

January 09, 2025

Miami Beach Building Department

1700 Convention Center Dr.

Miami Beach, FL 33139

LETTER OF INTENT

REF: 1300 LENOX AVE

MIAMI BRACH, FL 33139

REVISION TO APPLICATION: HPB21-0482

To whom it may concern:

The renovation of the property on 1300 Lenox Avenue carefully balances the growing threat of climate change and flooding while maintaining the historical character and charm of the home.

Elevating the home one foot above flood level would dramatically alter the proportions of house. To maintain the character and height of all facades, the historical home would remain at its existing elevation. A series of minimal steps will allow access to an elevated pool deck and terrace ensuring a seamless transition between the street and the house.

Elevating the house and surrounding landscape entails considerable renovation costs. To offset the substantial investment cost and given that the existing structure is below the total allowable FAR, the renovation envisions the addition of a secondary principal building housing guest quarters. While a second level floor to the existing home is allowed, that addition would dramatically alter the historic character of the house. Hence, all addition build-up is distanced from the historical property.

Placing a new building in the front yard would conceal the historic façade of the home prominently visible on the corner lot. To maintain the visibility of the house, the secondary principal building is placed in the rear yard aligned with the alley. This creates a unique interior courtyard visible from 13th street.

The design of the accessory building has been carefully crafted to respect and celebrate the architectural significance of the main historical house while incorporating a modern structure that enhances both its usability and aesthetic harmony. Emphasizing simplicity and functionality, the accessory building features a cohesive use of materials, such as wood cladding, to maintain an understated elegance that complements rather than competes with the historic property. Additionally, the design thoughtfully minimizes visual interaction with neighboring houses, instead prioritizing natural light to illuminate the building's interior.

The series of design choices, all taken to maintain the historical character of the house and its relationship to the neighborhood requires several variances:

PREVIOUSLY APPROVED (HPB-21-0482):

Sec. 142-106(a)(3) – Rear Yard Open Space:

Required: 30% Proposed: 50.4% (558 sq. ft.)

Sec. 142-106(b)(1)(a) – Accessory Building Lot Coverage

Required: 25% Proposed: (567 sq. ft.)

Sec. 142-106(b)(1)(d)(2) – Accessory building Setbacks

Side interior Required: 10.00' Proposed: 4.87'

Side Street Required: 15.00' Proposed: 4.43'

Rear Required: 15.00' Proposed: 3.83'

Sec. 142-106(a)(2)(b)(1) – Main Structure Setback Side Facing a Street

Required: 15.00' Proposed: 5.00'

Sec. 142-106(a)(2)(c)(2) Main Structure Setback Interior Side

Required: 7.5' Proposed: 4.68' (Existing to Remain)

Sec. 142-106(a)(2)(a) – Main Structure Sum of the required Side Yard

Required: 12.5' Proposed: 9.68'

VARIANCE MODIFICATIONS (HPB25-0646):

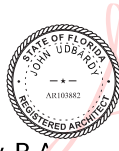
Section 2.8.3 of the Land Development Regulations

- **Lot Coverage:** Max. Permitted: 2,250 sq. ft. Proposed: 2,684 sq.ft.
- **Rear Yard Open Space:** Max. Permitted: 337.5 sq.ft. Proposed: 686 sq.ft.

Thank you for taking the time to consider our proposal and suggested variances.

Respectfully,

John Udbardy, R.A.
AR #103882



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by John Udbardy
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