

ZBA24-0167

5821 Pine Tree Drive



TAG
ARCHITECTURE



Property Location



Variance Requests

- 1) Required side yard setback of 15', to permit
 - two-story guesthouse with a north side yard setback of 8'-8" and
 - one-story outdoor kitchen with a south side yard setback of 10'

- 2) Sum of the required side yard setbacks 25% of the lot width, 37'-8", to permit 12.38% of the lot width, 18'-8"

Rear Yard



Rear Yard



Architecturally Significant

- Constructed in 1935 – “building remains characteristic of the eclectic style and its variations”
- Recognizable in the Mediterranean Revival Style of architecture
- Aerial photos show that “the massing of the home remains nearly intact”



MIAMI BEACH

PLANNING DEPARTMENT

Determination of Architectural Significance

July 16, 2024

Jason and Renee Greenberg
5821 Pine Tree Drive
Miami Beach, FL 33140

**Re: 5821 Pine Tree Drive, Miami Beach
Request for a Determination of Architectural Significance
DRB24-1035**

Dear Mr. and Mrs. Jason Greenberg,

Pursuant to your letter and receipt of all the required documentation received in completion on July 9, 2024, the Planning Department has evaluated the subject property at **5821 Pine Tree Drive** to determine whether the existing single-family residence is 'architecturally significant'. This evaluation was done in accordance with the criteria set forth within Section 7.2.2.4(a)(i) of the city's Land Development Regulations.

A comprehensive review of current site photos and all available aerial photographs of the subject residence from 1941 to the present was undertaken to determine the extent of alterations. The following is an analysis of each of the four criteria used to determine if the subject pre-1942 single-family home is 'architecturally significant':

