

# 8240 Byron Avenue

## HPB24-0627



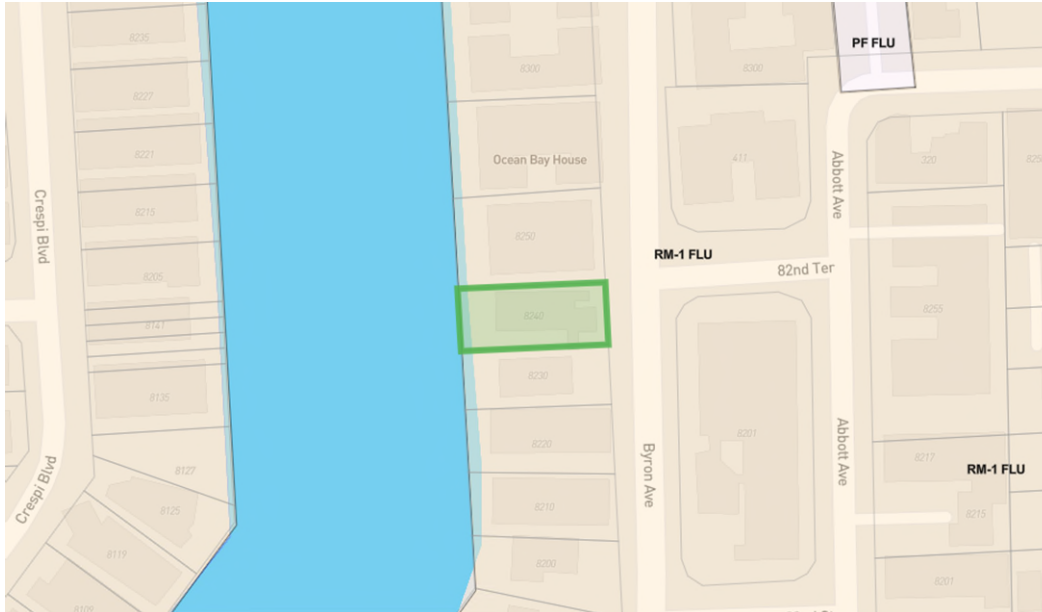
CDS



# Property Location



# Land Use and Zoning





# Context Photos



SITE