

November 22, 2016

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval for New Residence Located at 705 W Dillido Drive Miami Beach, FL.

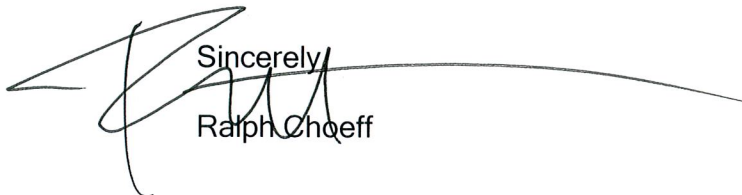
Dear Board Members and Planning Staff,

The applicant is Ramin Aleyasin, the owner of the property located at 705 W Dillido Dr. Let this document serve as the letter of intent in support of the owner's request for Design Review Board (DRB) approval for the construction of a new, two-story, single-family residence to replace an existing post-1942, one-story residence in an RS-4 zoning district.

The applicant is seeking Design Review approval for the new home. The proposed residence is a 3,748 sq. ft. single-family home built in the tropical modern style. The total unit size for the property will be 3,748 sq. ft., 49.97% of the 7,500 sq. ft. lot. The lot coverage will be 1,874 sq. ft. or 24.98% of the total lot size, which is below the lot coverage allowable for the property (30%, 2,250 sq. ft.). The residence features warm accents such as vertical wood louvers forming a penetrable floating volume, in addition to board-formed concrete feature walls, and white stucco finishes. The residence has been designed to create exciting movement at all four sides. The front and side facing street façades of the residence reads as a second floor rectangular open volume cantilevered over the floor below. A very similar language is applied to a part of the rear façade accomplishing a wrapped volume floating above the open interior courtyard. Board formed concrete and Stone walls give movement and privacy along the sides of the house. Clear sliding glass doors have also been used in multiple instances.

The applicant is not requesting any waivers or variances for the property.

I ask for your support and your vote in favor of the design so we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.


Sincerely,
Ralph Choeff