



August 4th, 2024

HPB24-0615 - 1818 Michigan Avenue

Historic Preservation Board

Project: 1818 Michigan Avenue residence
Miami Beach FL 33139

I. HPB Zoning Review

Comments issued on June 27th, 2024

I. It has been confirmed with Michael Belush that an application for a lot split is required prior to review by the HPB. Consequently, this application cannot be placed on the September HPB agenda.

Response:

Noted. Applicant will submit for the lot split approval.

II. VARIANCES

I. In letter of intent, please remove references to reconstruction.

Response:

Noted and have been removed. Please see updated letter of intent.

2. Lot width is measured at the required front yard setback (30'-0" not 20'-0"). Please updated diagrams and zoning legend.

Response:

Zoning chart, diagrams have been revised based on a lot width of 88'-10"

3. Lot depth is measured from the center point of the front yard to the center point of the rear yard. Please updated diagrams and zoning legend.

Response:

Zoning chart, diagrams and tables have been revised based on a lot depth of 166'-1"

4. Variance request 1: Front Setback: Required 30'-0"; proposed 0'-0".

Response:

Understood

5. Variance request 2: Side (North): Required 15'-0"; proposed 0'-0". Accessory buildings are only located within the required rear yard, so this request would be for all of the proposed structures to comply with the main building setbacks.

Response:

Understood

6. Variance request 3 is not required and would be rolled into variance request 2

Response:
Understood

7. Additional variance: sum of the side yards: the sum of the required side yards shall be at least 25% of the lot width.

Response:
Lot width 88'-10" x 25% = 22'-2.5"
Variance is required for the deficiency

8. Additional variance: lot coverage: Maximum Lot Coverage for a 2-story Home (% of lot area): 30%. The courtyard along the waterway does not need to be counted as lot coverage as it is not an internal courtyard. Courtyard, internal means that portion of a lot whether sodded, landscaped or paved, unoccupied by any part of a structure and open to the sky, which is substantially surrounded by a single building or group of buildings on three or more sides. Additionally, the trellis area adjacent to the waterway is not counted as lot coverage.

Response:
The trellis and courtyard have been removed from the lot coverage area. See revised sheet A0.23

9. Additional variance: front yard open space. See Sheet A0.24.

Response:
See sheet A0.24 for front yard calculation

III. DEFICIENCIES IN PRESENTATION

1. Provide a sheet with color images of the proposed exterior materials and finishes.

Response:
See sheet A0.21 Architectural Language

2. Provide a larger scale proposed context elevation drawing of Michigan Avenue.

Response:
See new sheet A3.10

3. Provide a larger scale Collins Canal elevation drawing.

Response:
See new sheet A3.10

4. Building height is measured from BFE + 1' freeboard (9.00' NGVD to the midpoint of the roof for sloped roofs.

Response:
Elevations as currently shown display building height from 9.0 NGVD

5. Show air conditioning equipment in site plan.

Response:

See site plan A1.50 with equipment location in the south wall of the house

6. The spiral stair in the garage appears to encroach into the parking space.

Response:

The stair has been moved slightly to the north east

IV. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. In order to justify variance requests, staff recommends that the design of the home be further refined in terms of detail, proportion, materials etc to be more consistent with the previously existing building.

Response: Refinement and detailed ornamentation now has been enhanced in a manner more consistent with the original house, using available reference materials. See new sheets A2.90 and A2.91 showing refinements.

2. Staff recommends that the height of the second level trellises be lowered in a manner that is more consistent with the original design.

Response:

The trellises have been lowered. See elevation sheets.

3. Staff recommends shifting the pool cabana a minimum of 5'-0" from the waterway so that the trellis structure can continue along the waterway.

Response:

The pool room has been moved 5' from the waterways, the trellis has been continued along the waterway.

4. Staff recommends further refinement of the garage doors to more be more consistent with the character of the home...see typical carriage house garage door design, incorporates windows, grill work etc.

Response:

The garage door has been redesigned to show more detail in line with the style of carriage doors and the character of the house.

5. Staff recommends further refinement of the second level window fronting Michigan, detailing of overlook and wall facing the waterway etc to be more consistent with historical documentation.

Response: Refinement and detailed ornamentation now has been enhanced in a manner more consistent with the original house, using available reference materials. See new sheets A2.90 and A2.91 showing refinements.

6. Staff recommends that all special material samples and finishes be brought to the HPB hearing.

Response:

A material sample board will be composed and brought to the hearing.