

February 16, 2017

Miami Beach City Hall
1700 Convention Center Dr.
Miami Beach, Florida 33139

RE: **Letter of Intent: Variance Request**
HPB17-0095
1045 Pennsylvania Ave
Miami Beach, Florida 33139

This project consists of the restoration, renovation and modification of an existing, two story, main and secondary buildings along with associated site improvement. In an effort to ensure privacy maintaining the existing historic elements of the buildings, three (3) variances are being requested:

1- Existing decorative detail on the southeast corner of the building to be removed and replaced with a decorative wall & gate (exceeding 7' in height at 25% projection)

The original decorative garden wall is currently demolished due to site vegetation and the lack of maintenance. In lieu of replicating the originally designed, low garden wall, we are proposing to book match the opposite garden wall with a gate for privacy and security (Section 118-353 (d) (1, 2) of the City Code). This decision was made with the intent of preserving the original building design intent (Section 118-353 (d) (5, 6,7) of the City Code).

2- Existing north side property fence to be removed and replaced with a 10' high horizontal wood fence

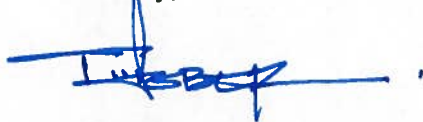
Based on the lack of privacy in the existing site and the proximity of the multi-family neighboring structure (Section 118-353 (d) (1, 2) of the City Code), we propose a horizontal wood fence 10' above grade (Section 118-353 (d) (5,6,7) of the City Code) to provide privacy and security for the property.

3-Existing south side property wall to be removed and replaced with a 10' high horizontal wood fence

Based on the lack of privacy in the existing site and the proximity of the multi-family neighboring structure (Section 118-353 (d) (1, 2) of the City Code), we propose a horizontal wood fence 10' above grade (Section 118-353 (d) (5,6,7) of the City Code) to provide privacy and security for the property.

If you have any questions or comments, please feel free to contact me.

Sincerely,



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