

8240 Byron Avenue HPB24-0627



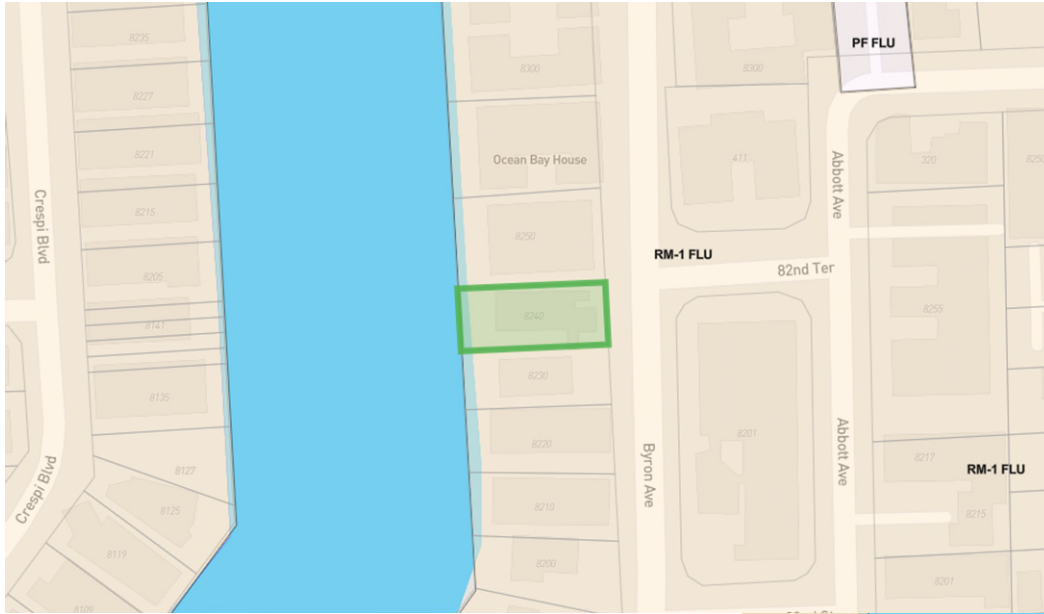
CDS



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

