

1300 LENOX HOUSE

RENOVATION & ADDITION



SITE

LOCATION: 1300 LENOX AVE, MIAMI BEACH

LOT AREA: 7,500 SQ. FT.



HISTORY:

ARCHITECT: LESTER AVERY

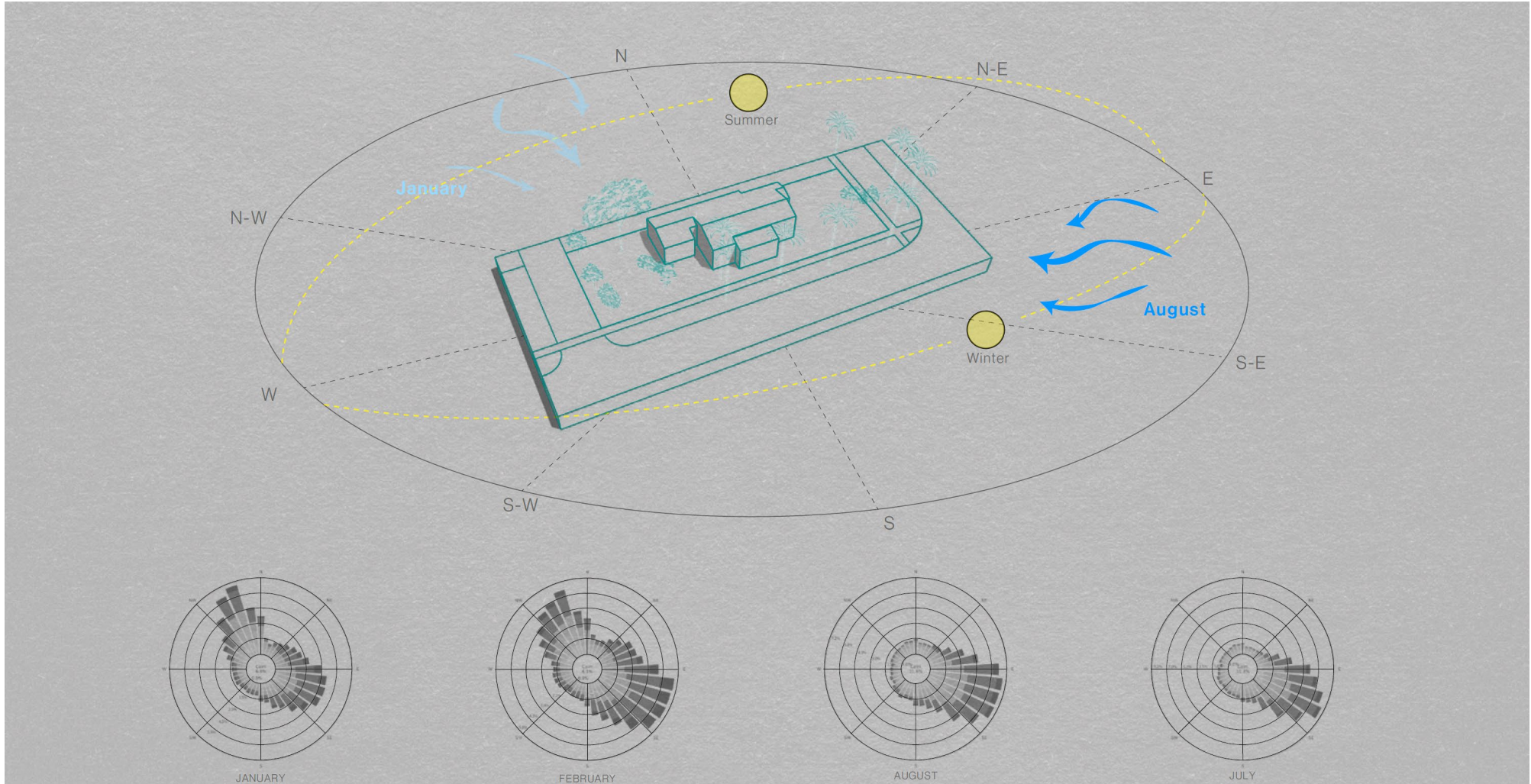
YEAR BUILT: 1936

ARCHITECTURAL STYLE: SPANISH MEDITERRANEAN



EXISTING HOUSE CONDITION

ELEVATION VIEW FROM 13TH STREET



SUN PATH & PREVAILING WIND

LOT SIZE: 7,500 SQ. FT.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
1	ADDRESS:	1300 LENOX AVE, MIAMI BEACH, FL 33139		
2	FOLIO NUMBER (NUMBERS):	02-4203-009-8860		
3	BOARD AND FILE NUMBERS:	HPB21-0482		
4	YEAR BUILT:	1936	ZONING DISTRICT:	RS-4
5	BASED FLOOD ELEVATION:	8.00'	GRADE VALUE IN NGVD:	4.00'
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.5'	FREE BOAD:	
	LOWEST ELEVATION OF MECHANICAL EQUIP.	4.4'		
7	LOT AREA:	7,500 SF	PROPOSED FINISHED FLOOR ELEVATION:	6.00' * (EXIST. MAIN HOUSE) 9.00' (NEW ACCESSORY BUILDING)
8	LOT WIDTH:	50.00'	LOT DEPTH:	150.00'
9	MAX. LOT COVERAGE SF AND %:	2,250 SQ.FT. (30%)	PROPOSED LOT COVERAGE SF AND %:	2,675 SQ.FT. (35.7%)
10	EXISTING LOT COVERAGE SF AND %:	2,005 SQ.FT. (26.7%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,000 SQ. FT. (100%)	REAR YARD OPEN SPACE SF AND %: ALLOWABLE ENCROACHMENT SEC. 142.1132 (25% MAX. OF REAR YARD)	628 SQ.FT. (56%)
	FRONT YARD PERVIOUS:	840 SQ.FT. (84%)	REAR YARD PERVIOUS:	950 SQ.FT. (84.5%)
	FRONT YARD IMPERVIOUS:	160 SQ.FT. (16%)	REAR YARD IMPERVIOUS:	175 SQ.FT. (15.5%)
12	MAX. UNIT SIZE SF AND %:	3,750 SQ.FT. (50%)	PROPOSED UNIT SIZE SF AND %:	3,191 SQ.FT. (43%)
13	EXISTING FIRST FLOOR UNIT SIZE:	2,005 SQ.FT.	PROPOSED FIRST FLOOR UNIT SIZE:	2,694 SQ.FT. (36%)
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %: (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRED DRB APPROVAL)	497 SQ. FT. (6.63%)
	NEW POOL SETBACK			
15	REAR YARD TO POOL DECK:	N/A	PROPOSED SECOND FLOOR UNIT SF AND %:	497 SQ. FT. (6.63%)
16	INTERIOR SIDE YARD NORTH TO POOL DECK:	8.00'	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAX. IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	497 SQ. FT. (100%)
	STREET SIDE YARD SOUTH TO POOL DECK:	10.00'		

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24.00' MAX.	16'-3"	22'-8"	
18	PRINCIPAL BUILDING SETBACKS:				
19	FRONT FIRST LEVEL:	20.00'	40.90'	40.90'	
20	FRONT SECOND LEVEL:	20.00'	N/A	N/A	
21	SIDE 1:	7.5' MIN.	4.68'	4.68'	
22	SIDE 2 OR (FACING STREET):	15.00' MIN.	6.94'	5.00'	
23	REAR:	22'-6"	40.39'	40.39'	
	ACCESSORY STRUCTURE SIDE 1:	10.00' MIN.	N/A	5'-0"	
24	ACCESSORY STRUCTURE SIDE OR FACING STREET:	15.00' MIN.	N/A	5'-0"	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	3'-10"	
26	SUM OF SIDE YARD:	12.5'	11.62'	9.68'	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?				YES
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?				NO
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?				-

NOTES:
IF NOT APPLICABLE WRITE N/A
ALL THE OTHER DATA INFORMANT ON SHOULD BE PRESENTED LIKE THE ABOVE FORMAT

(*) THE FIRST FLOOR ELEVATION OF THE EXISTING ONE-STORY RESIDENCE WILL BE REMAIN.
THE CURRENT ELEVATION IS +6.00 NGVD.