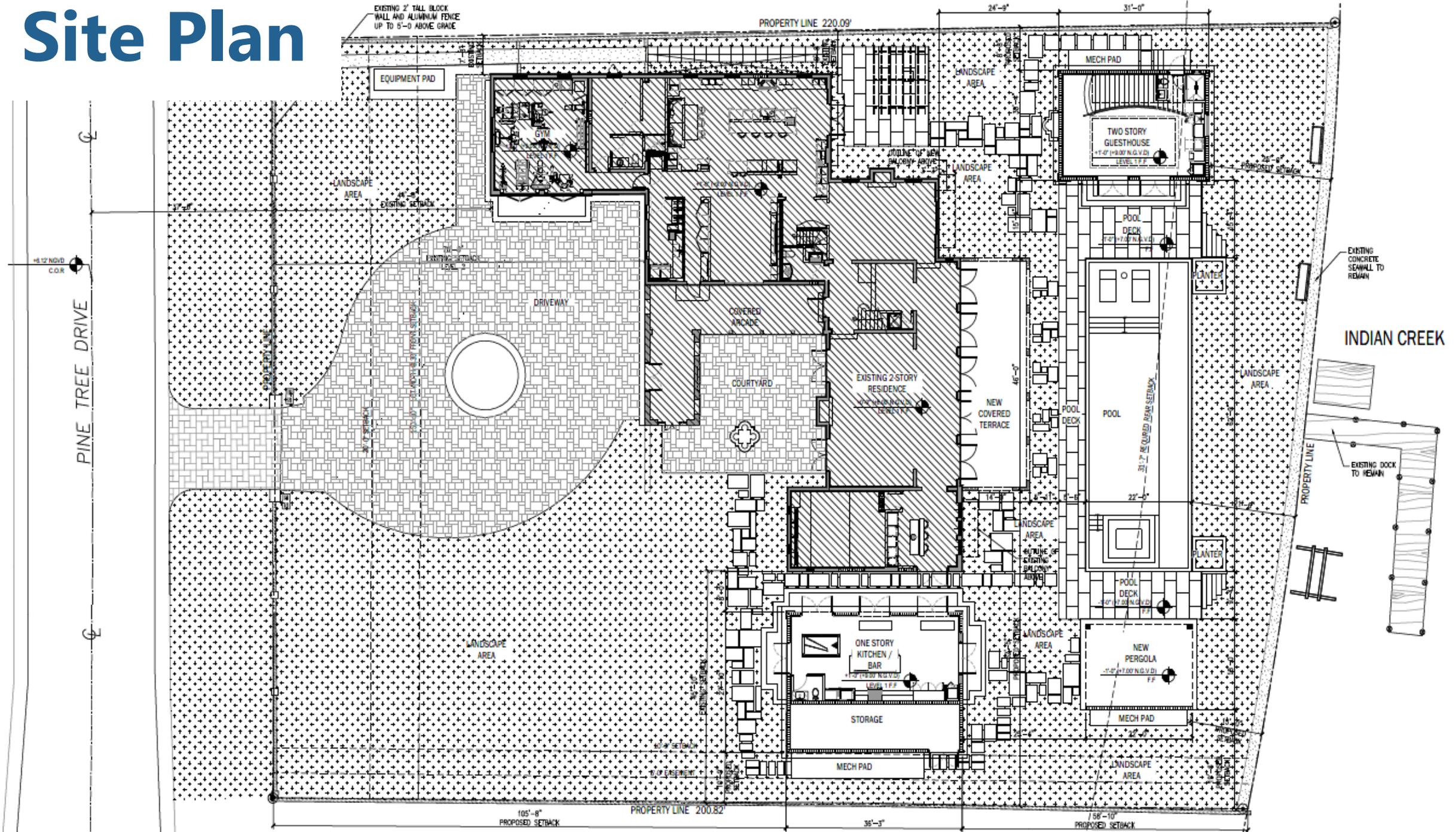


Aerial 1941

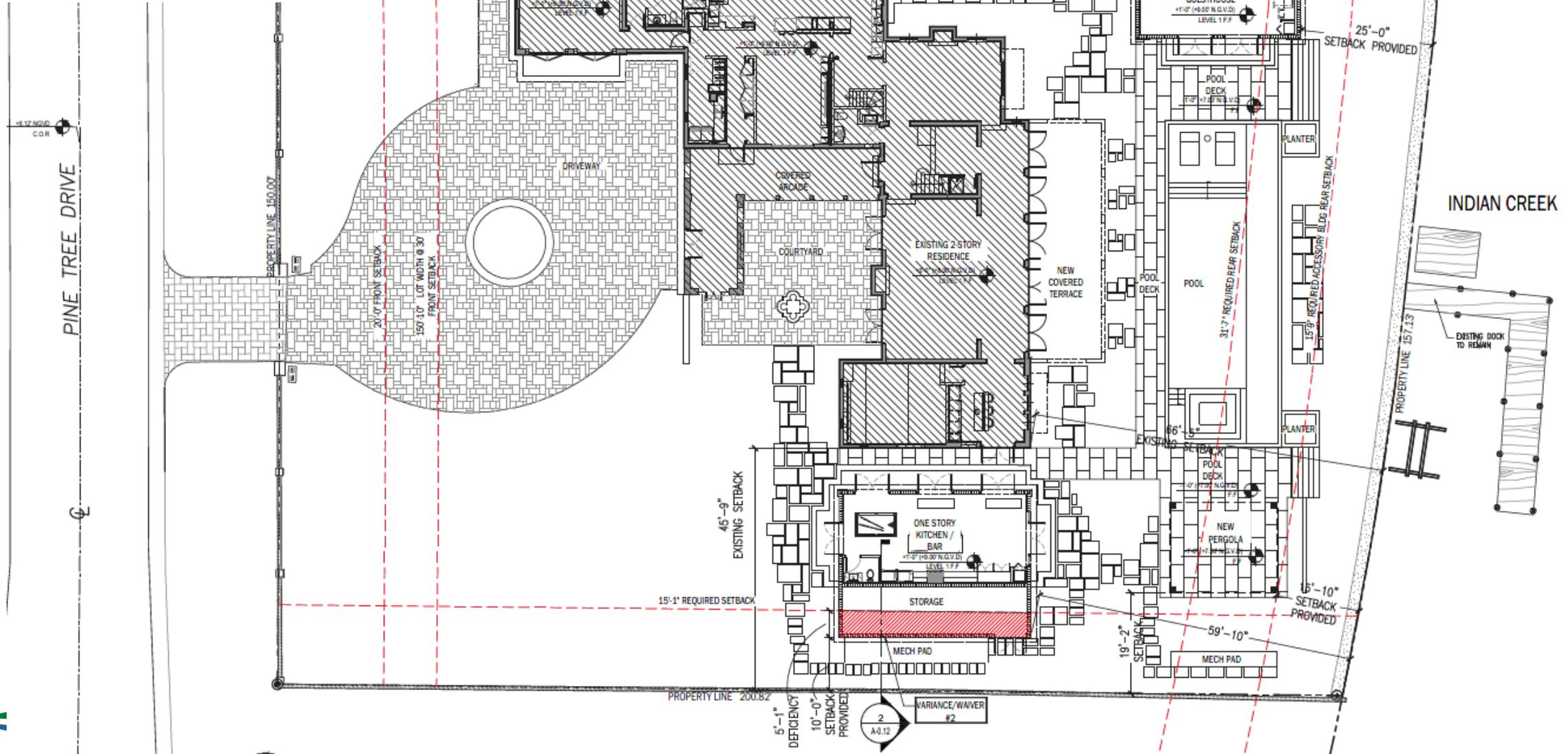


Aerial 2024

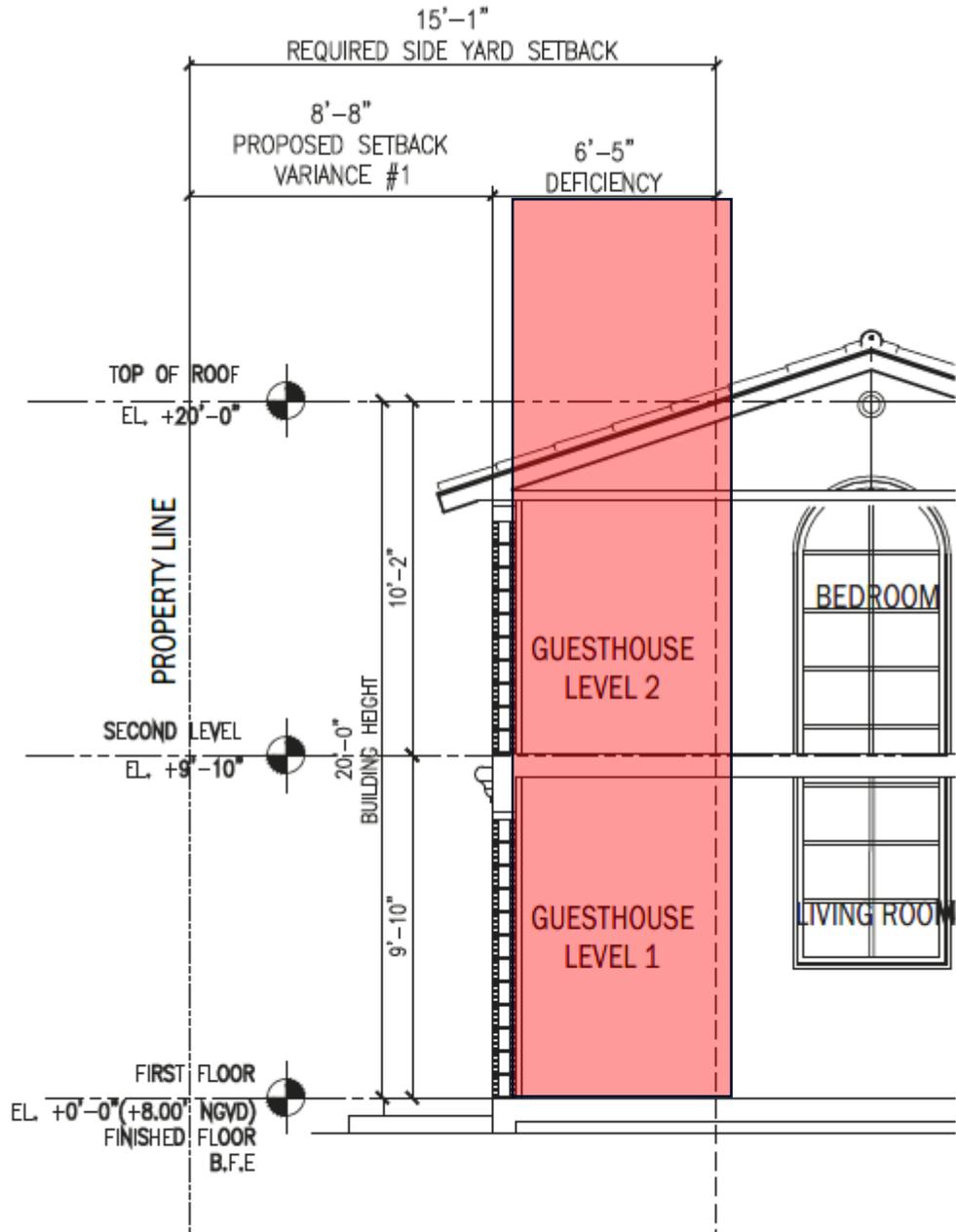
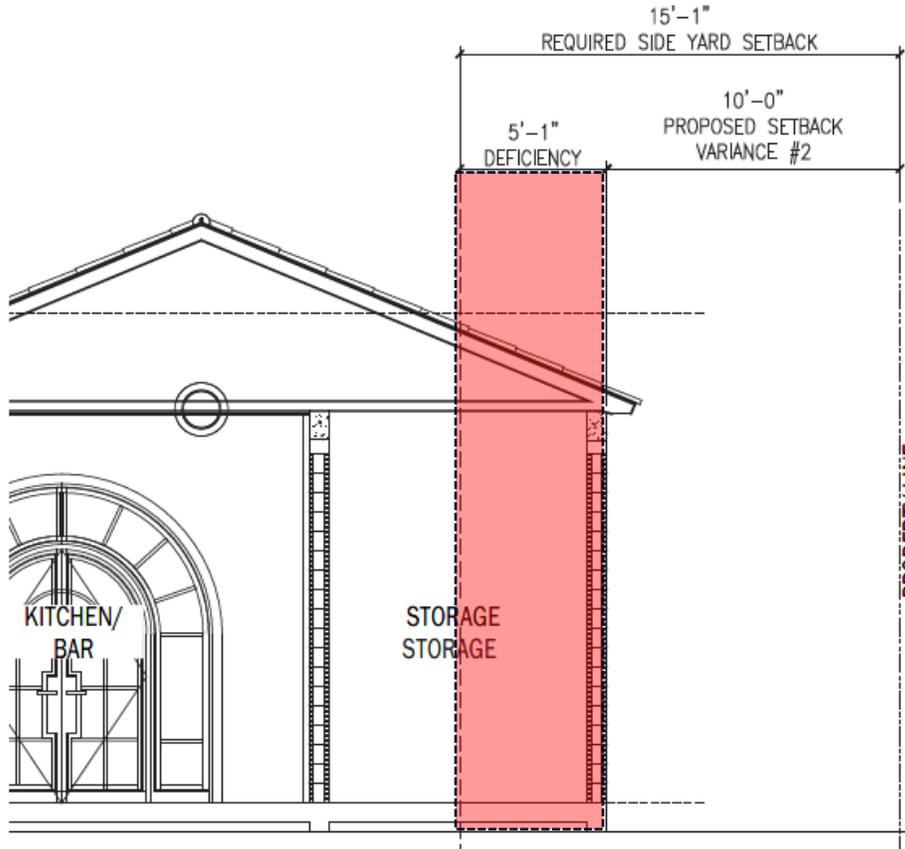
Site Plan



Variance Diagram



Variance Diagram



GUESTHOUSE ELEVATION DIAGRAM #1

VARIANCE / WAIVER LIST

THE FOLLOWING ARE THE VARIANCES REQUESTED:

