

RE-BUILT OF A NEW SYNAGOGUE

# ADAS DEJ SYNAGOGUE

## BAIS ELIYAHU LLC

225 37th Street Miami Beach, FL 33140

### PROJECT TEAM



ARCHITECT OF RECORD:

## SKLARchitecture

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**OWNER :**  
BAIS ELIYAHU LLC  
RABBI ARON WEINBERGER  
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### SCOPE OF WORK

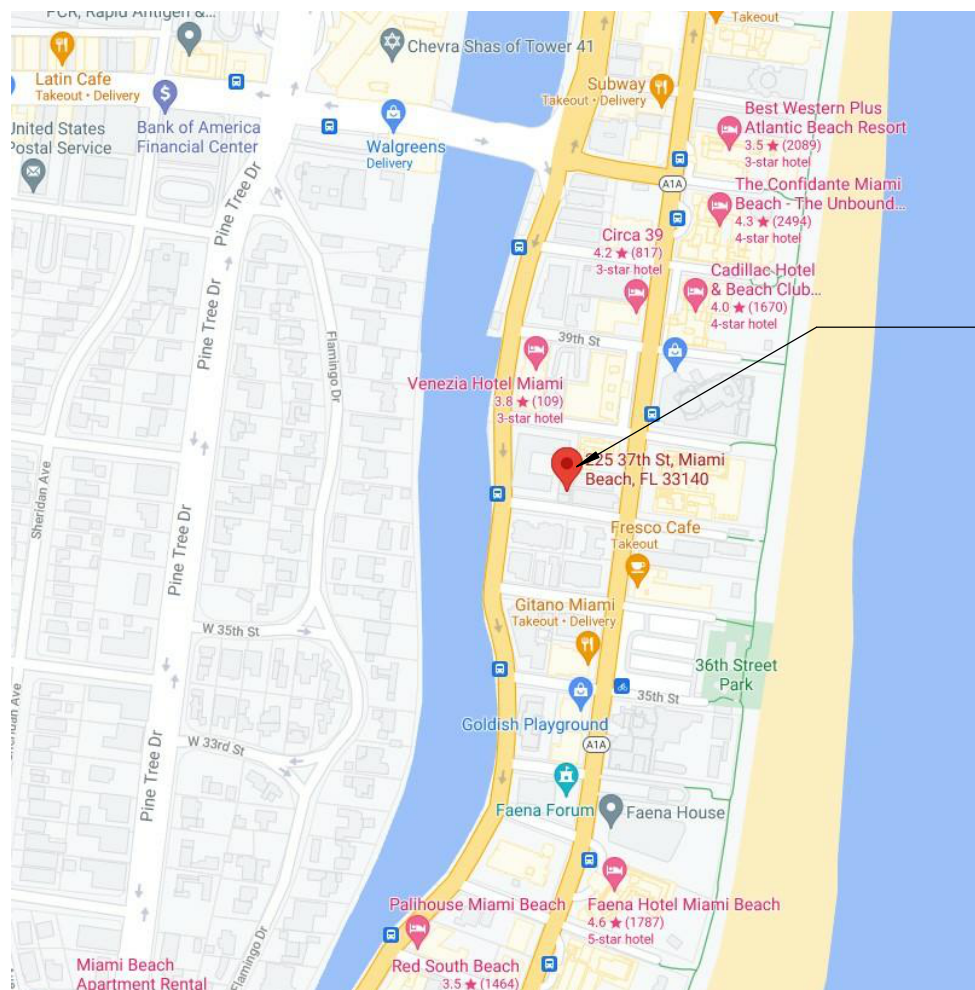
THE WORK CONSISTS OF:

PROPOSED 4 STORIES BUILDING:  
- BASEMENT- RITUAL BATH / BICYCLE PARKING AREA  
- GROUND FLOOR- SYNAGOGUE / TEMPLE  
- 2ND FLOOR- RABBIS RESIDENCE  
- 3RD FLOOR- CANTOR RESIDENCE + PRIVATE TERRACE  
PROPOSED AREA = 7,524 SF

### LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:  
FOLIO: 02-3226-001-1720  
23-26-27-34 53 42 PB 5-8  
MIAMI BEACH IMPROVEMENT CO SUB  
LOT 16 BLK 28  
LOT SIZE 40,000 X 100  
OR 9908-1838

### LOCATION MAP



LOCATION  
OF WORK



SCALE: N.T.S.