ZONING LEGEND

APPLICATION: HP25-0646

ZONING LEGEND PREVIOUSLY APPROVED UNDER HPB21-0482



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	Address:	1300 Lenox Ave, Miami Beach, FL33139,USA		
2	Folio number (numbers):	02-4203-009-8860		
3	Board and File numbers:			
4	Year Built:	1936	Zoning District:	RS-4
5	Based Flood Elevat bn:	3'	Grade Value in NGVD:	4.00'
6	Adjusted Grade (Floor + Grade/2):	6.5'	Free board:	
	Lowest Elevat bn of Mechanical Equipment:	4.44'		
7	Lot Area:	7,500sq f t	Proposed Finished Floor Elevat bn:	9'2"
8	Lot Width:	50'	Lot Depth:	150'
9	Max Lot Coverage SF and %:	2,250 sq f (30%)	Proposed Lot Coverage SF ad %:	2,684 sq f (35.7%)
10	Exist hg Lot Coverage SF and %:	2,005 sq f (26.7%)	Lot Coverage Deducted (Garage-Storage) SF:	0 sq f (0%)
11	Front Yard Open Space SF and %:	941 sq f (100%)	Rear Yard Open Space SF and %: Allowable Encroachment Sec.142.1132 (25% Max. of rear yard)	614 sq f (54.5%)
	Front Yard Pervious:	825 sq f (83%)	Rear Yard Pervious:	948 sq f (84.3%)
	Front Yard Impervious:	175 sq f (17%)	Rear Yard Impervious:	177 sq f (15.7%)
12	Max Unit Size SF and %:	3,750 sq f (50%)	Proposed Unit Size SF and %:	2,806 sq f (37.4%)
13	Exist hg First Floor Unit Size:	2,005 sq f t	Proposed First Floor Unit Size:	2,317 sq f (30.8%)
14	Exist hg Second Floor Unit Size:	0	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the First Floor of the main home required DRB Approval):	487 sq f (6.5%)
	New pool Setbacks:		Proposed Second Floor Unit Size SF and %:	487 sq f (6.5%)
15	Rear Yard to Pool Deck:		Proposed Second Floor Unit Size SF and %:	487 sq f (6.5%)
16	Side Yard (East) Interior to Pool Deck:	5'	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	487 sq f (100%)
17	Side Yard (West) Interior to Pool Deck:	10'		
		REQUIRED	EXISTING	PROPOSED
17	Height:	24'	16'3"	22'2"
18	Setbacks:			
19	Front First Level:	20'	40'10"	40'11"
20	Front Second Level:	20'	N/A	N/A
21	Side 1:	7'6" MIN	4'10"	4'7"
22	Side 2 or (facing Street):	15' MIN	6'10"	4'10"
23	Rear:	22'6"	40'5"	3'10"
	Accessory Structure Side 1:	10' MIN	N/A	N/A
24	Accessory Structure Side 2 or (facing street):	15' MIN	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of side Yard:	9'	11'8"	9'5"
27	Located within a Local Historic District?			
28	Designated as an individual Historic Single Family Residence Site?			
29	Determined to be Architecturally Significant?			

Notes:

If not applicable write N/A

All the other data informat bn should be presented like thee above format

VARIANCES PREVIOUSLY APPROVED UNDER HPB21-0482

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:

- A variance to exceed by 5.7% (434 sq. ft.) the maximum permitted lot coverage of 30% in order to provide a lot coverage of 35.7% (2,684 sq. ft.).
- A variance to reduce by 10'-0" the minimum required side yard facing a street setback of 15'-0" in order to construct an attached addition at a setback of 5'-0" from the south side property line.
- A variance to reduce by 2'-8" the minimum required interior side yard setback of 7'-6" in order to construct an attached addition at a setback of 4'-10" from the north side property line.
- A variance to reduce by 2'-8" the minimum required sum of the side yards of 12'-6" in order to construct attached additions with a sum of side yards of 9'-10".
- A variance to exceed by 29.5% (332.75 sq. ft.) the maximum permitted accessory building lot coverage of 25% (261.25 sq. ft.) in order to provide a lot coverage of 54.5% (614 sq. ft.).
- A variance to exceed by 10'-6" 10'-0" the minimum required side facing a street setback of 15'-0" in order to construct the accessory building at a setback of 4'-7" 5'-0" from the south property line, to exceed by 5'-6" 5'-0" the minimum required side interior setback for an accessory building of 10'-0" in order to construct the accessory building at a setback of 4'-7" 5'-0" from the north property line and to exceed by 11'-2" the minimum required rear setback of 15'-0" in order to construct the accessory building at a setback of 3'-10" from the west property line.
- A variance to reduce by 24.5% (276.5 sq. ft.) the minimum required rear yard open space area of 70% (787.5 sq. ft.) in order to provide a rear yard open space area of 45.5% (511 sq. ft.).
- A variance to exceed by 1.26' the maximum permitted height for a retaining wall located within the required front yard and required side yard facing a street of 5.74 NGVD in order to provide a retaining wall at a height of 7.00' NGVD within four feet of the property lines.

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

That the special conditions and circumstances do not result from the action of the applicant.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant.

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

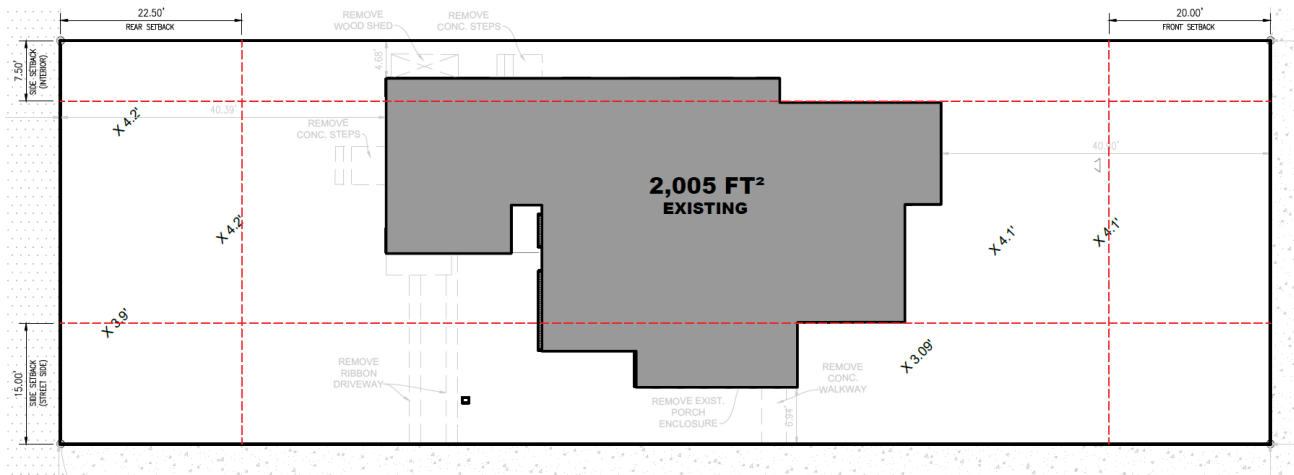
That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

C. The Board hereby **Approves** the requested variances as modified herein, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

- Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

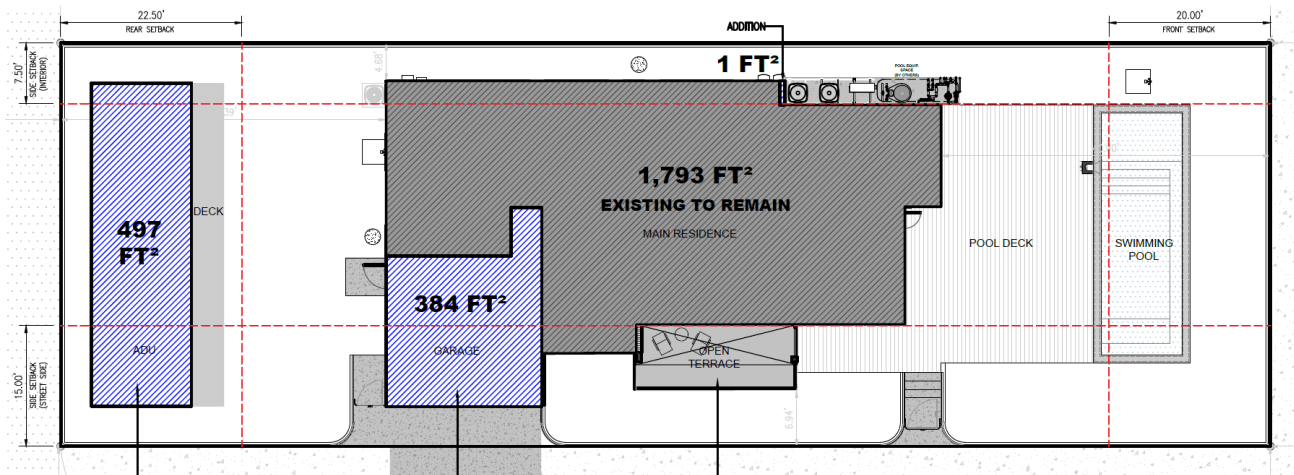


1 EXIST. LOT COVERAGE
SCALE 1/16"=1'-0"

LOT COVERAGE CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
EXIST. LOT COVERAGE	2,005 SQ. FT. (27%)
PROPOSED LOT COVERAGE	2,675 SQ. FT. (35.7%)