VARIANCE #1-NORTH SIDE YARD:

| | |
|----------------------------------|--------|
| REQUIRED SIDE YARD : SETBACKS | 15'-1" |
| PROPOSED SETBACK: | 8'-8" |
| DEFICIENCY: | 6'-5" |

-SEE NORTH YARD GUESTHOUSE ELEVATION DIAGRAM #1 ON THIS SHEET

VARIANCE #2-SOUTH SIDE YARD:

| | |
|----------------------------------|--------|
| REQUIRED SIDE YARD : SETBACKS | 15'-1" |
| PROPOSED SETBACK: | 10'-0" |
| DEFICIENCY: | 5'-1" |

-SEE SOUTH YARD GUESTHOUSE ELEVATION DIAGRAM #2 ON THIS SHEET

VARIANCE #3-SUM OF SIDE YARDS:

| | |
|---|-------------------|
| MIN REQUIRED SUM OF SIDE YARD SETBACKS : (25% OF LOT WIDTH) | 37'-8" |
| PROPOSED SUM OF SIDE YARDS: | 18'-8" |
| DEFICIENCY: | 19'-0" (12.6%) |



Variance Justifications

- Preservation of an architectural significant home
- Accessory structures permitted at 5' interior side setback if attached additions
- Minimum variances needed for double lot
 - Match the existing north setback
 - Maintaining front setback
 - Openness of rear yard and preserve waterfront views
- Below lot coverage and unit size

Neighbor Support

| | |
|----------------|-------------------|
| Andrew Schultz | 5835 PINE TREE DR |
| Tracey Hunter | 5801 PINE TREE DR |



Thank You

Team available for
Questions

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

Historic Records

BUILDING PERMITS: #47600 Addition of Pool 20' x 50' W. C. Gorman, architect: Polk Pools, Inc. contractor \$ 4 500 May 24, 1955

#52886 George Shell: Interior painting- \$250.00- March 27, 1957

#57667 The Keyes Co: For Sale Sign - \$5.00 - Oct. 23, 1958

#65087 Sears, Roebuck & Co.: 2 - 1 h.p. window unit air conditioners - June 12, 1961 (\$400.)

#71136 Owner, Robert Becker: Interior painting - \$800. - 2/24/64

#71243 Owner, Baker: Paint and repair wall - \$100. - 3/18/64

#71421 Sears Roebuck & Co.: 2 - 2 hp wall units air cond. - \$800. - 4/20/64

#71500 Morgen Plumbing Co.: Install kitchen cabinets - \$500. - 4/30/64

#07064-Keyes Co.-For Sale Sign-#815-3-26-75

#07563-Keyes Co.-For Sale Sign-7-8-75

#17067-Bill Tripp- Chain link fence 4 x 128-\$603.32-11-14-79

PLUMBING PERMITS: #37730 Stolpmann Plumbing: two gas heaters Jan. 16, 1956 OK, Rothman 1/16/1956

#38815 Giffen Industries, Inc.: One Solar Water Heater - 180 Gal. Tank: Dec. 12, 1956

#44247 Morgen Plumbing: 1 sink, replace, 1 dish washing machine, replace 4/30/64 (Eldg. Permit #71500)

#53431-Brooks American Sprinkler-repair lawn sprinkler system-2-18-76

OK, Meginniss 7/25/1956

ELECTRICAL PERMIT #44852 Tri City Electric Co. Inc: 2 Switch outlets, 2 light outlets, 2 fixtures, 1 center, 1 motor, June 21, 1955

#60883 C. J. Kay Elec. Co.: 6 fixtures, lamps; 2 motors, 2-5 hp; 1 appliance outlet; 1 cent. of dist. - 4/30/64

#65220 Landers Elect. Co.: 1 service-equip., violation 200 A (repull service wires) - 11/8/67

Owner JAMES T. WILSON Mailing Address Permit No. 7220

Lot 11&12 Block 3 Subdivision Beach View Addn No. 5821 Street Pinetree Dr. Date Aug. 13-1935

General Contractor Berry & Son 16206 Address

Architect John & Coulton Skinner Address

Front 98 Jorgensen & Schreffler, engineers. Height 26 Stories Use Residence & Garage

Depth 96

Type of construction conc. pile & Cement Blocks Cost \$32,000.00 Foundation concrete pile Roof Tile

Plumbing Contractor Orr # 8428 Address Date Spt. 25-1935

No. fixtures 22 Gas 3 Rough approved by Date

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection 1 Septic tank Make Date

Electrical Contractor Lowrey Electric Co. 5706 Address Date Oct. 18-1935

No. outlets Heaters 1 Stoves 1 Motors 2 Fans 2 Temporary service

Receptacles 101 9 space heaters Date

Rough approved by

Electrical Contractor Lowry Electric Company #6224 Address Date Jan. 18-1936

No. fixtures set 40 Final approved by Date

Date of service January 22-1936

Alterations or repairs #8161: Wall and Dock; Berry & Son, contractor. \$1,500.00 Date Apr. 17-1936

