

February 06, 2023

VIA ELECTRONIC DELIVERY

Ms. Deborah Tackett
Chief, Historic Preservation
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**Re: Dr. David Roth and Mrs. Isabel Roth – 1745 Lenox Avenue
File No. HPB23-0563 - Final Submittal Response Narrative**

Dear Ms. Tackett:

Please accept this letter on behalf of Dr. David Roth and Mrs. Isabel Roth (the “Applicants”), as the narrative in response to Staff’s First Submittal Review Comments dated January 27, 2023 in connection with Application HPB23-0563 (the “Application”) for the property located at 1745 Lenox Avenue in Miami Beach, Florida (the “Property”). The Applicants’ responses are as follows:

1. **ZONING**

- a. These comments are issued in addition to the comment provided via email.

Response: Acknowledged.

- b. Indicate the existing/proposed first floor roof overhang as a dashed line in plan on sheet A-1 and provide a dimension of the project. Please be aware that roof overhangs may project a maximum of 25% of the proposed building setback. A variance request may be required if the proposed overhang projects more than 25% into the setback (to match the existing overhang dimension).

Response: Acknowledged. The first floor roof overhang has been indicated as a dashed line and dimensions have been provided.

2. **DEFICIENCIES IN PRESENTATION**

- a. These comments are issued in addition to the comment provided via email.

Response: Acknowledged.

- b. Remove sheets A-0, A-3, A-4, A-5, M-1, E-1 & P-1 from the set of plans. These sheets are not required for HPB review.

Response: Acknowledged. The plan sheets have been removed.

- c. Provide color photos of the entire home and property (min 4"x6" on a printed 11"x17" sheet).

Response: Color photographs of the entire home and property have been provided.

- d. According to the provided survey, the lot is 50'x160' which equals 8,000 sq. ft. The lot coverage calculations should be based upon an 8,000 sq. ft. lot. The revised lot coverage calculation indicates a lot size of 7,810 sq. ft., please revise to 8,000 sq. ft. This will reduce the lot coverage variance request.

Response: The lot coverage calculations have been corrected to match the provided survey.

- e. Sheet D-1: remove demo note at front wall, this opening is no longer proposed to be modified.

Response: The demo note at the front wall has been removed.

- f. Sheet A-1, the rear porch columns must be indicated in plan.

Response: The rear porch columns have been added to the plan sheet.

- g. Sheets A-2 & A-2.1: the existing windows should be shown in the existing elevation drawings, not the proposed windows.

Response: Acknowledged. Existing windows are now being shown in the existing elevation drawings.

- h. All elevation drawings are not labeled correctly in terms of the direction.

Response: Elevation drawings have been corrected.

- i. The existing and proposed front elevations are not accurately drawn with respect to the vertical location of the window within the original garage area and the eyebrow/horizontal projection and the porch roof extension.

Response: All elevation drawings have been corrected to show the accurate location of the window within the original garage area, eyebrow projection, and porch roof extension.

- j. The proposed elevation drawings include note referencing a new shingle roof (shingle roofs are not permitted). It is staff's understanding that the roof of the new addition will be tile to match existing. Please, update roof note to reflect proposed roof material.

Response: The note referencing a new shingle roof has been removed from the elevation drawings. The roof of the new addition will be tile and will match the existing roof. The note has been updated to reflect the proposed new tile roof.

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that the windows facing Lenox Avenue have a muntin configuration that is consistent with available historical documentation.

Response: The Applicants have modified the window configuration in accordance with this comment.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. If you have any questions or require additional information, please call me directly.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens, Esq.