

Project Name: Robin's Residence – Carport
Address: 1745 W 23 St., Miami Beach, Florida 33139
Date: April 26, 2025

RE: Request for approval from the Board of Adjustments: Variance for the construction of a carport of approximately 315 SF at the above mentioned residence.

Dear Mr. Rogelio Madan and Planning Staff,

We are proposing to construct a custom designed carport outside of the existing two-story residence located at the above-mentioned property. This residence was previously approved by the DRB in 2021. The carport will be structurally attached to the main residence on two sides, will have two structural columns on one side, and cantilevered on the last side (refer to drawings for further details). There is no work being done on the existing residence.

The proposed carport's structure is setback 13'-6" from the West (Front) property line and 13'-8" from the North (side) property line. As stated in the Zoning Code of Miami Beach, a carport is an allowable encroachment into the front yard, however the construction materials must be pipe and canvas. To satisfy the client's wishes, and to make the carport compliment the beautiful tropical modern design of the main residence, the client has asked us to design a custom carport with concrete, steel, and canvas. For this reason, we are seeking a variance.

This carport has been designed to comply with the following Sea Level Rise and Resilience Review Criteria, as stated in section 7.1.2.4 of the Land Development Regulations:

1. A recycling or salvage plan for partial or total demolition shall be provided
 - a. Not applicable. This is the addition of a carport to an existing residence.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
 - a. Not applicable.
3. Where feasible and appropriate, passive cooling systems such as operable windows shall be provided.
 - a. Not applicable.
4. Resilient landscaping (salt tolerant, highly water absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in the Land Development Regulations.
 - a. Not applicable. A landscape plan has already been approved by the building department for the main residence.
5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
 - a. Not applicable.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of the public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry way and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.
 - a. The driveway has already been built, and it slopes up from the street to the garage level by about 3'. The first floor of the residence is much higher than this, about 6'.
7. As applicable to all new construction, stormwater retention systems shall be provided.
 - a. Noted. Again the main residence was approved and built according to plans approved by the building department. This including complete Civil plans incorporating a drainage system for the entire property.
8. Existing buildings, shall, wherever reasonably feasible and economically appropriate, be elevated up to the base flood elevation, plus City of Miami Beach freeboard.
 - a. Not applicable. The main residence of the home is already at +11.00', and the BFE is +8.00'.
9. When habitable space is located below the base flood elevation plus city of miami Beach freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 in General Ordinances.
 - a. Not applicable. The existing residence incorporates flood panels for the garage portion of the home.
10. As applicable to all new construction, stormwater retention systems shall be provided.
 - a. Refer to comment 7 above.
11. Cool pavement materials or porous pavement materials shall be utilized.
 - a. The plans for the original home called out for the driveway materials to have a high albedo rating.
12. The design of each project shall minimize the potential for heat island effects on site.
 - a. N/A. Refer to comment above.

The design of this carport complies with the Variance criteria as stated in section 2.8.3 of the code, Variance Criteria. As stated in the code in section, 7.2.2.3(12)E., a carport made of canvas and pipe is allowed to encroach into the front setback, and shall be setback a minimum of 18" from the front. The carport that we are proposing is setback 12'-6" from the property line, but it is not made of canvas and pipe – this was done so that it compliments the beautiful design of the home. Thus a variance of 7'-6" is being asked for. As stated in the code, a special condition exists in the existing building which only allows for the parking of one car. For a large home of approximately 5,000 square feet, this is not enough space. This is the reason that this carport was designed.

The estimated cost of construction is roughly \$30,000.

I hope that this letter sufficiently describes our request. Please do not hesitate to reach out if you have any questions.

Regards,

Patrick Davidson, Principal
Balance Architecture