19573 - LeVigne -Repairs - August 6, 1943

Electrical # 20372...Astor Electric : 1 motor... July 20, 1944

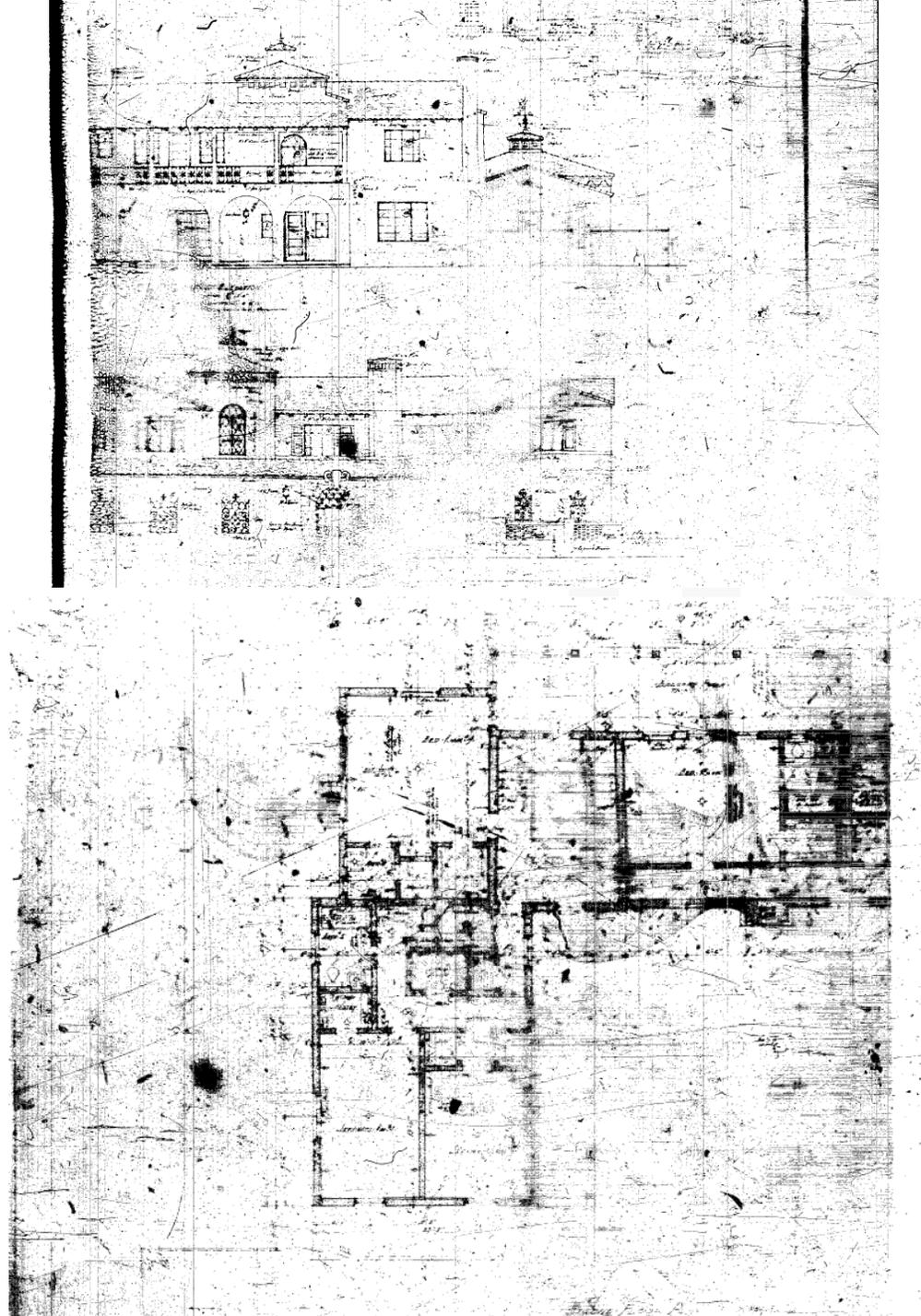
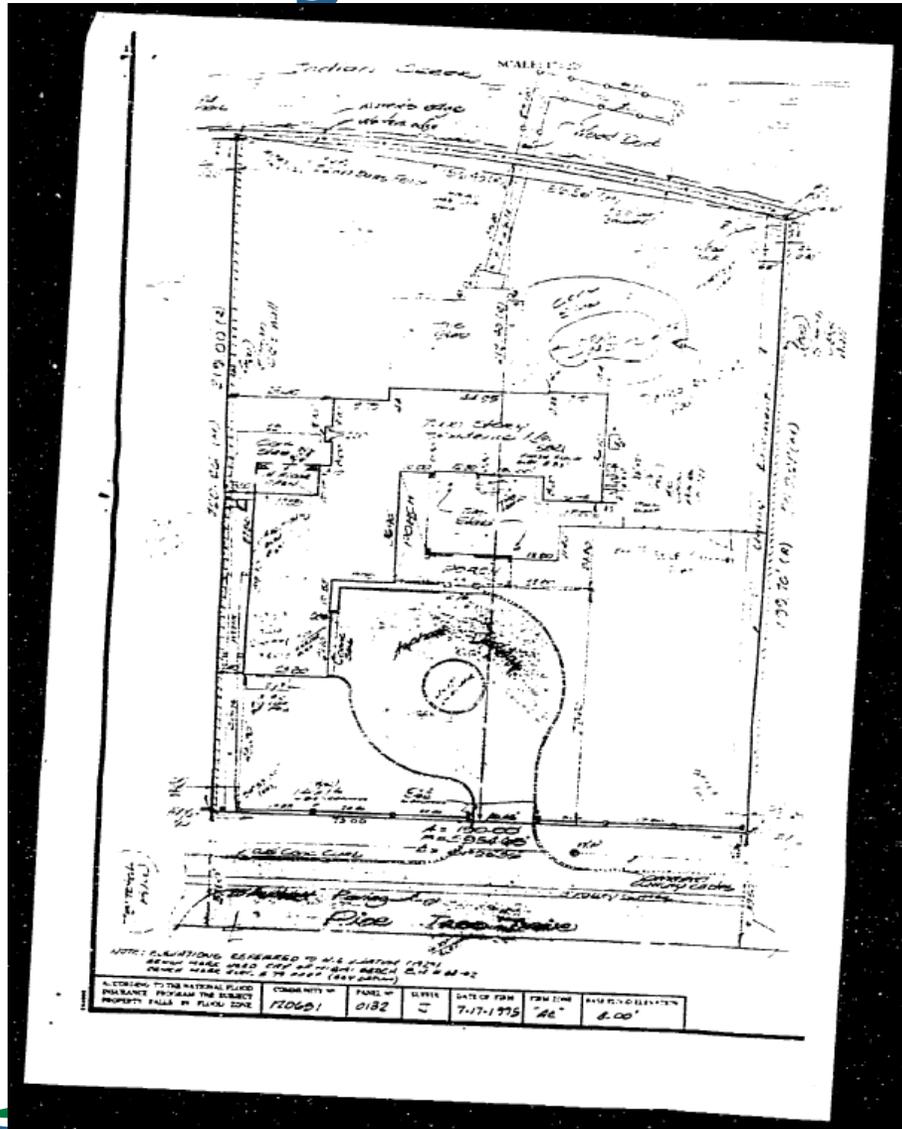
ELECTRICAL # 39378 Lyon Electric: 1 Motor, May 11, 1953 OK, H. Rosser, 6-25-53

41247 Astor Electric Service, Inc: 1 Appliance outlet, Jan. 19, 1954

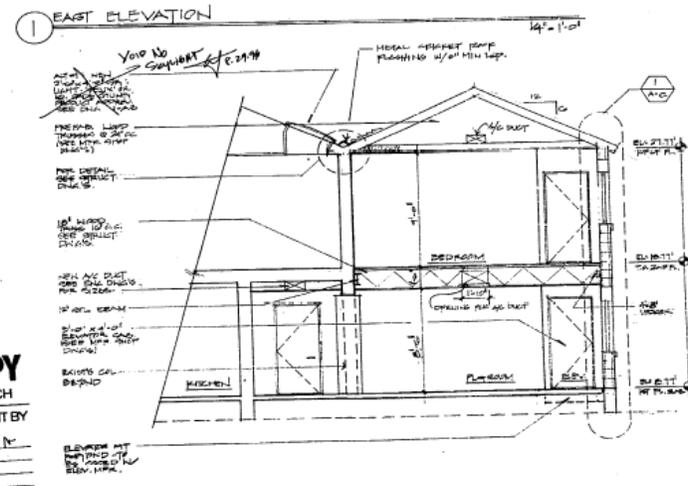
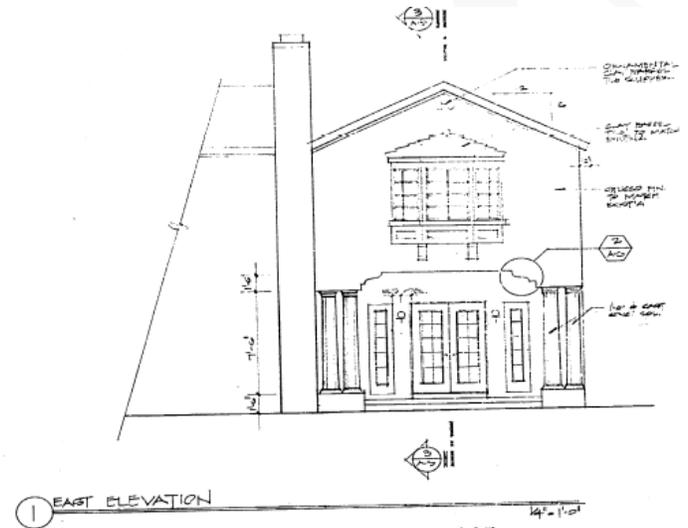
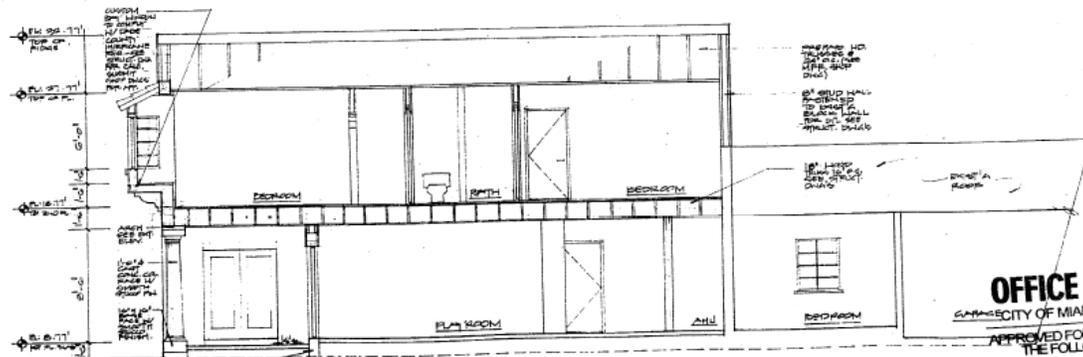
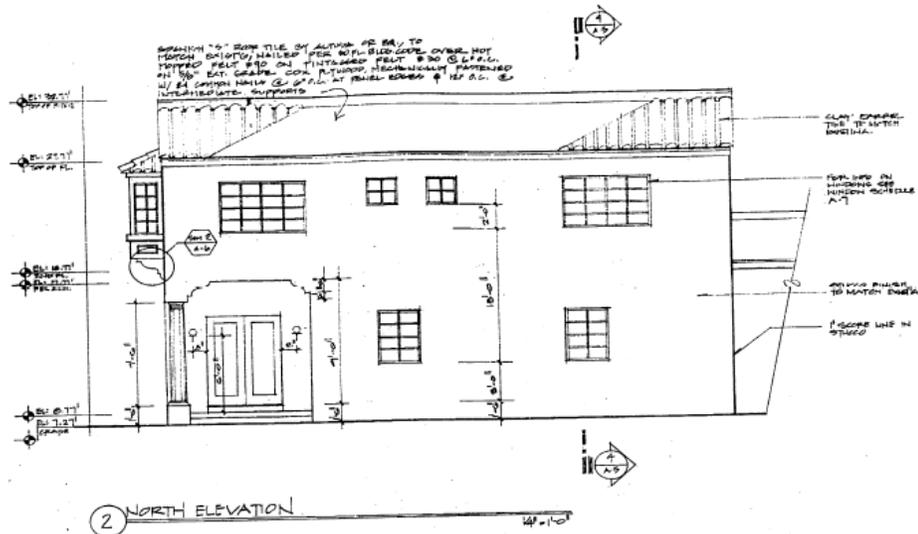
See over