LEGEND

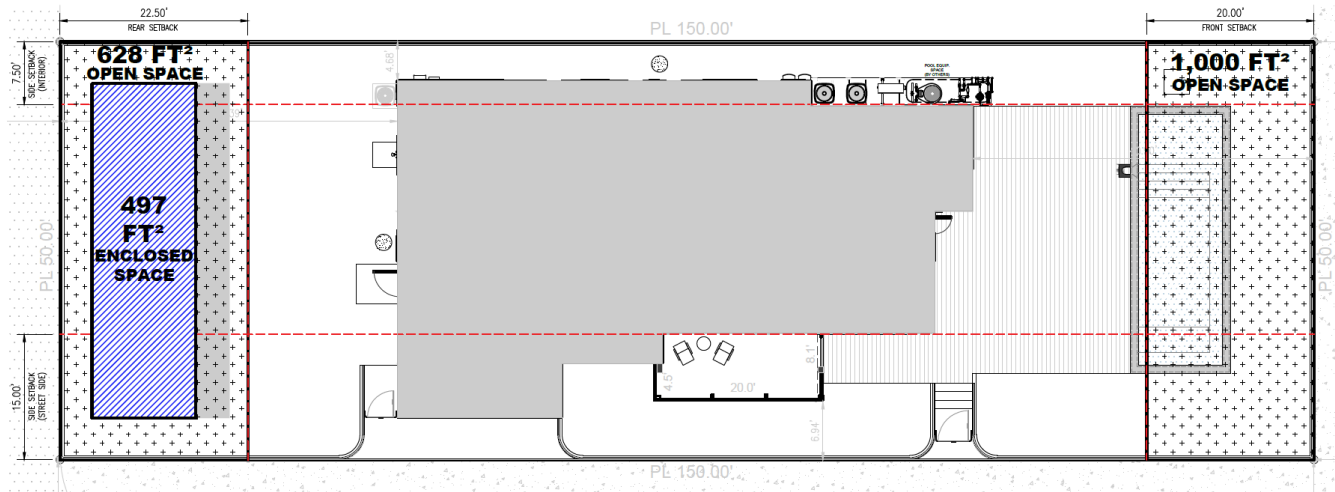
- ADDITION - LOT COVERAGE
- EXISTING LOT COVERAGE



2 PROPOSED LOT COVERAGE
SCALE 1/16"=1'-0"

ZONING DIAGRAMS



APPLICATION: HP25-0646

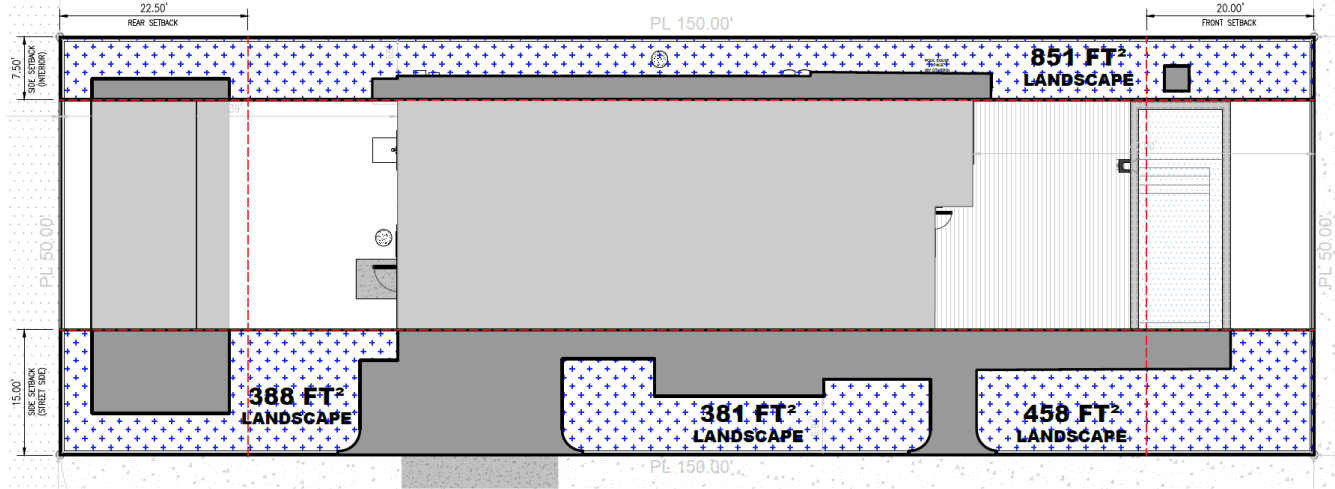


1 FRONT & REAR OPEN SPACE DIAGRAM
SCALE 1/16"=1'-0"

FRONT & REAR OPEN SPACE CALCULATIONS	
FRONT YARD AREA	1,000 SQ. FT. (100%)
FRONT YARD OPEN SPACE	1,000 SQ. FT. (100%)
FRONT YARD ENCLOSED AREA	N/A
REAR YARD AREA	1,125 SQ. FT. (100%)
REAR YARD OPEN SPACE	628 SQ. FT. (56%)
REAR YARD ENCLOSED AREA	497 SQ. FT. (44%)

LEGEND

-  ENCLOSED AREA
-  OPEN AREA



2 SIDE YARD LANDSCAPE DIAGRAM
SCALE 1/16"=1'-0"

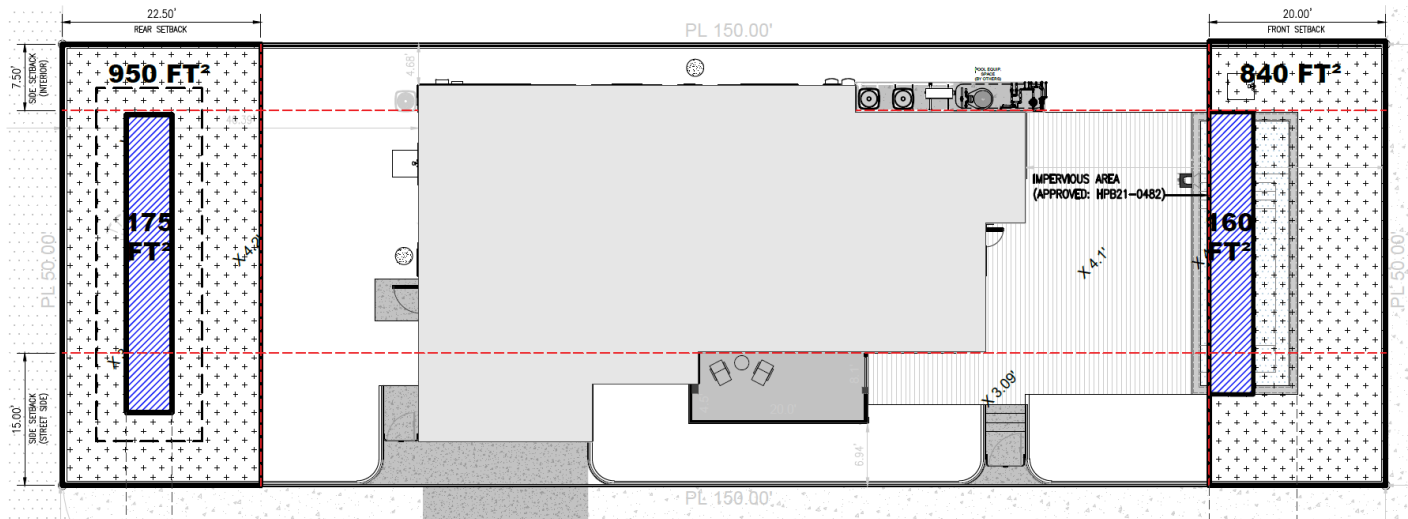
SIDE YARD LANDSCAPE CALCULATIONS	
INTERIOR SIDE YARD AREA	1,125 SQ. FT. (100%)
LANDSCAPE AREA	858 SQ. FT. (76%)
NON-LANDSCAPE AREA	267 SQ. FT. (24%)
STREET SIDE YARD AREA	2,250 SQ. FT. (100%)
LANDSCAPE AREA	1,227 SQ. FT. (54%)
NON-LANDSCAPE AREA	1,023 SQ. FT. (46%)

LEGEND

-  LANDSCAPE AREA
-  NON-LANDSCAPE AREA



ZONING DIAGRAMS

APPLICATION: HP25-0646

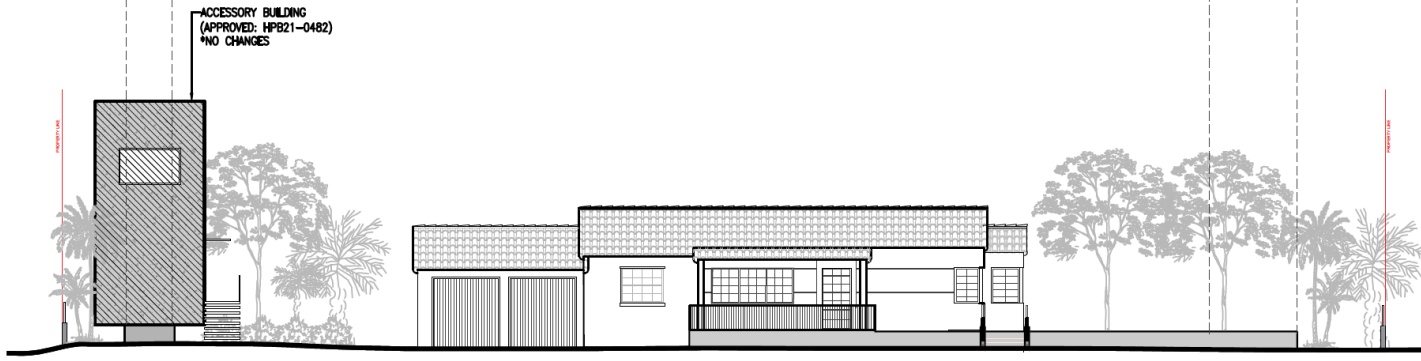


PERVIOUS / IMPERIOUS CALCULATIONS	
FRONT YARD AREA	1,000 SQ. FT. (100%)
FRONT YARD PERVIOUS AREA	840 SQ. FT. (84%)
FRONT YARD IMPERVIOUS AREA	160 SQ. FT. (16%)
REAR YARD AREA	1,125 SQ. FT. (100%)
REAR YARD PERVIOUS AREA	950 SQ. FT. (84.5%)
REAR YARD IMPERVIOUS AREA	175 SQ. FT. (15.5%)

