



Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA EMAIL

November 7, 2022

The Chairperson and Members of the
Miami Beach Historic Preservation Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Dr. Jeffrey Baker – Guest House Detached Addition
1426 Lenox Avenue, Miami Beach (the “Property”)
Application for Certificate of Appropriateness & Variances (“Application”)**

Dear Chairperson and Members of the Historic Preservation Board:

Our architectural firm represents Dr. Jeffrey Baker (the “Applicant”) in connection with the land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for the request of a detached 2-story addition to receive a Certificate of Appropriateness (“COA”) to the project at 1426 Lenox Avenue, Miami Beach (the “Project”). This Applicant is planning to expand the existing single story home residence to accommodate a detached 2-story guesthouse for his parents.

I. The Property

The property is designated single-family, Residential multifamily, low density (“RM-1”) on the City of Miami Beach Official Zoning Map. The existing structure was constructed in 1940 and designed in Mediterranean Revival Art Deco (Med/Deco Transitional) Style architecture. The structure has a deep front yard setback of 50’-0”.

II. The Project

The proposed scope of work the applicant is requesting is a two-story detached addition from the main house. The guesthouse is to accommodate a living space for the parents also known as “in-law’s quarters.” The ground floor shall be a living room with ½ bath and the second floor shall be a bedroom with bathroom. This will allow his family to be within close proximity. The proposed addition is a total of 652 square feet. The existing home is being renovated and preserved under a separate permit BR2004843 currently under renovation.

The scope of work the project entails shall be to accommodate the following design with variance:

III. Request for Variances

The Applicant is request the following four (4) variances:

Variance 1:

1. Lot Coverage. Ordinance Sec. 142-105(b)(1) 30% maximum lot coverage for a 2-story home.
Request: A variance to exceed by 2.5% (189 sq. ft.) the maximum permitted lot coverage of 30% (2,250 sq. ft) in order to provide a lot coverage of 32.5% (2,439 sq. ft.). Hardship is to design an architecturally efficient design to the home as the 2.5% substantially removes a proper guesthouse.
2. Interior side yard setbacks. Ordinance Sec. 142-106 (b)(1)(d)(2) Two-story. A two-story accessory building shall not be located closer than ten feet to an interior side lot line, or the required side yard setback, whichever is greater; 15 feet when facing a street; or 15 feet from the rear of the property. When facing a waterway, the minimum rear setback shall not be less than onehalf of the required rear setback, or 15 feet, whichever is greater.
Request: A variance to reduce by 2'-6" the minimum required side interior setback for an accessory building of 7'-6" in order to construct an accessory building at a setback of 5'-0" from the north side property line. Proposed to match the existing side yard setback of the existing home of 5'-0". Practical difficulty to the unaligned guesthouse with main structure will appear as a modern addition and not maintain the historic character.
3. Rear side yard setbacks. Ordinance Sec. 142-106 (b)(1)(d)(2) Two-story. A two-story accessory building shall not be located closer than ten feet to an interior side lot line, or the required side yard setback, whichever is greater; 15 feet when facing a street; or 15 feet from the rear of the property. When facing a waterway, the minimum rear setback shall not be less than onehalf of the required rear setback, or 15 feet, whichever is greater.
Request: A variance to reduce by 13'-0" the minimum required rear setback for an accessory building of 15'-0" in order to construct an accessory building at a setback of 2'-0" from the west side property line. The practical difficulty is due to the main house setback 50' from the 20' required setback.
4. Rear yard accessory building required yards. Ordinance Sec. 142-106 (b)(1)(a) Accessory buildings that are not a part of the main building, shall be included in the overall lot coverage calculations for the site. and may be constructed in a rear yard, provided such accessory building (or accessory buildings) does not occupy more than 25 percent of the area of the required rear yard. Areas enclosed by screen shall be included in the computation of area occupied in a required rear yard lot, but an open uncovered swimming pool shall not be included.
Request: A variance to exceed by 2% (20 sq. ft.) the maximum permitted lot coverage for accessory building within a required rear yard of 25% (250 sq. ft) in order to provide an accessory building rear yard lot coverage of 27% (270 sq. ft.). The 2% allows for an efficient design and for excellent yard space use.

IV. Conclusion

The applicant is requesting the guest house for his parents as this shall be his primary home and plans to practice Medicine in Miami for many years to come. The applicant has currently upgraded under a separate permit to preserve the home within the historic site.

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Wesley Art Castellanos, Registered Architect
Principal Architect

Cc: Dr. Jeffrey T. Baker (Owner)