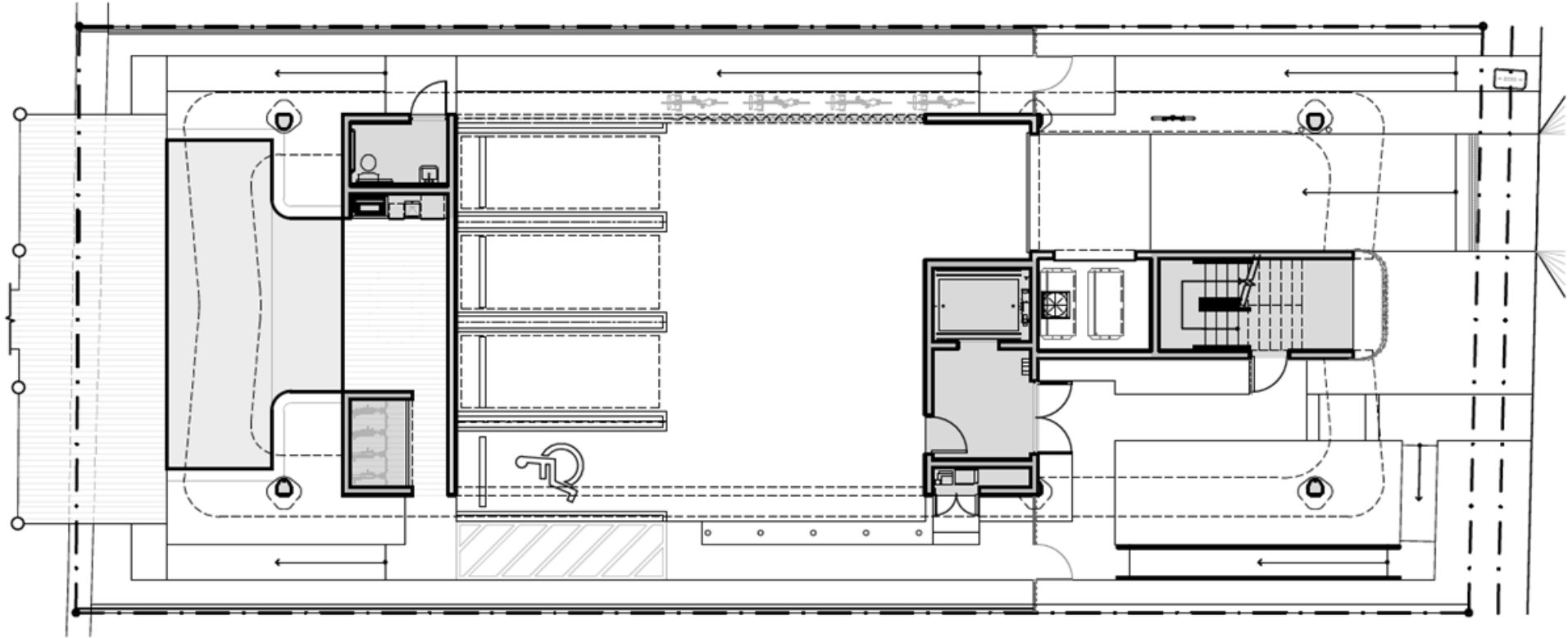




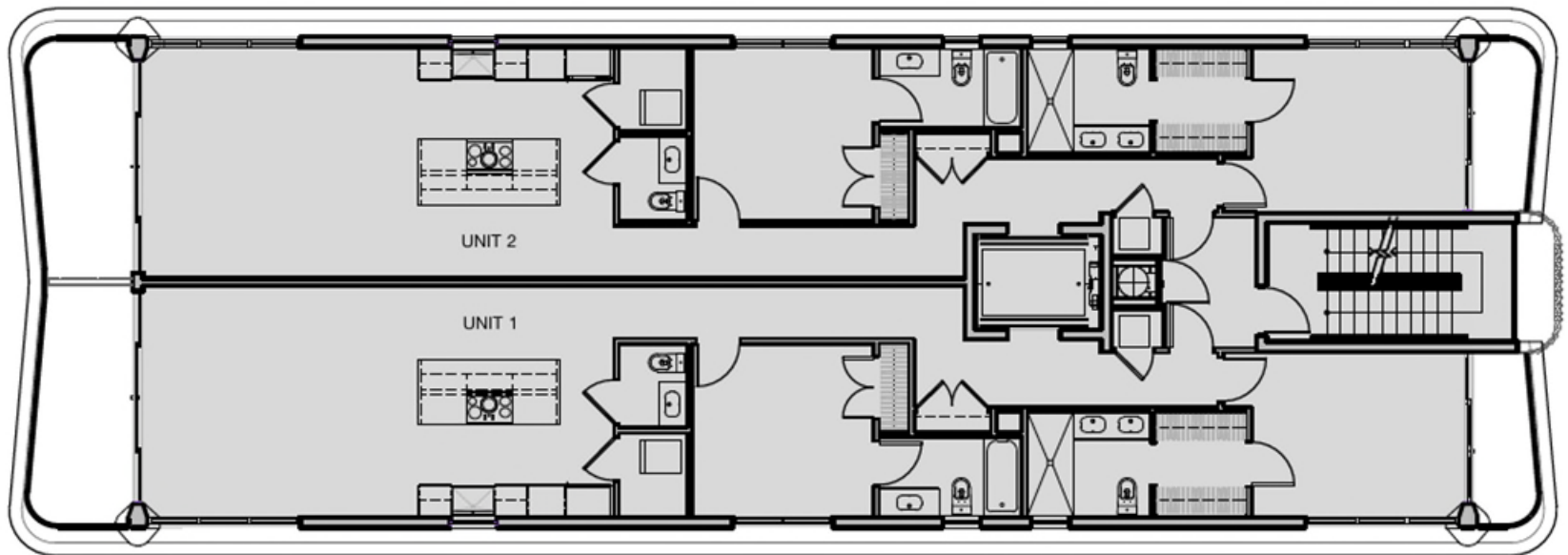




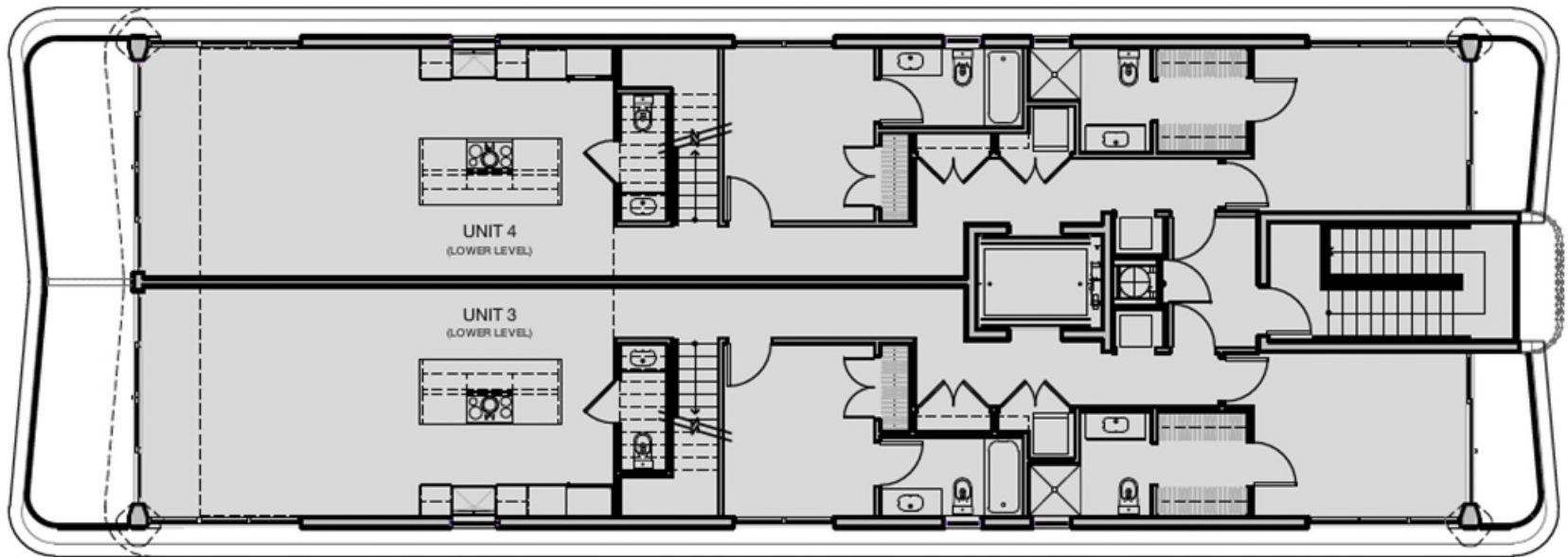