Building Records



Building Records Continued



OFFICE COPY
 SUBCITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

BUILDING: _____
 CIVIL: _____
 PLUMBING: _____
 ELECTRICAL: _____

GRAR & SIKSINGER arch
 ARCHITECTS - AS U.S. INTERIOR
 MIAMI BEACH, FL 33131
 SEB. 674.1323 FAX 674.1624

RENOVATION TO
 SHRIVER RESIDENCE DRIVE MIAMI BCH
 6801

DRAWN BY
 APPROVED
 REVISIONS
 DATE 7.26.90
 PROJECT 2.7.90

SCALE 1/8" = 1'-0"

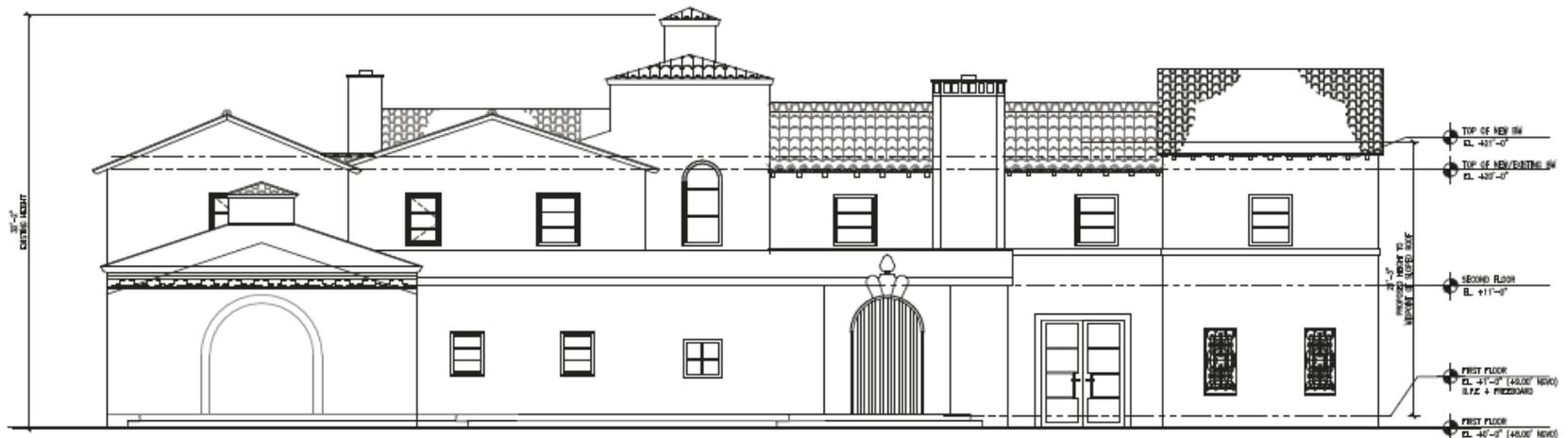


Elevation East- West



EAST ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



ROOF TILES



STUCCO FINISH



EXISTING METAL RAILING



EXISTING WINDOWS
ALL NEW FINISHES TO MATCH EXISTING FINISHES SHOWN ABOVE



Elevation North South



SOUTH ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"



ROOF TILES



STUCCO FINISH



EXISTING METAL RAILING



EXISTING WINDOWS
ALL NEW FINISHES TO MATCH EXISTING FINISHES SHOWN ABOVE



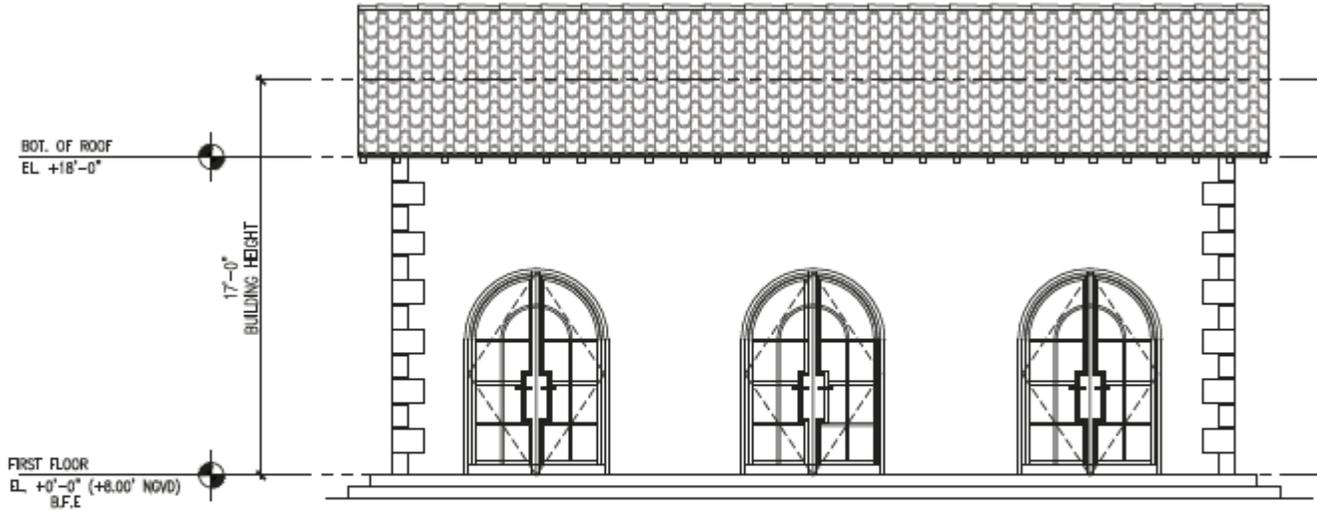
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Context Elevation—with neighbors