### VISUAL MEMORIES



### PROPOSED RENDERING



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### REQUESTED VARIANCES

- 1) A variance from the rear setback. Required 10'-0". Proposed zero.
- 2) A variance to exceed the maximum 25% projection allowed for an access steps and stoop in the front for the main entry to the temple.
- 3) A variance for the front setback of the building. Required 20'-0". Proposed: 5'-9"
- 4) A variance for the east side setback. Required 7'-6". Proposed: 5'-0"
- 5) A variance for steps in the northeast setback for an entry to the women temple.
- 6) Minimum lot area (7,000 sq. ft): 4,000 sq. ft. proposed.
- 7) Minimum lot width (50'-0"): 40'-0" proposed.

### CODE ANALYSIS

PLANS SHALL COMPLY WITH THE FOLLOWING: FLORIDA BUILDING CODE - (2020 / 7th Edition) FLORIDA FIRE PREVENTION CODE - (2020 / 7th Edition) FLORIDA BUILDING CODE - ACCESSIBILITY (2020 / 7th Edition) NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2020 / 7th Edition) MIXED USE ENTERTAINMENT TENANT ENTERTAINMENT (THIS PERMIT)	
3-STORY WOOD-CONCRETE STRUCTURE	
FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)	
TYPE IIA CONSTRUCTION	
STRUCTURAL FRAME	1 HR
BEARING WALLS (EXT & INT)	1 EXT/ 1 INT HR
NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
REQUIRED SEPARATION OF OCCUPANCIES M / M = 0 HR (TABLE 302.2)	
*TYPE OF CONSTRUCTION WAS DETERMINED USING "NONSEPARATED" OCCUPANCIES (508.3). 504.2 Automatic sprinkler system increase. / 506.3 Automatic sprinkler system increase.	




ITEM #	Project Information			
1	Address:	225 37TH STREET MIAMI BEACH FLORIDA 33140		
2	Board and file numbers:	PB 21-0476      PREVIOUS FILE #1728 ZBA MEETING OF APRIL 4TH, 1986		
3	Folio number(s):	02-3226-001-1720		
4	Year constructed:	1928	Zoning District:	RM-2
5	Based Flood Elevation:	7' NGVD	Grade value in NGVD:	3.65' NGVD
6	Adjusted grade (Flood + grade/2):	GROUND FLOOR =10.65' NGVD	Lot Area:	4,000 SF
7	Lot width:	40 SF	Lot Depth:	100 SF
8	Minimum Unit Size:	REQ. 400 SF PROV. 1,709 SF	Average Unit Size:	REQ. 550 PROVIDED 2,025 SF
9	Existing use:	TEMPLE + RESIDENTIAL	Proposed use:	TEMPLE + RESIDENTIAL

	<b>Zoning Information / Calculation</b>	<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
10	Height:	75 FT.	25.6 FT.	39.5 FT.	
11	Number of Stories:		2	3 (plus basement in the back)	
12	FAR:	2.00 = 7,983.42 SF	2,872 SF	7,897 SF	
13	Gross square footage:		2,872 SF	7,679 SF	
14	Square Footage by Use:	N/A	TEMPLE 2,475 SF. RESIDENTIAL 1,686 SF	TEMPLE 3,245 SF, COMMON AREA 602 SF, RESIDENTIAL 4,051 SF	
15	Number of units Residential:	N/A	2 UNITS	2 UNITS	
16	Number of units Hotel:	N/A	N/A		
17	Number of seats:	N/A	40 SEATS	65 SEATS	
18	Occupancy load:	N/A	76 PEOPLE	90 PEOPLE	SEE CHART ON SITE PLAN A.2.1

	<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	<b>Subterranean</b>				
19	Front Setback:	20 FT	4.60'	5' - 9" *	ENCROACHING SB BY 14' - 3"
20	East Setback:	7' - 6"	0' / 7.29'	7' - 6"	
21	West Setback:	7' - 6"	4.65'	5' - 0" *	ENCROACHING SB BY 2'-6"
22	Side Setback facing street:	10' - 0"	N/A	N/A	
23	Rear Setback:	10% LOT DEPTH = 10 FT	N/A	0' - 0" *	ENCROACHING SB BY 10'-0"
	<b>At Grade Parking</b>				
24	Front Setback:	20 FT	N/A	N/A	
25	Side Setback:	5 FT	N/A	N/A	
26	Side Setback:	5 FT	N/A	N/A	
27	Side Setback facing street:	5 FT	N/A	N/A	
28	Rear Setback:	0 FT	N/A	N/A	
	<b>Pedestal</b>				
29	Front Setback:	20 FT	4.60'	5' - 9" *	ENCROACHING BY 14' - 3"
30	West Setback:	7' - 6"	0' / 7.29'	7' - 6"	
31	East Setback:	7' - 6"	4.65'	5' - 0" *	ENCROACHING BY 2'-6"
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	10% LOT DEPTH = 10 FT	0' - 0"	0' - 0"	ENCROACHING BY 10'-0"
	<b>Tower</b>				
34	Front Setback:	20 FT	4.60'	5' - 9" *	ENCROACHING BY 14' - 3"
35	West Setback:	7' - 6"	0' / 7.29'	7' - 6"	