VIEW LOOKING NW FROM BYRON AVENUE



SITE VIEW LOOKING SW FROM BYRON AVENUE

# Context Photos



SITE AND ADJACENT PROPERTIES



SITE AS SEEN FROM TATUM WATERWAY









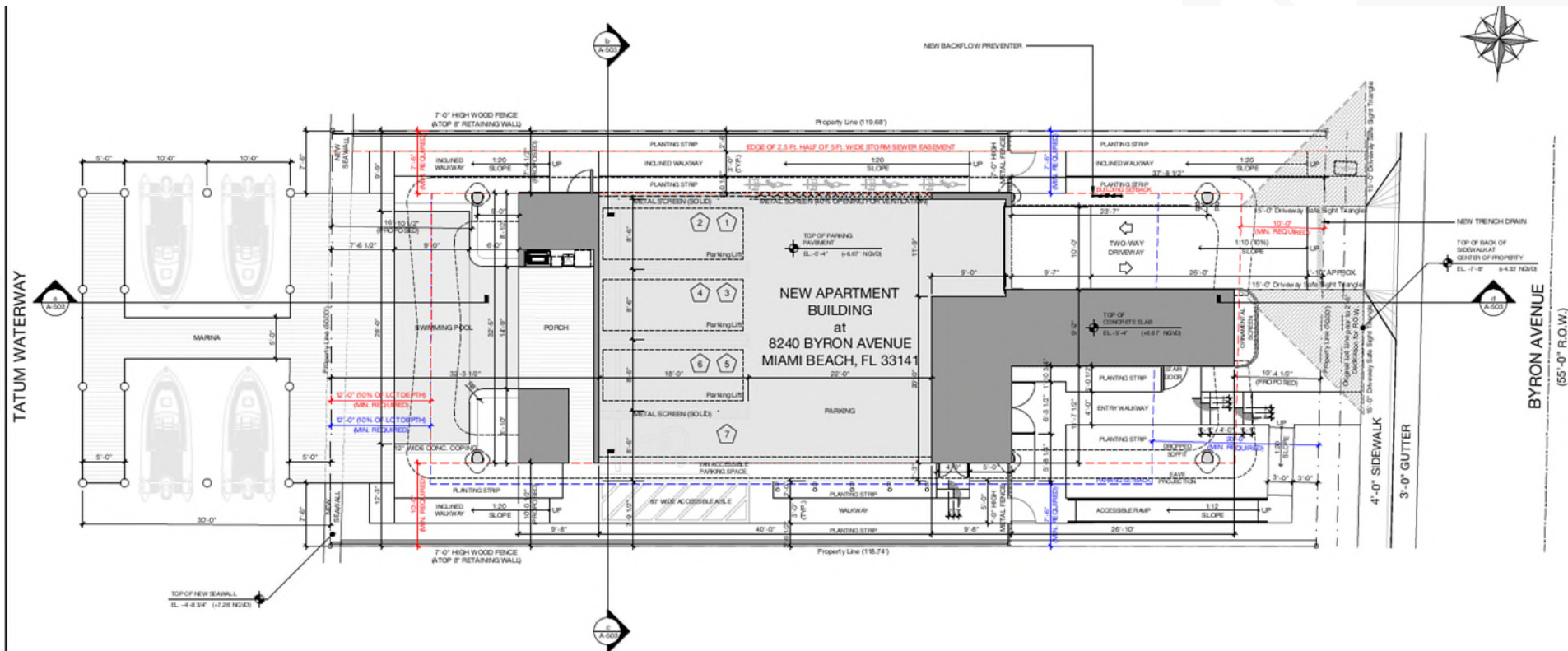






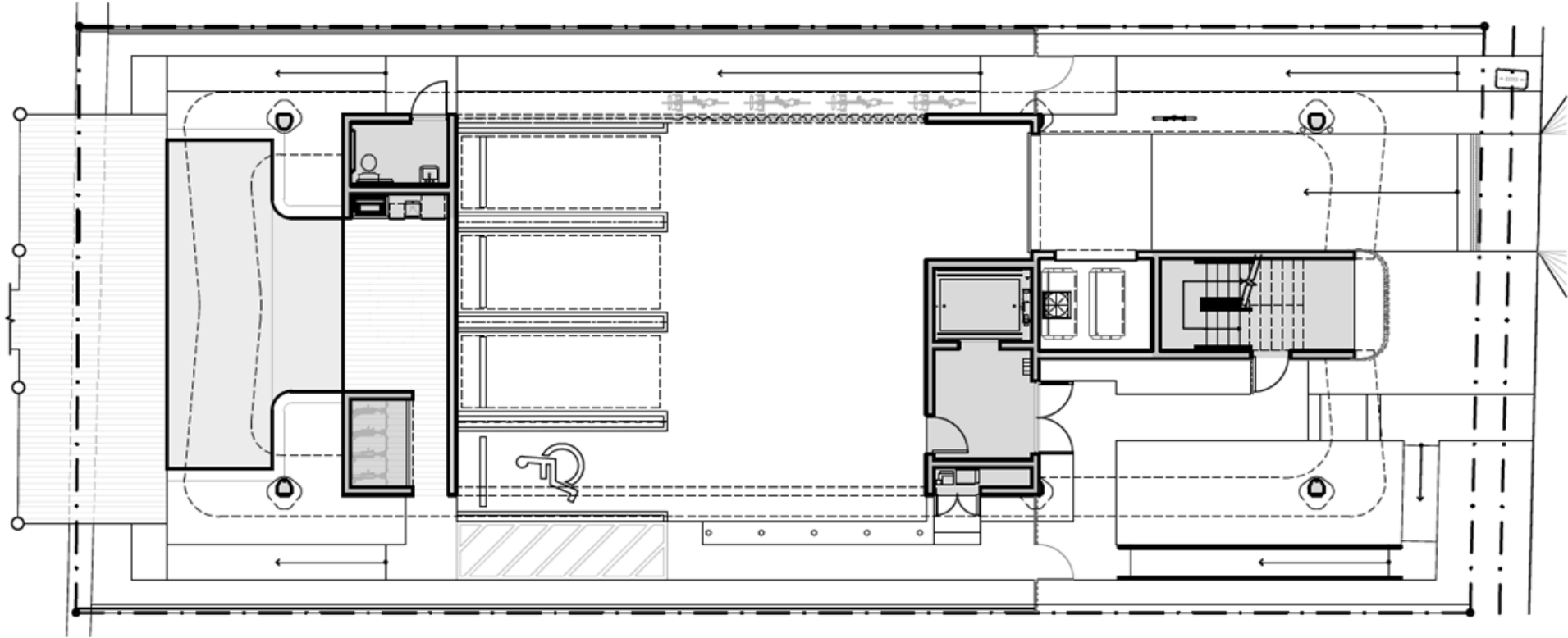


# Site Plan

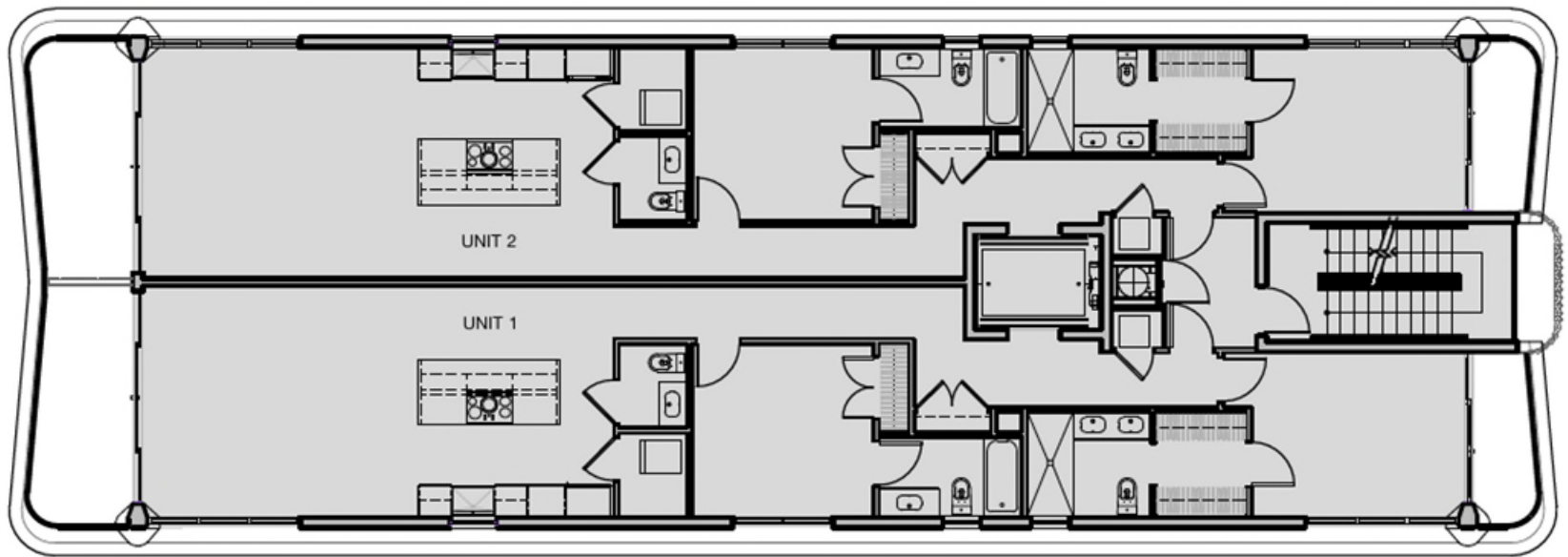