LEGEND

-  IMPERVIOUS AREA
-  PERVIOUS AREA

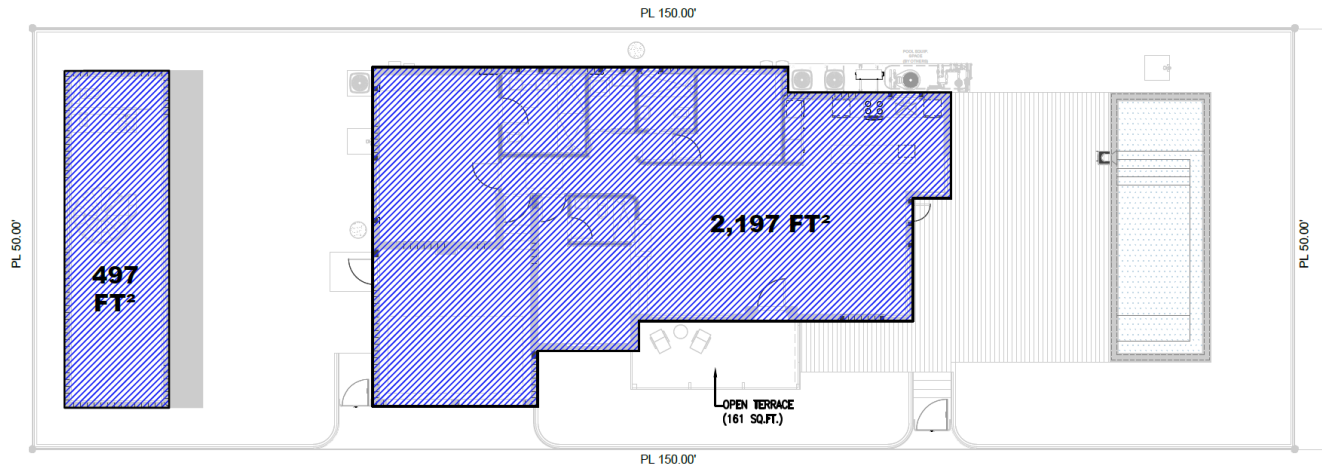
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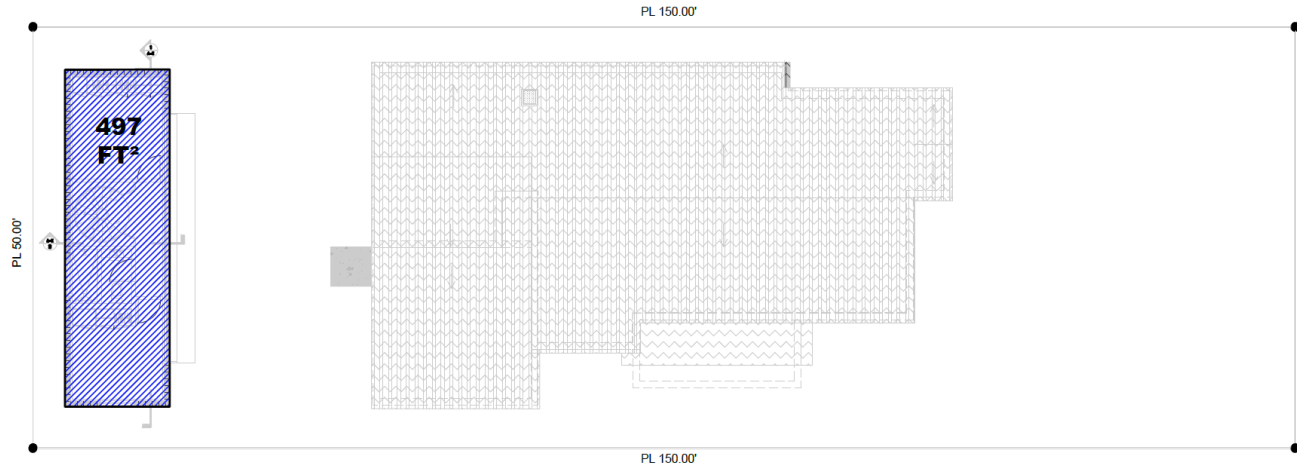
2 | PROPOSED NORTH ELEVATION
SCALE: 1/16"=1'-0"

ZONING DIAGRAMS

APPLICATION: HP25-0646



1 1ST FLOOR UNIT SIZE DIAGRAM
SCALE 1/16"=1'-0"



2 2ND FLOOR UNIT SIZE DIAGRAM
SCALE 1/16"=1'-0"

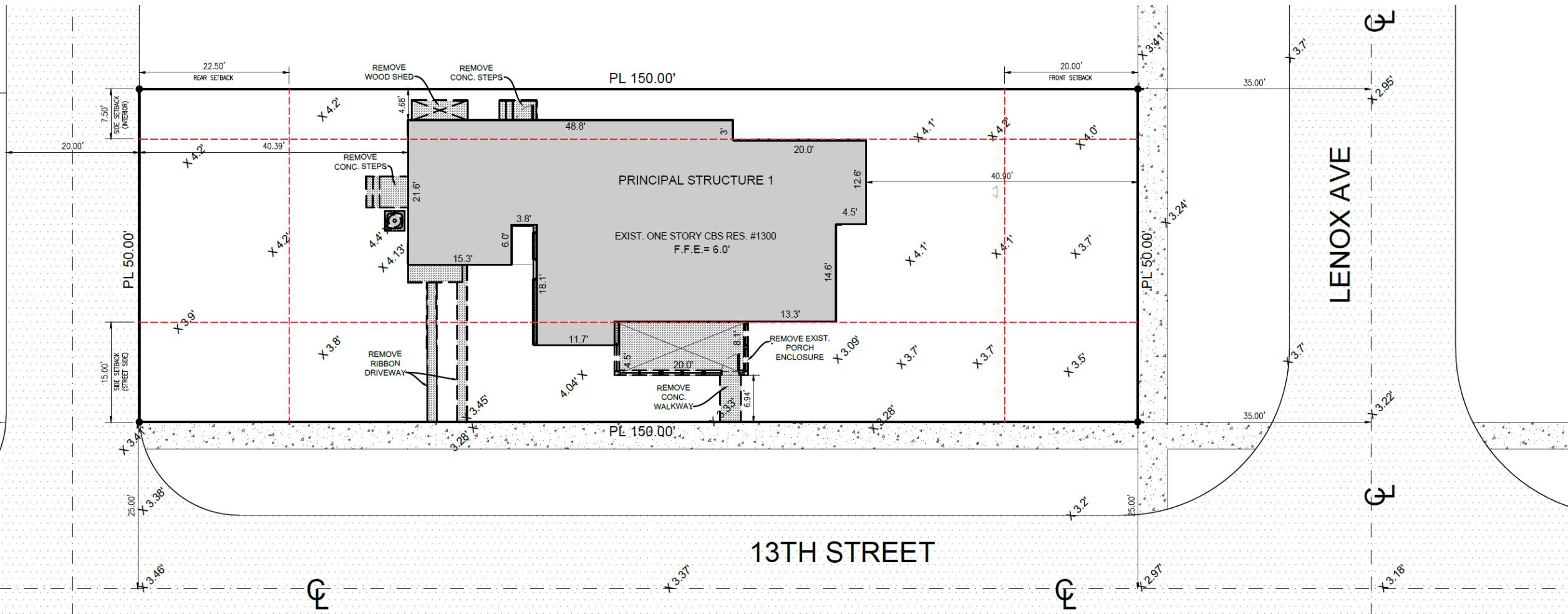
UNIT SIZE CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
1ST FLOOR UNIT SIZE	2,694 SQ. FT. (36%)
2ND FLOOR UNIT SIZE	497 SQ. FT. (6.63%)
TOTAL	3,191 SQ. FT. (43%)
<hr/>	
1ST FLOOR UNIT SIZE OF MAIN HOME	2,197 SQ. FT.
2ND FLOOR PERCENTAGE OF THE MAIN HOUSE 1ST FLOOR	(23%)