Ground Floor Plan



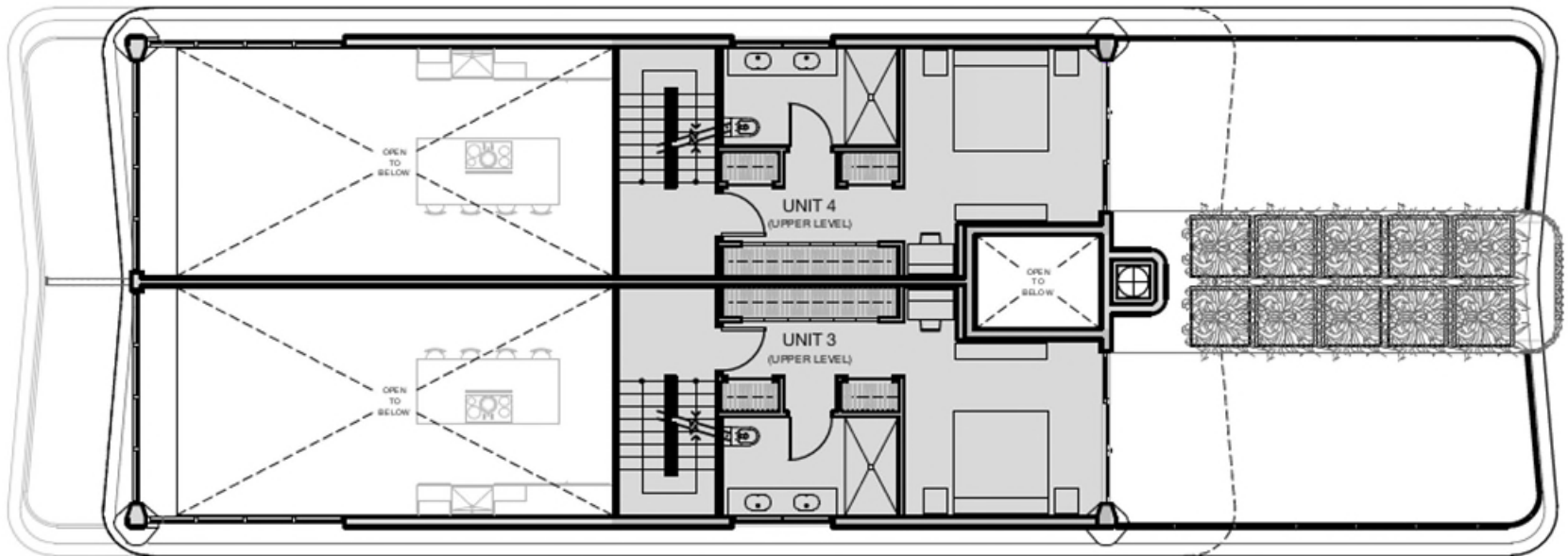
Second Floor Plan



Third Floor Plan