# Ground Floor Plan

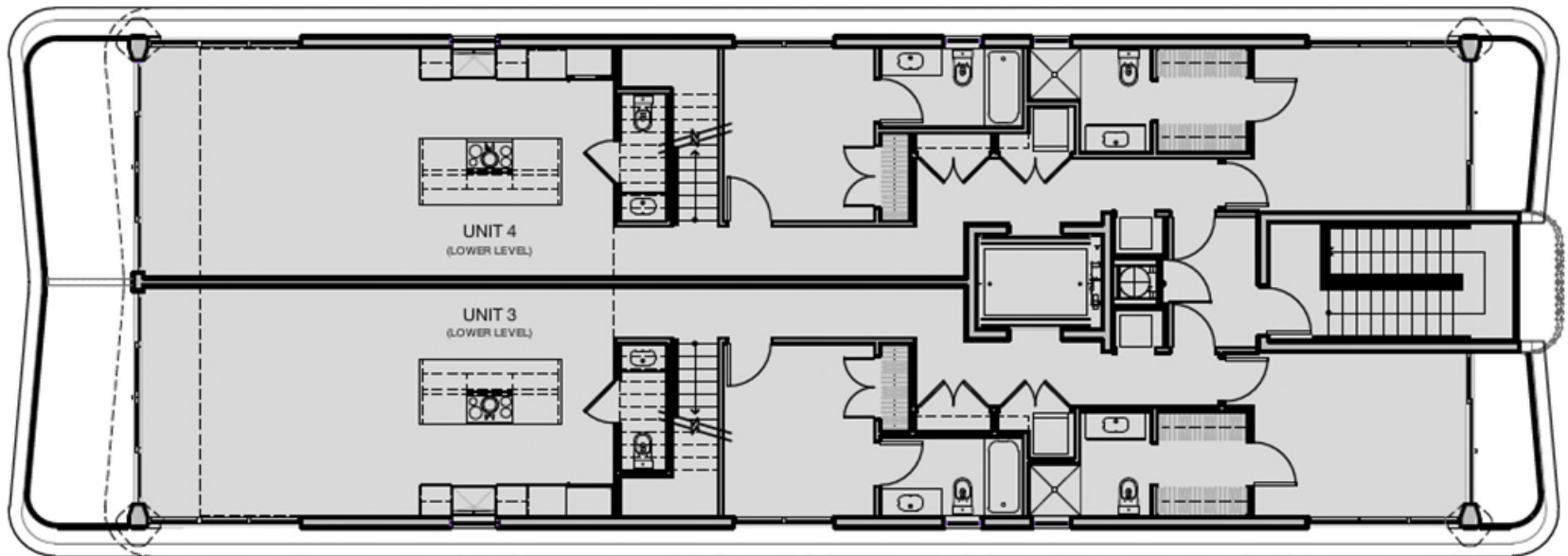


# Second Floor Plan

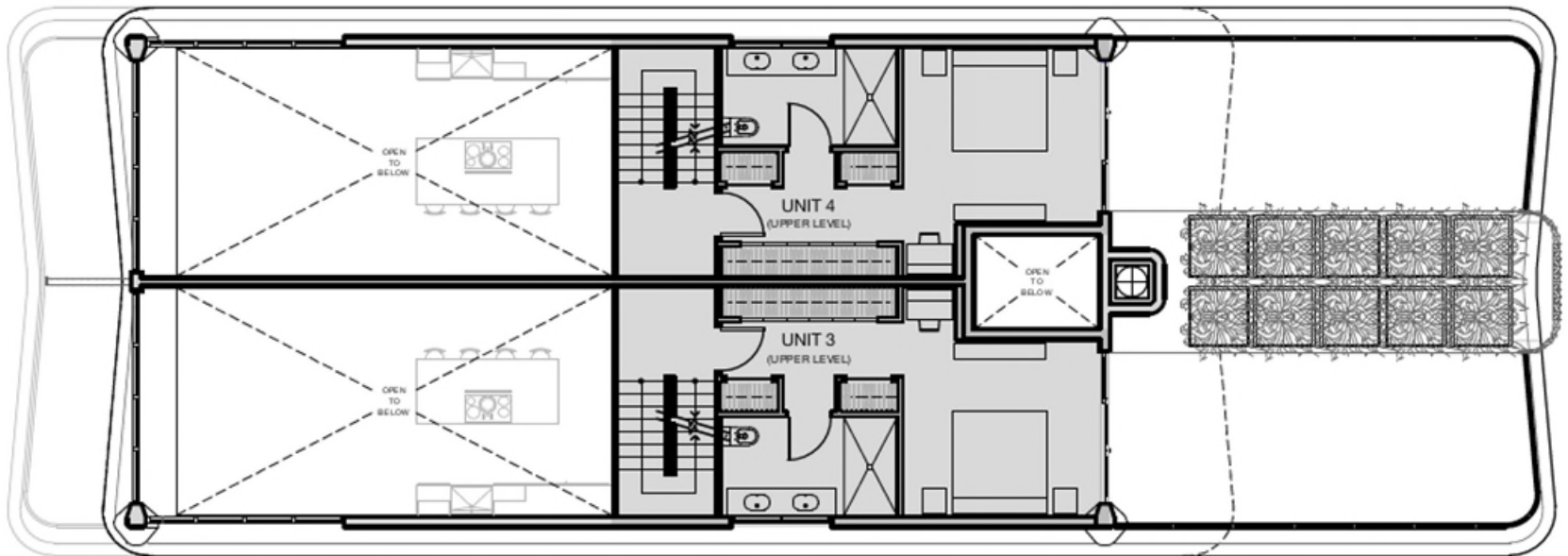




# Third Floor Plan



# Third Floor Mezzanine