8. Provide a narrative responding to staff comments. A complete set of plans, including revised pages and hardship letter if applicable, shall be provided to the department no later than August 22. If submittal is complete, staff would advise that the application is approved for final submittal.
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6. Indicate on unit size diagram, breakdown of areas, terraces, main house, storages, etc
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