LEGEND



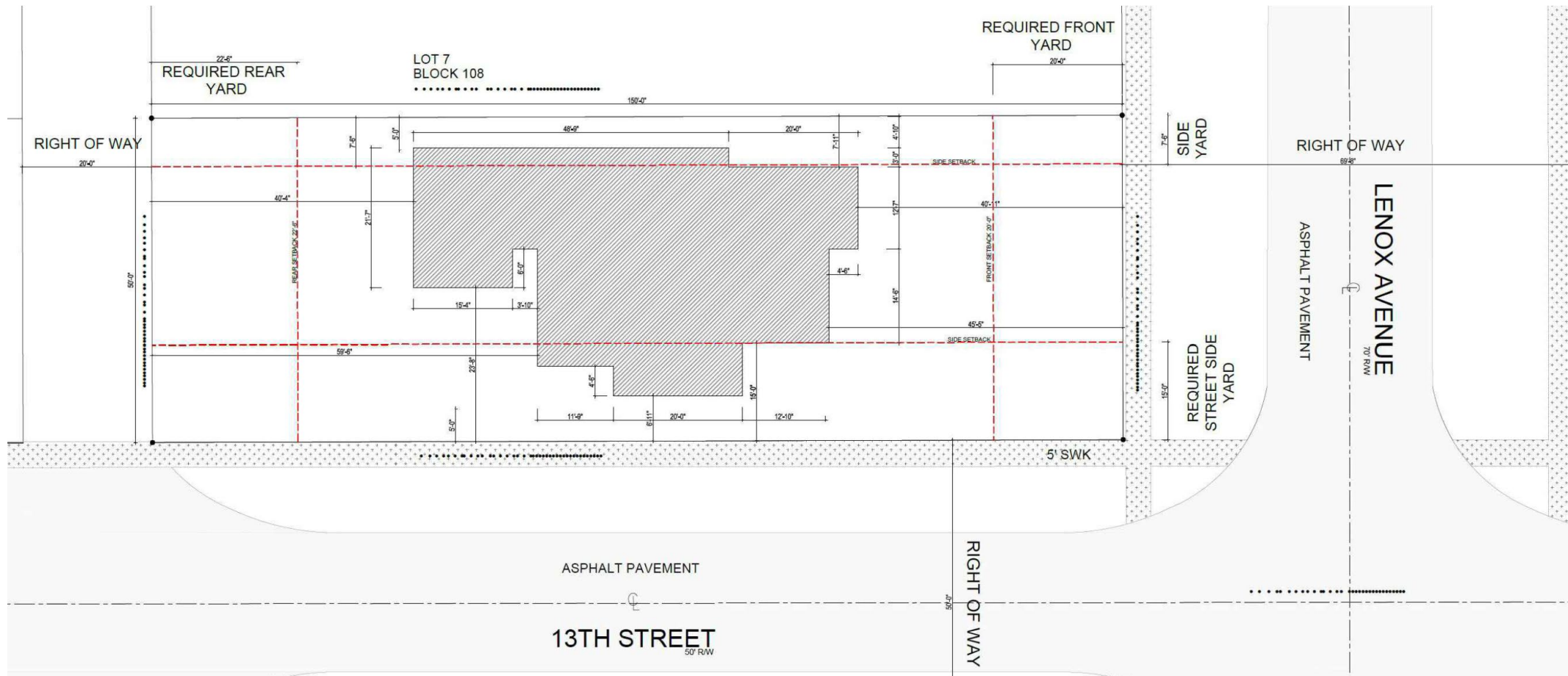
ZONING DIAGRAMS

APPLICATION: HP25-0646



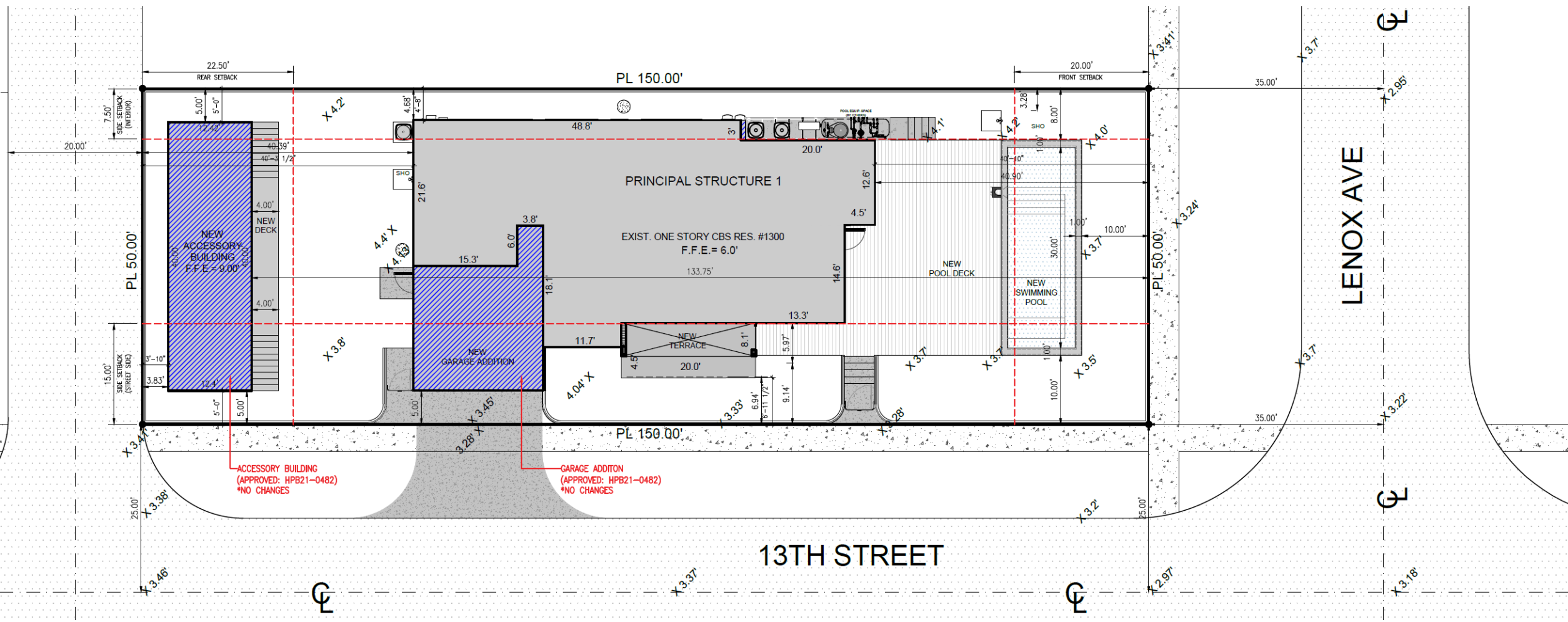
EXISTING SITE PLAN

APPLICATION: HP25-0646



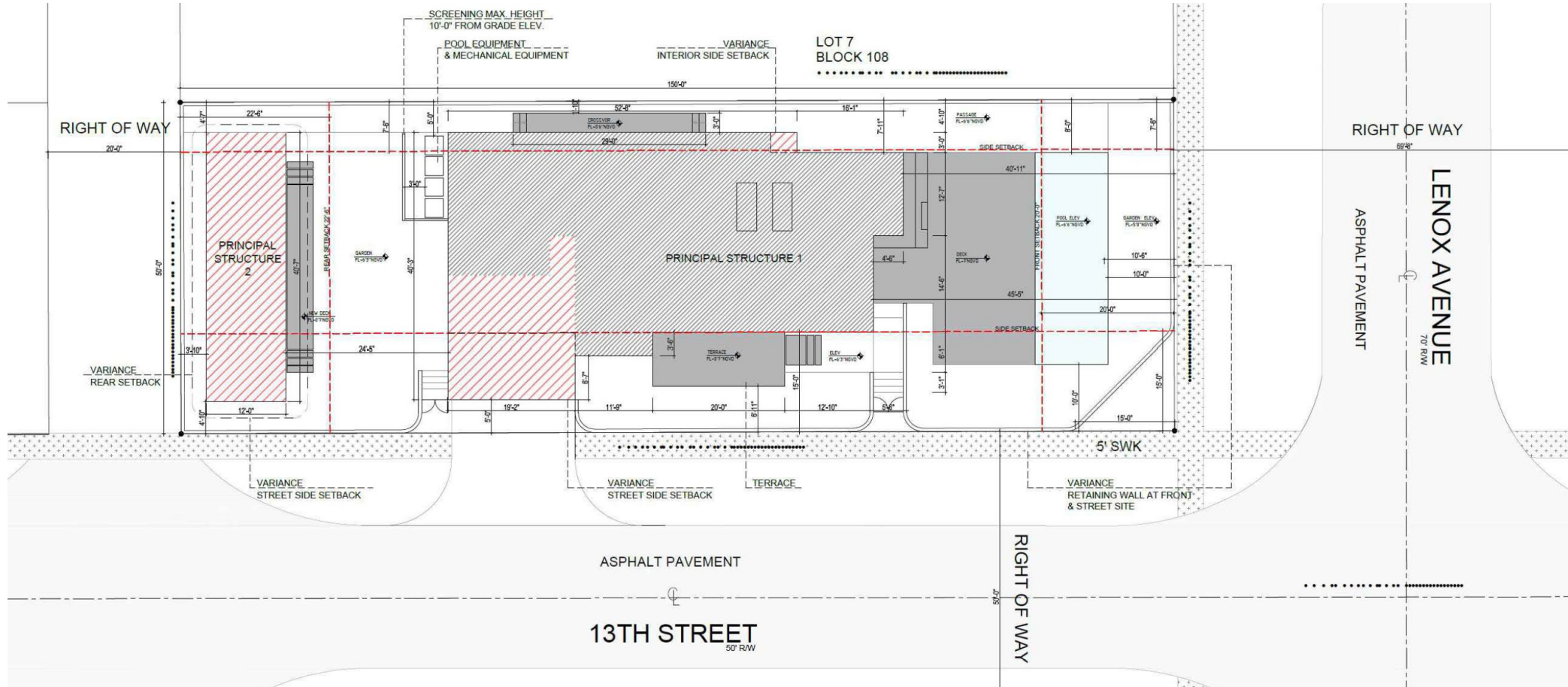
EXISTING SITE PLAN