Plan

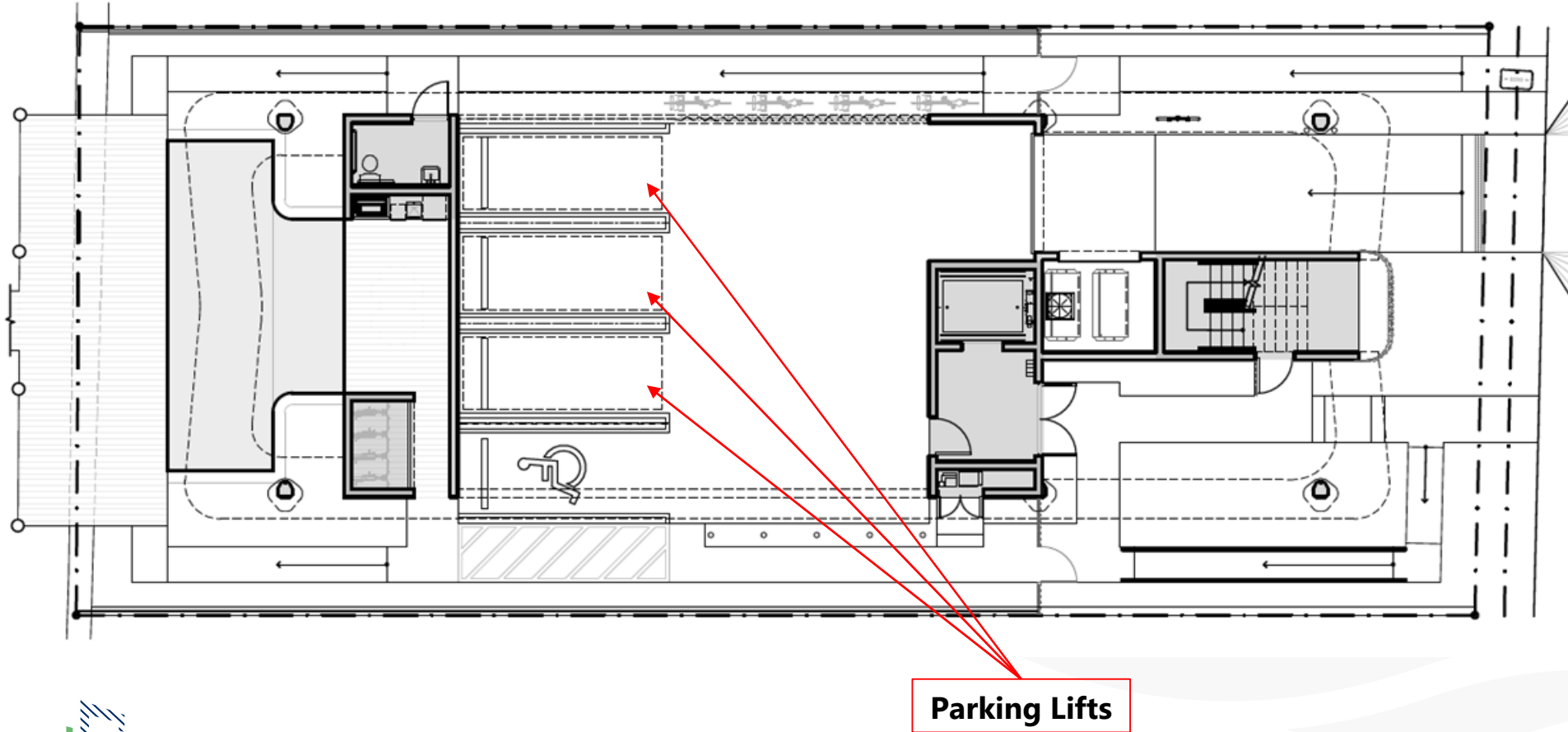




# Requests

- 1) Mechanical Parking;**
- 2) Waiver of Understory Height; and**
- 3) Driveway Width Variance.**