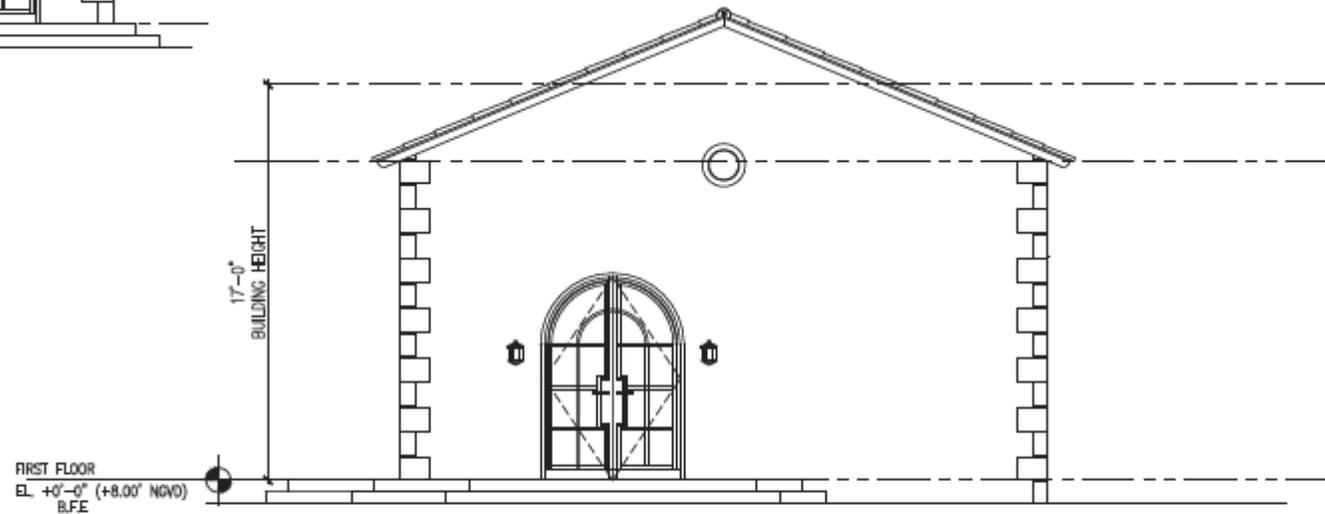
WEST ELEVATION W/ NEIGHBORING PROPERTIES
3/32" = 1'-0"

Context Elevation—kitchen and bar



NORTH ELEVATION

3/16" = 1'-0"

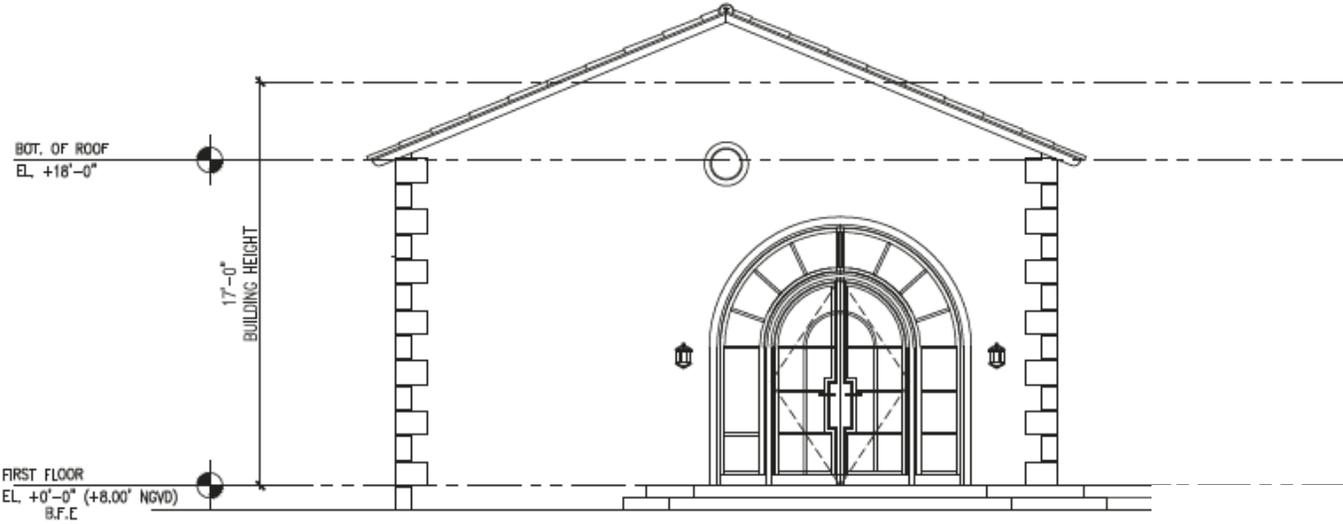


WEST ELEVATION

3/16" = 1'-0"

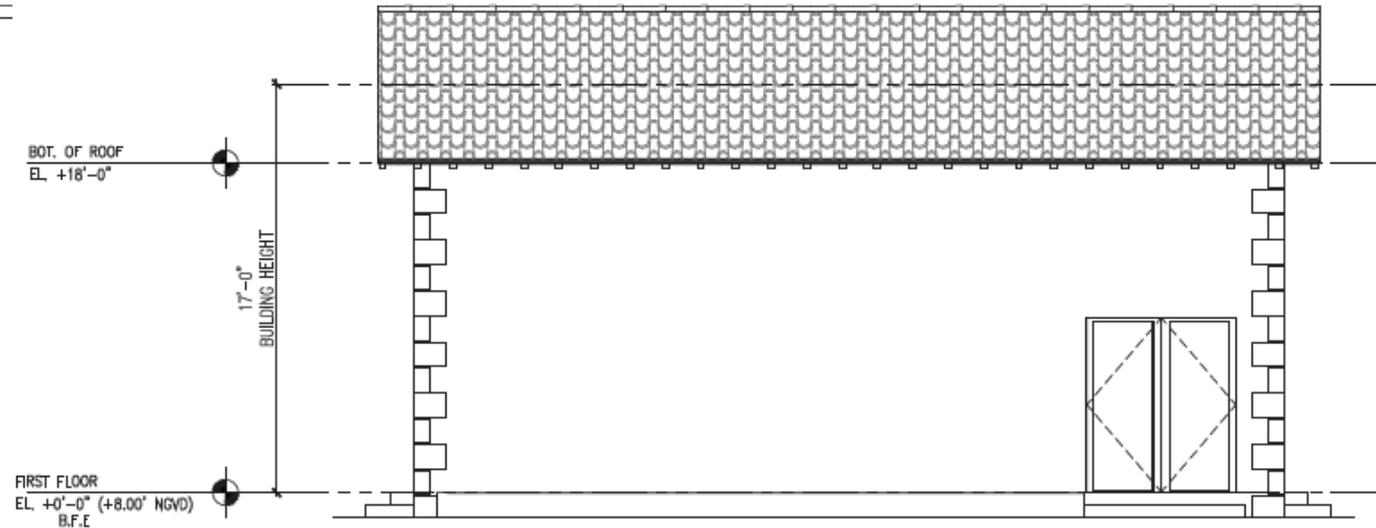


Context Elevation—kitchen and bar



EAST ELEVATION

3/16" = 1'-0"