PREVIOUS APPROVED APPLICATION: HP21-0482



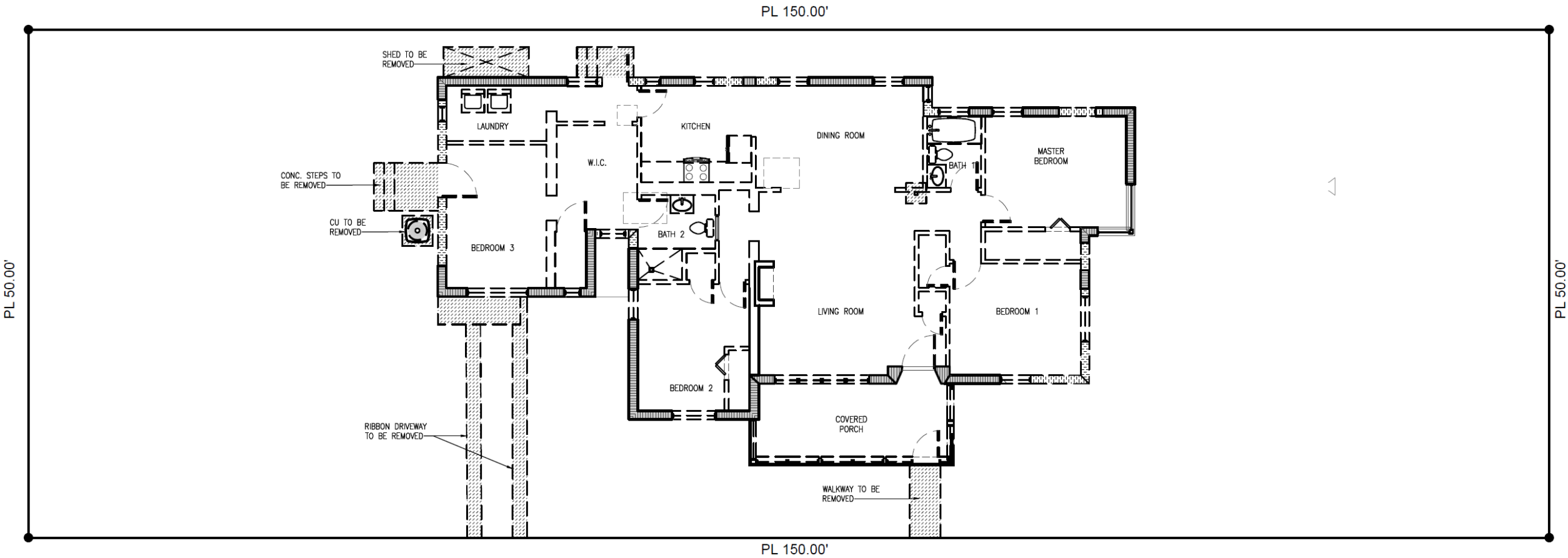
PROPOSED SITE PLAN

APPLICATION: HP25-0646



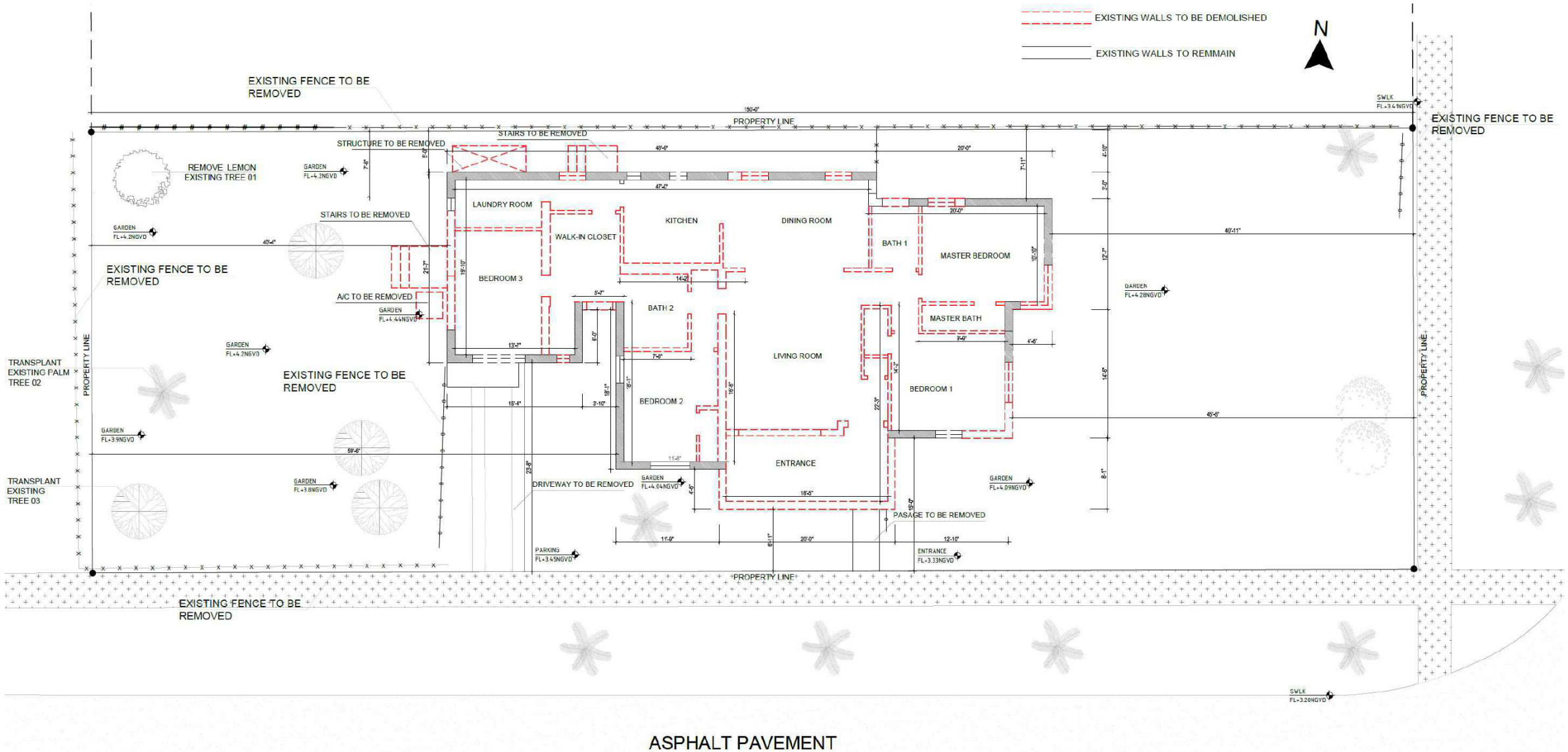
PROPOSED SITE PLAN

PREVIOUS APPROVED APPLICATION: HP21-0482