# Mechanical Parking

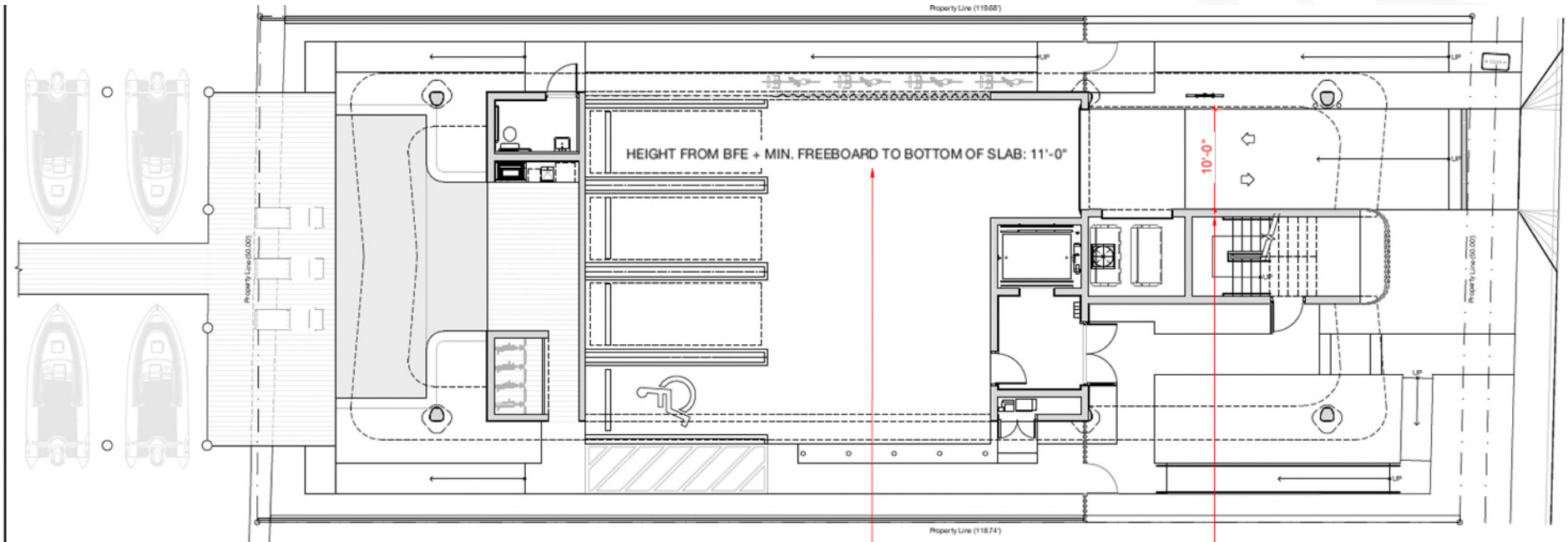




# Mechanical Parking



# Waiver and Variance Diagram



A WAIVER OF UP TO ONE FOOT ZERO INCHES (1'-0") FROM SECTION 7.1.2.2.C.2.A AND 7.3.8.3.D.1.A OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING A MINIMUM HEIGHT OF TWELVE FEET (12'-0") TO BE PROVIDED, AS MEASURED FROM BASE FLOOD ELEVATION PLUS MINIMUM FREEBOARD TO THE UNDERSIDE OF THE FIRST FLOOR SLAB. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THIS HEIGHT REQUIREMENT BY UP TO TWO FEET, IN ACCORDANCE WITH THE DESIGN REVIEW OF CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE.

A VARIANCE OF UP TO TWO FEET ZERO INCHES (2'-0") FROM SECTION 5.3.4 OF THE CITY OF MIAMI BEACH RESILIENCY CODE, SUBPART B OF LAND DEVELOPMENT REGULATIONS, REQUIRING THE TWO-WAY CURB-CUT AND DRIVEWAY ENTRANCE TO HAVE A MINIMUM WIDTH OF 12 FEET (12'-0") FOR THOSE GRADE LEVEL PARKING AREAS WITH LESS THAN TEN PARKING SPACES.