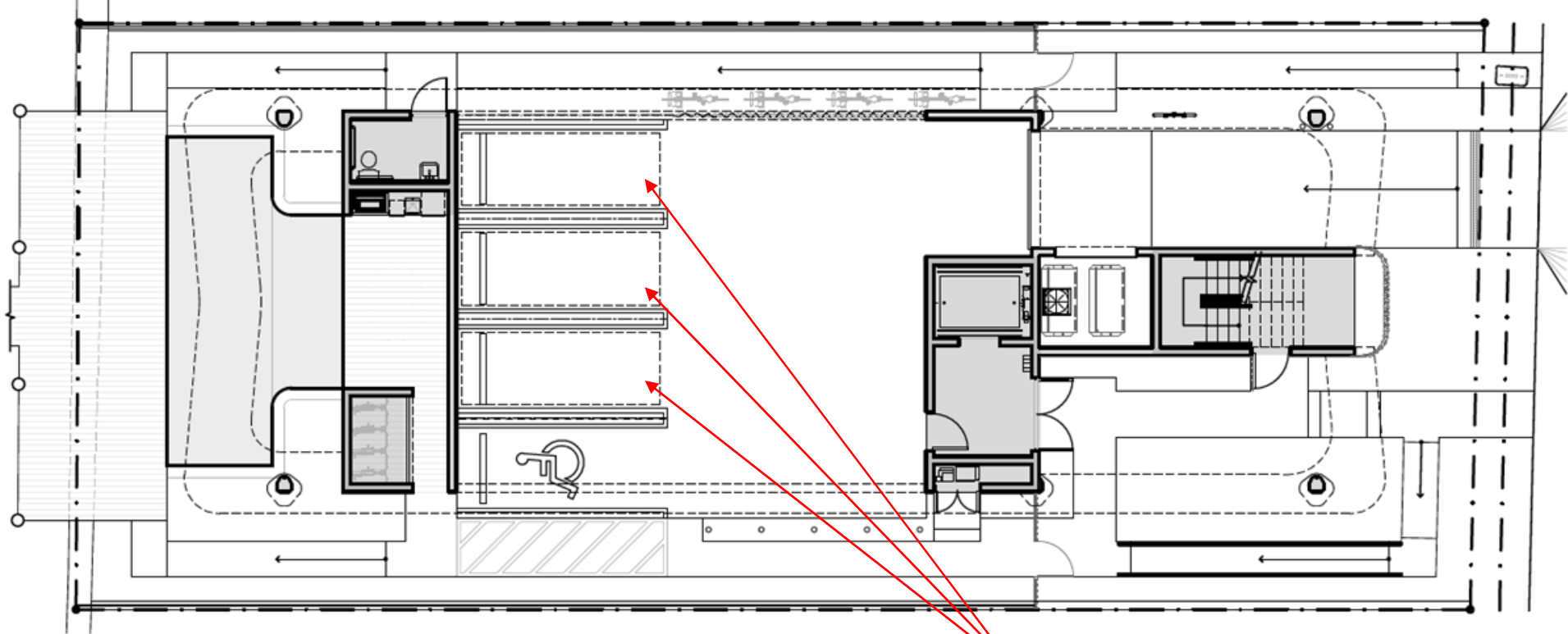
Third Floor Mezzanine Plan



Requests

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