DEMOLITION FLOOR PLAN

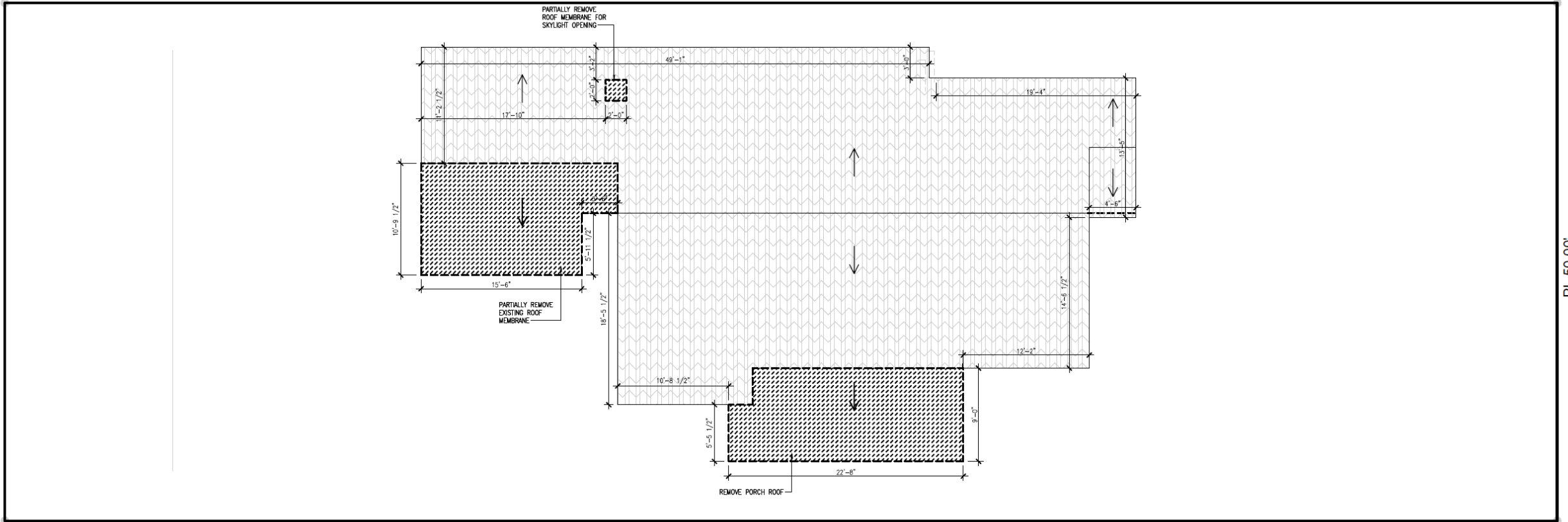
APPLICATION: HP25-0646



DEMOLITION FLOOR PLAN

PREVIOUS APPROVED APPLICATION: HP21-0482

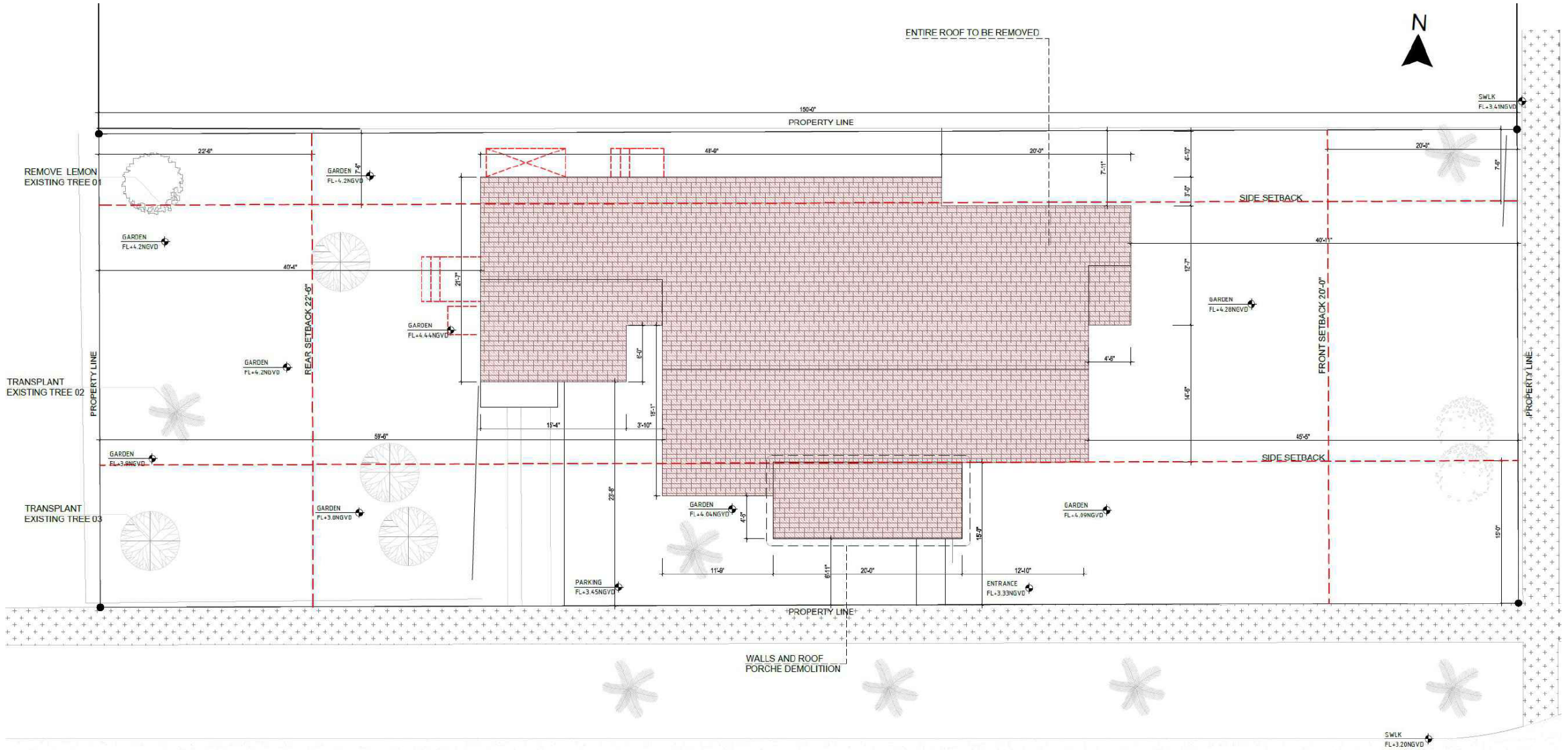
PL 150.00'



PL 150.00'