# Thank You

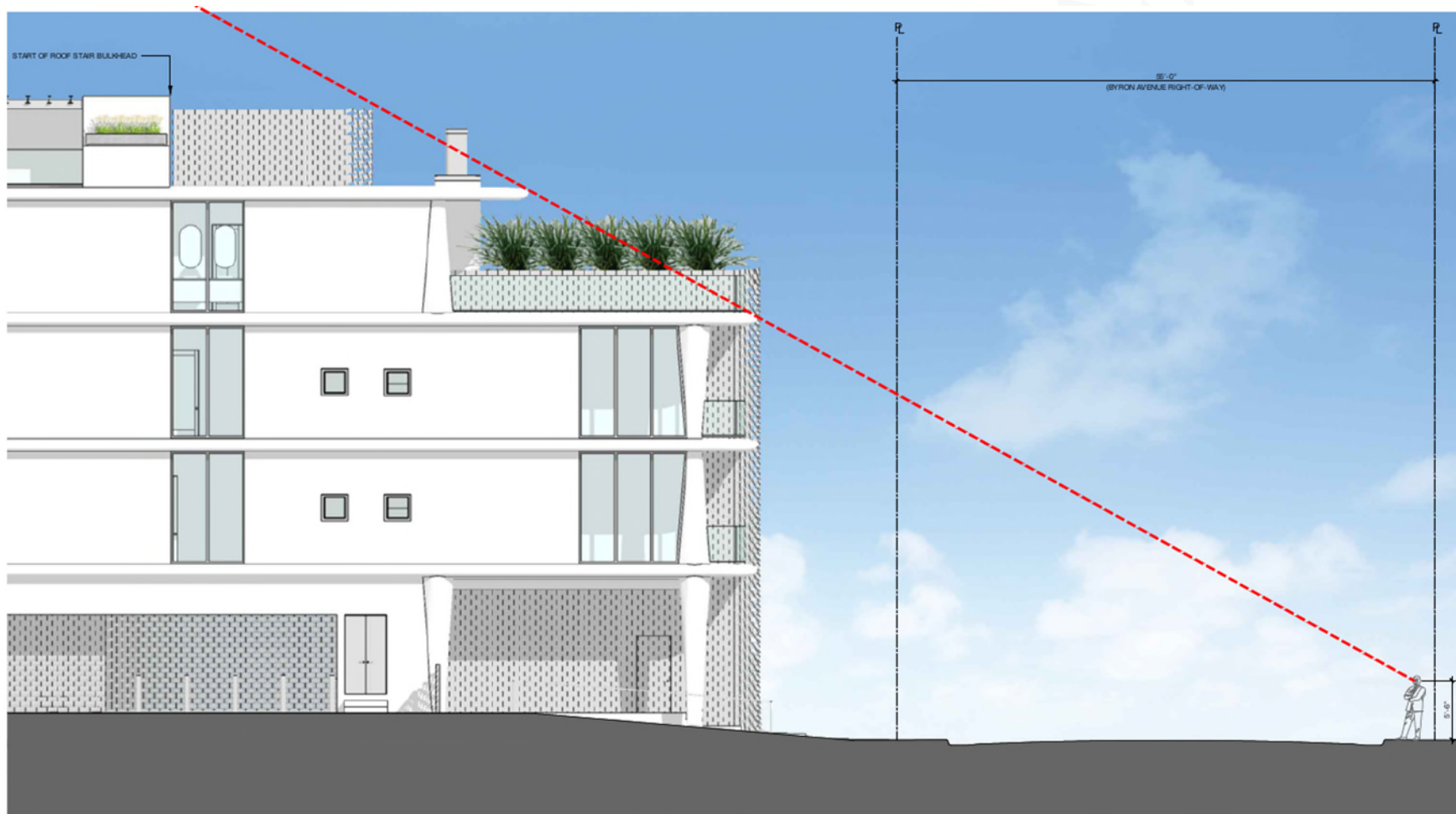
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# Line of Sight Diagram



# Elevations



# Context Elevations