Notes:  
If not applicable write N/A

 ZONING CHART  
1 : 38

	<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
36	East Setback:	7' - 6"	4.65'	7' - 6"	
37	Side Setback facing street:	10' - 0" MIN.	N/A	N/A	
38	Rear Setback:	15% LOT DEPTH = 15 FT	0' - 0"	0' - 0" *	ENCROACHING SB BY 15'-0"

	<b>Parking</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
39	Parking district:	PARKING DISTRICT 1			
40	Total # of parking spaces:	11 SPACES	0 SPACES	0 SPACES	..
41	# of parking spaces per use:	RESIDENTIAL: NOT REQUIRED RELIGIOUS: 1 SPACE PER EVERY 6 SEATS= 11 TOTAL 11 SPACES REQ.	0 SPACES	NO PARKING EXISTING NOR PROVIDED. **	
42	# of parking spaces per level:	GROUND FLOOR: 1 SPACE PER EVERY 6 SEATS= 65 SEATS/6=11 2ND FLOOR 2 SPACES PER DWE/UNIT= NOT REQUIRED 3RD FLOOR 2 SPACES PER DWE/UNIT= NOT REQUIRED TOTAL 11 SPACES REQ. - 50% RED. = 5.5 = 5 PARKING SPACES REQUIRED***	0 SPACES	NO PARKING EXISTING NOR PROVIDED. **	
43	Parking Space Dimensions:	N/A	N/A	N/A	
44	Parking Space Configuration:	N/A	N/A	N/A	
45	ADA Spaces:	N/A	N/A	N/A	
46	Tandem Spaces:	N/A	N/A	N/A	
47	Drive aisle width:	N/A	N/A	N/A	
48	Valet drop off and pick up:	N/A	N/A	N/A	
49	Loading zones and trash collect.:				
50	Bicycle parking location and number of racks:	N/A	N/A	21 BICYCLE PARKING ON BASEMENT LEVEL	

	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
51	Type of use	N/A	N/A	N/A	
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	
55	Total number of seats per venue	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue	N/A	N/A	N/A	

58	Proposed hours of operation:	8 AM TO 12 PM AND 6PM TO 9:30PM
59	Is this an NIE?:	
60	Is dancing and/or entertainment proposed?:	NO
61	Is this a contributing building?:	YES
62	Located within a Local Historic District?:	YES
Additional data or information must be presented in the format outlined in this section.:		

\* = VARIANCE  
REQUIRED

\*\* = 16 OFF STREET PARKING SPACES WAIVER OBTAINED AS PER FILE # 1728 -ZBA MEETING APRIL 4TH  
1986 SEE PAGE A0.4

\*\*\* = ALTERNATIVE PARKING INCENTIVES AS PER SEC. 130-40  
21 BICYCLE PARKING SPACES PROVIDED ON BASEMENT/RITUAL BATH LEVEL  
BICYCLE PARKING LONG TERM = 15% = 1.65 SPACES = 1 PARKING SPACE REDUCTION  
BICYCLE PARKING SHORT TERM = 15% = 1.65 SPACES = 1 PARKING SPACE REDUCTION  
5 SEPARATE SHOWER AND CHANGING FACILITIES 5 X 2 = 10 --8 MAX PARKING SPACE REDUCTION  
TOTAL REDUCTION 12 PARKING SPACES  
NOT TO EXCEED 50% REDUCTION = 11 X 50% = **5 PARKING SPACES REDUCTION**





PHOTO #1 = SOUTH VIEW



PHOTO #2 = SOUTH WEST VIEW



PHOTO #3 = SOUTH EAST VIEW



PHOTO #4 = BACK STRUCTURE RITUAL BATH

