

October 14, 2016

City of Miami Beach  
Planning Department  
Ref: 1966 Biarritz Drive  
Miami Beach, FL 33141

This application to the Design Review Board is for the construction of a new 4 story multifamily building (5 units) totaling 7,537 square feet over covered parking garage with 10 parking spaces. We are requesting the following two variances:

1. A variance to waive 6'-4" of the minimum required width of 22'-0" interior drive aisle for 90° with a minimum interior drive aisle of 15'-8".
2. A variance to waive 10'-0" of the minimum required width of 22'-0" for a driveway entrance associated with a parking area containing 10 parking spaces, in order to have a driveway entrance of 12'-0" for (10) parking spaces.

Variance requested from:  
Section 130-63 Interior aisles and 130-64 Drives.

- Interior aisles with of 22 feet required for 90° parking.
- Drives shall have a minimum of 22 feet for two-way traffic.

The site currently is an empty lot. Front property line is 50.00' feet wide. Due to the site's width, the parking & building setbacks requirements and the parking space length, it is technically infeasible to provide the interior aisle and drive minimums in the sections mentioned above.

These conditions are peculiar to the land and not applicable to other lands, in the same zoning district.

The conditions and circumstances do not result from the actions of the applicant. Granting the variance requested will not confer any special privilege that is denied by the ordinance to other lands, buildings, or structures in the same zoning district.

The variance granted is the minimum variance that will make possible the reasonable use of land, building or structure.

That the granting of the variance will be in harmony with the general intent and purpose of this ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and that the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

Respectfully Submitted,

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