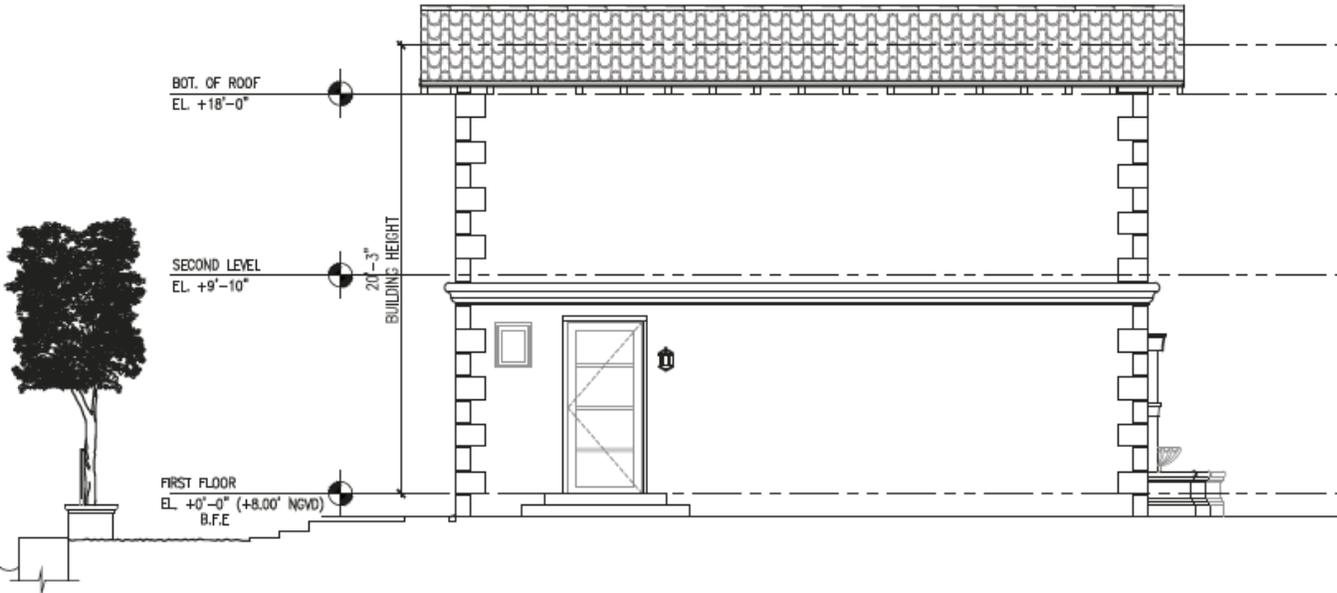


SOUTH ELEVATION

3/16" = 1'-0"

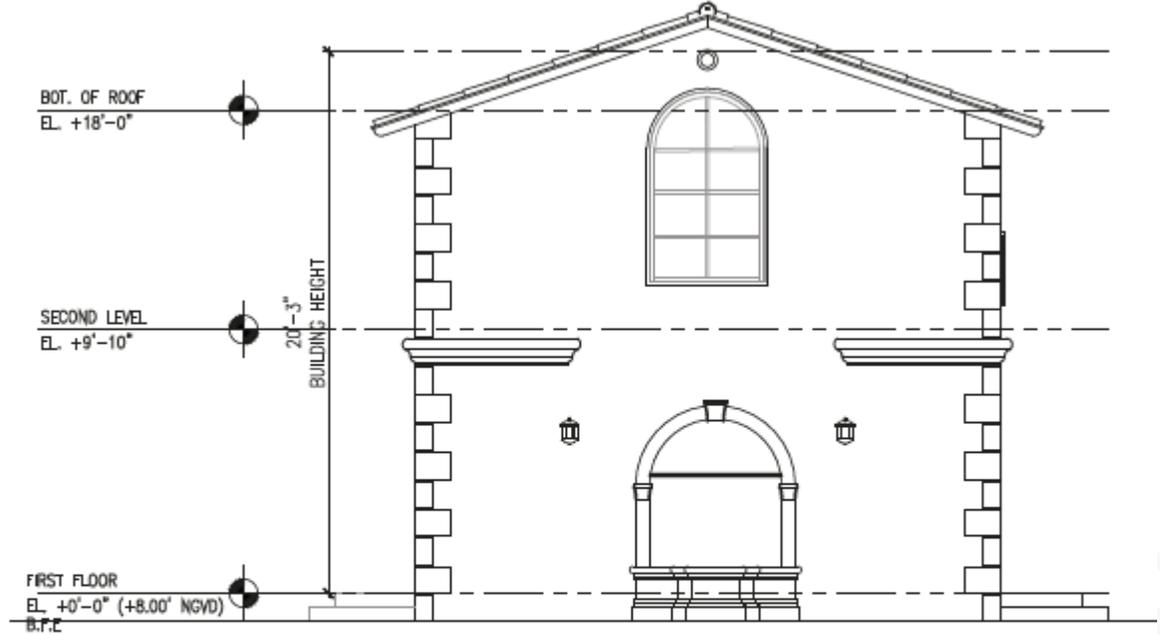


Context Elevation—guest house



NORTH ELEVATION

3/16" = 1'-0"

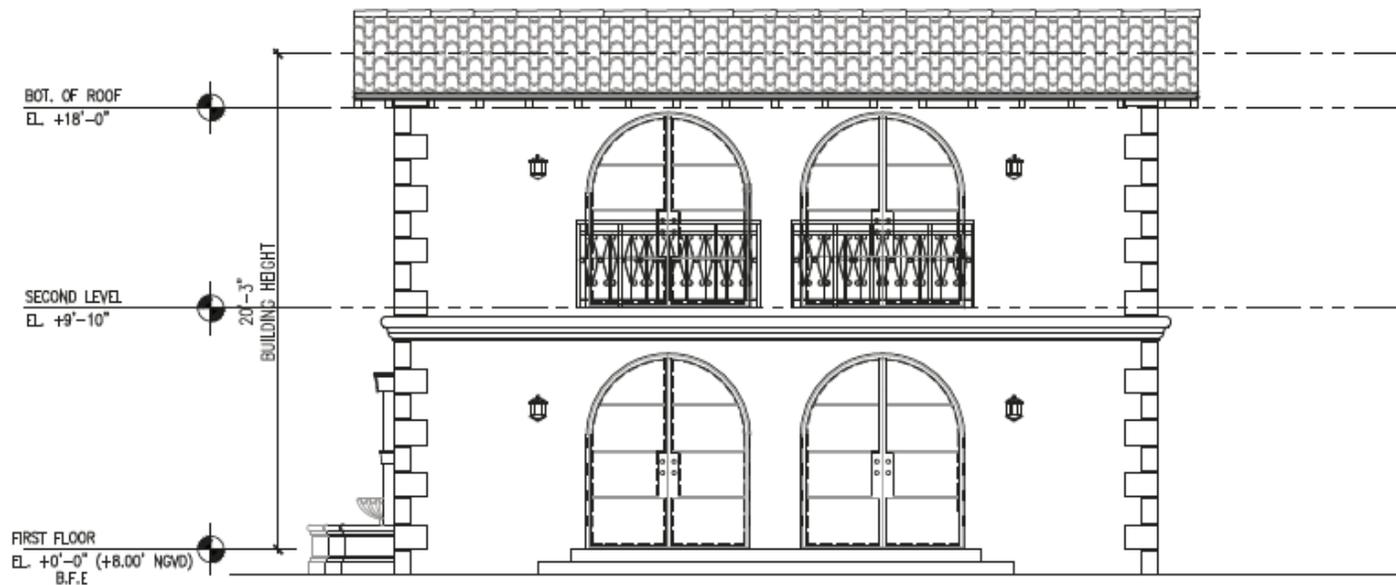
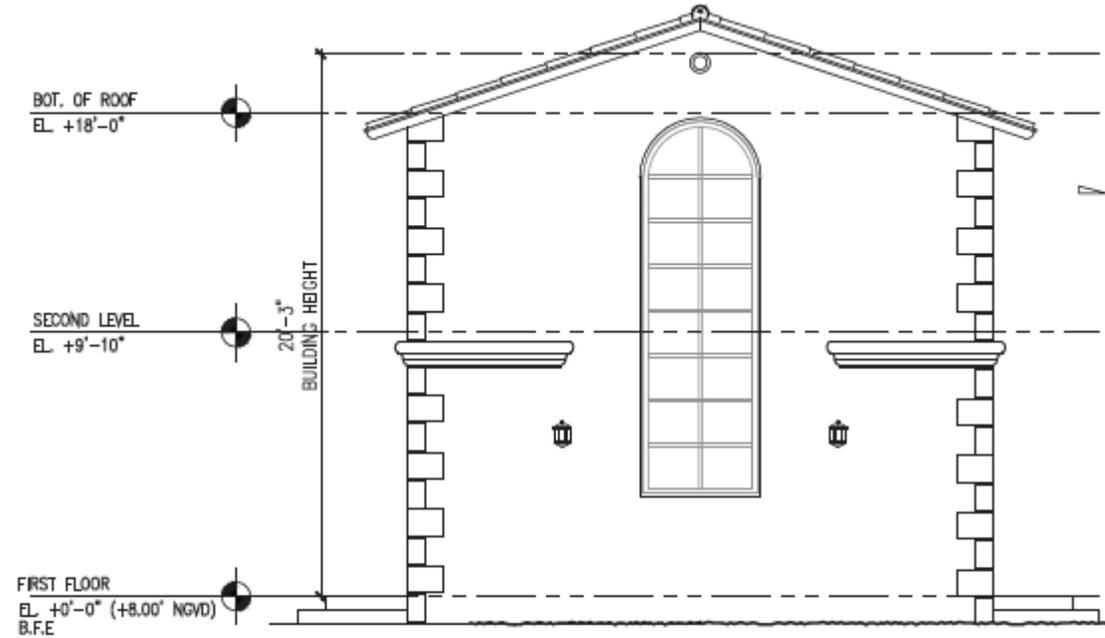


