

Tackett, Deborah

From: Dave Aitel <dave.aitel@gmail.com>
Sent: Sunday, April 20, 2025 11:51 AM
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Deborah; Freking, Jessica; Freitas, Gabriela
Subject: Partial Opposition to HPB24-0632

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Honorable Chair and Members of the Miami Beach Historic Preservation Board,

As homeowners residing at 1733 Michigan Avenue, directly behind the property in question, we are writing to respectfully express our opposition to the proposed plan to construct a two-story guest house requiring a variance to allow it to be built closer to our property line.

We appreciate and support the efforts of homeowners to invest in and improve their properties within the Palm View Historic District. However, the proposed two-story guest house significantly deviates from the existing one-story structure and would negatively impact our privacy, sunlight, and overall quality of life due to its proximity and height.

Specifically, we oppose:

- The granting of a variance that permits the new structure to encroach closer to our property boundary than currently allowed by code.
- The substantial increase in height and scale from the current single-story structure to a proposed two-story building, affecting sight lines, privacy, and neighborhood aesthetics.

The broader implications of allowing a multi-level structure in this location also include:

- **Potential impacts on both our property and surrounding property values** due to the introduction of a structure that is out of scale and character with the historic context of the neighborhood.
- **Environmental and ecological concerns**, particularly regarding rainwater runoff and drainage. A taller, more massive structure built closer to the property line may exacerbate stormwater issues and increase the burden on the already sensitive drainage systems in our neighborhood and our property.

For these reasons, we respectfully urge the Historic Preservation Board to **deny the request for this specific variance** and require the applicant to adhere to current zoning and setback regulations.

Thank you for your attention to this matter and for your continued commitment to preserving the unique character of our community.

Respectfully,

Dave Aitel
1733 Michigan Avenue
Miami Beach, FL