Mechanical Parking

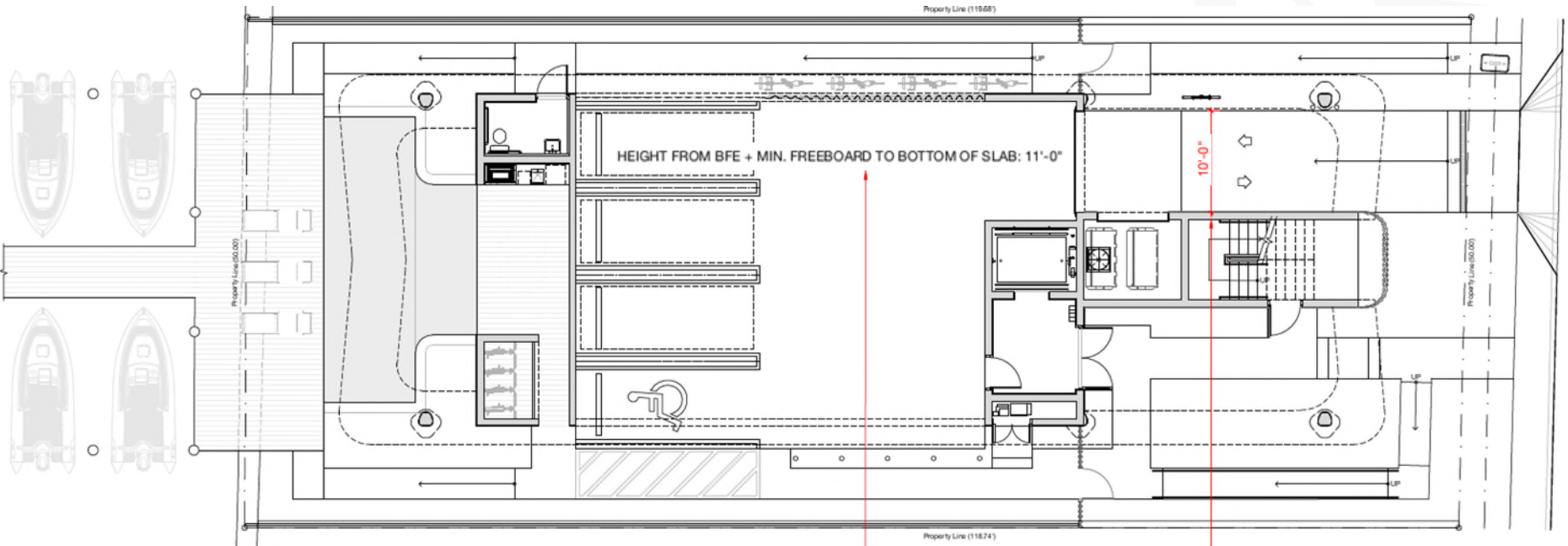


Parking Lifts

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