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Context Elevation—guest house



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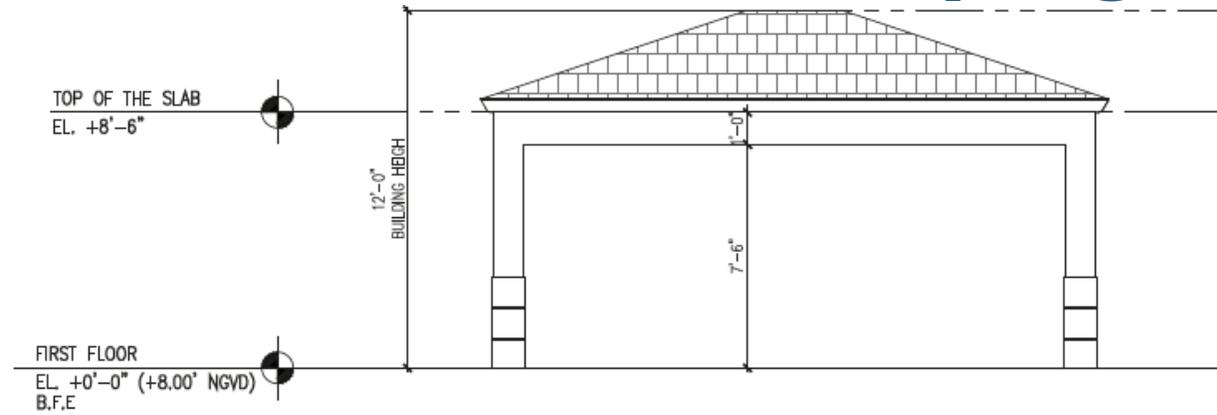
SOUTH ELEVATION

3/16" = 1'-0"



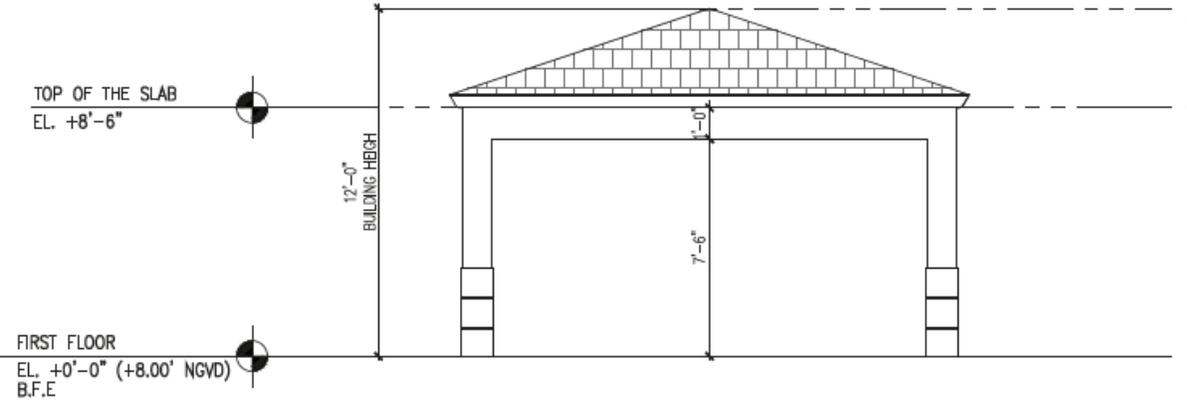
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Context Elevation—pergola



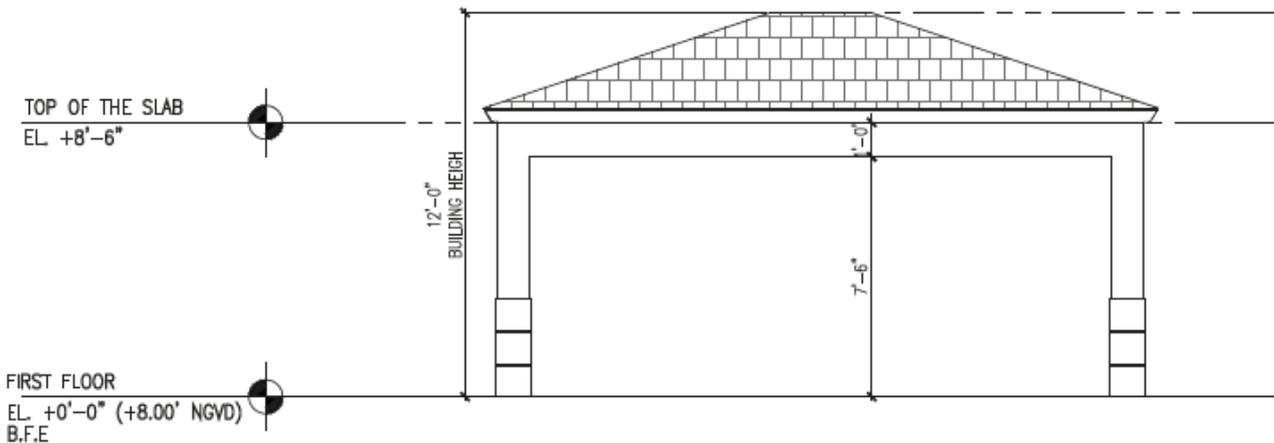
NORTH ELEVATION

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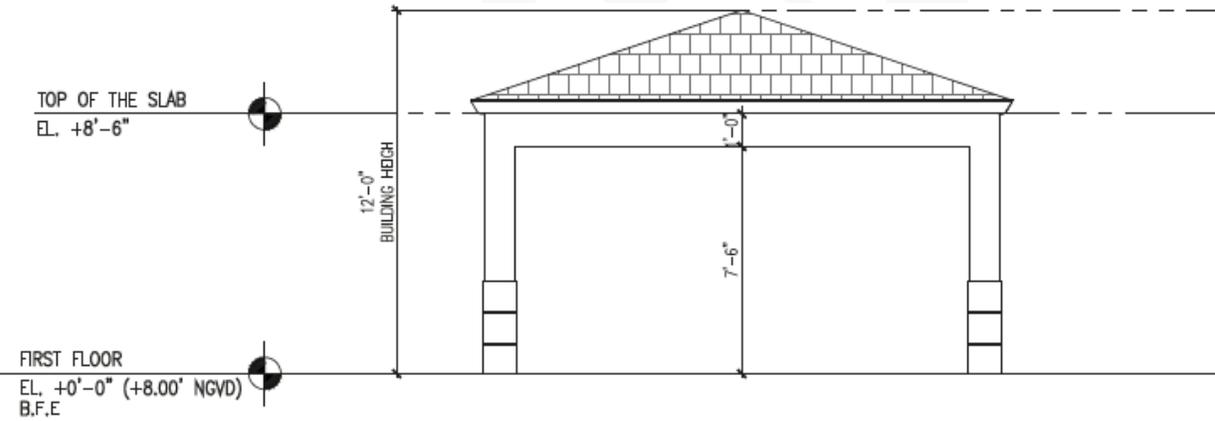
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