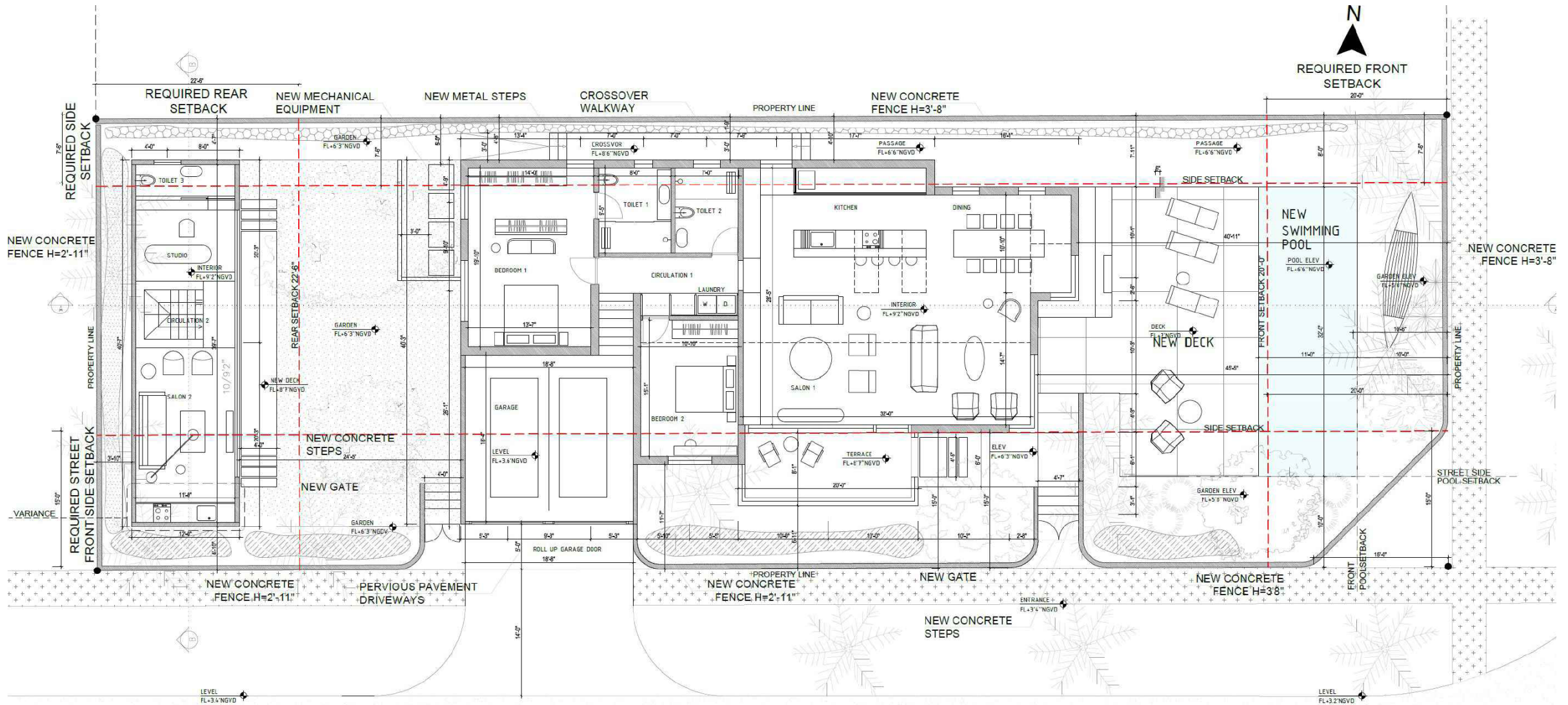
DEMOLITION ROOF PLAN

APPLICATION: HP25-0646



DEMOLITION ROOF PLAN

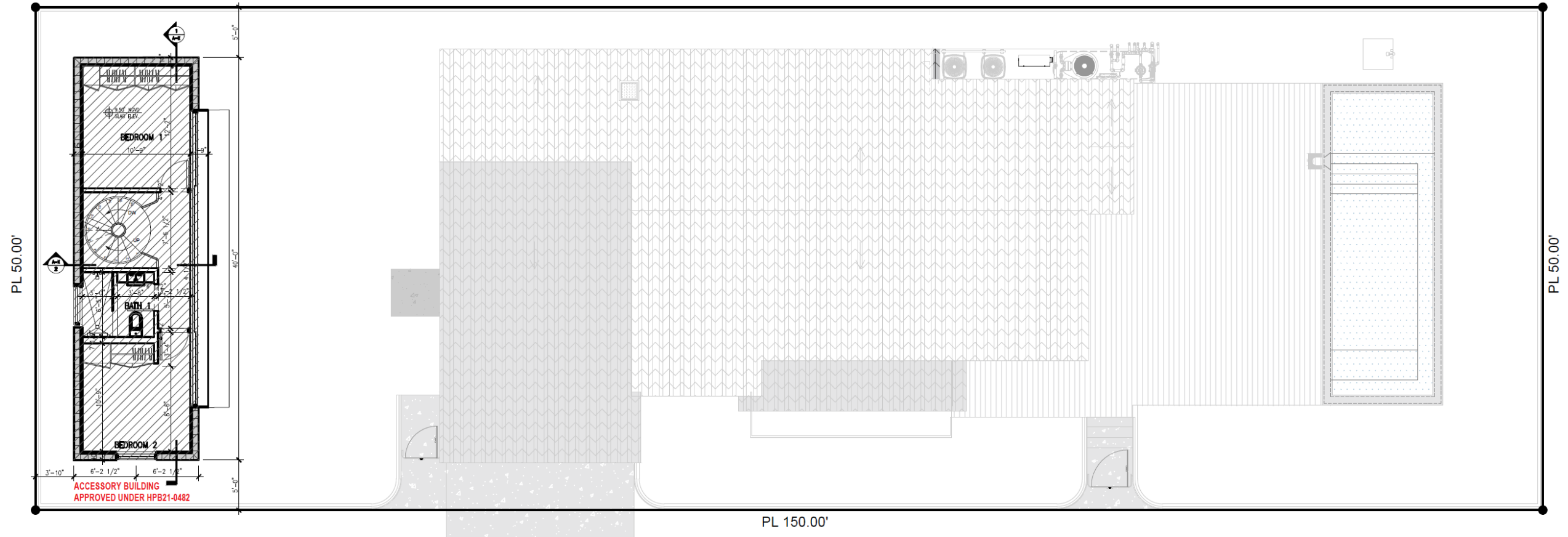
PREVIOUS APPROVED APPLICATION: HP21-0482



PROPOSED 1ST FLOOR PLAN

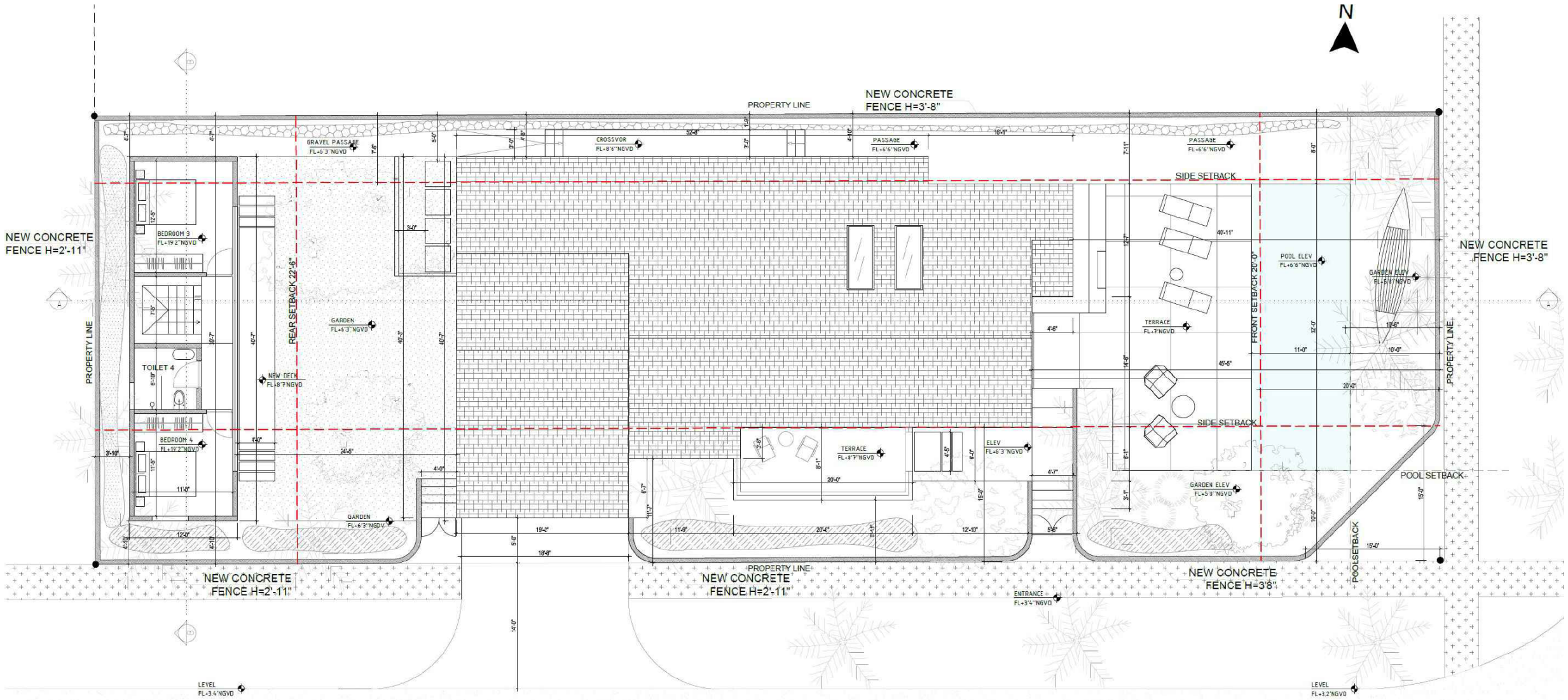
PREVIOUS APPROVED APPLICATION: HP21-0482

PL 150.00'



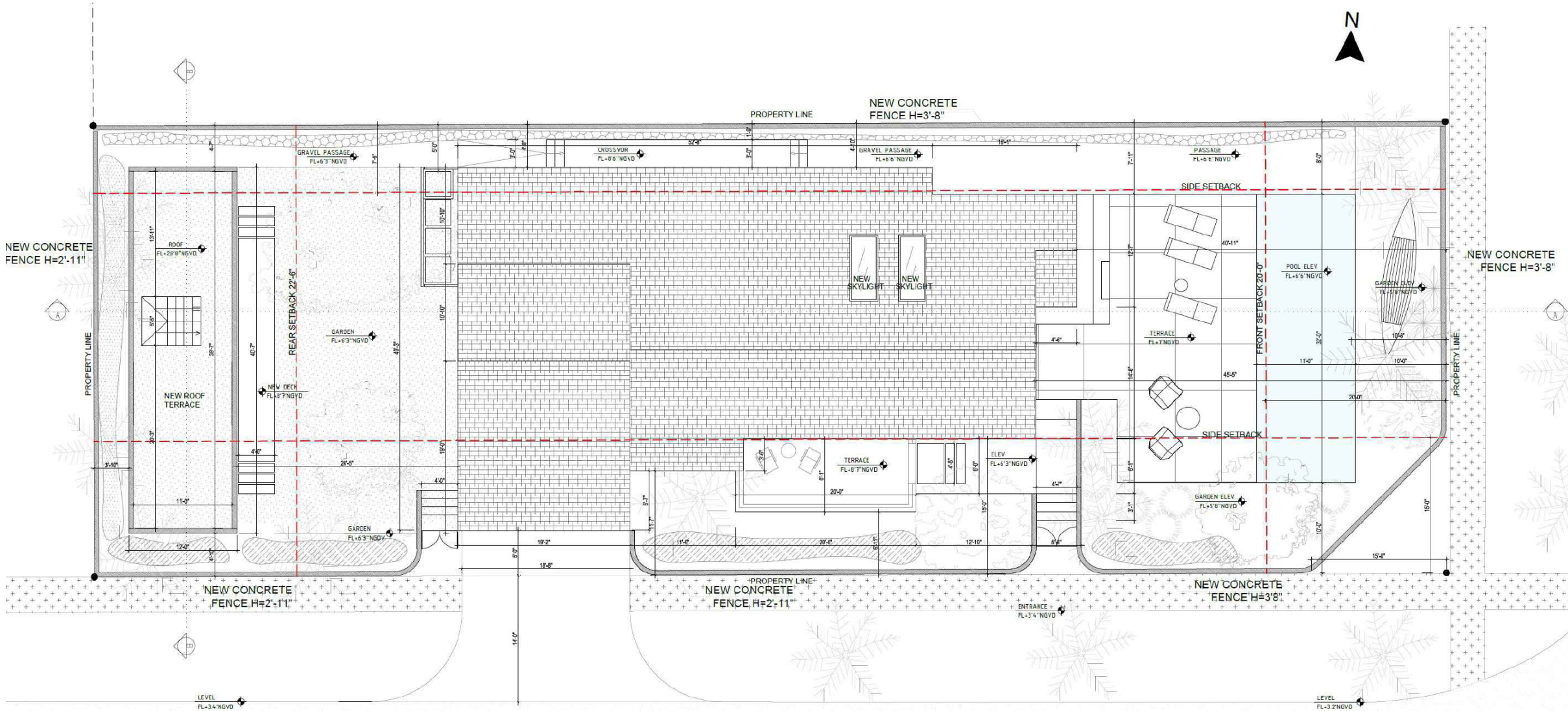
PROPOSED 2ND FLOOR PLAN

APPLICATION: HP25-0646



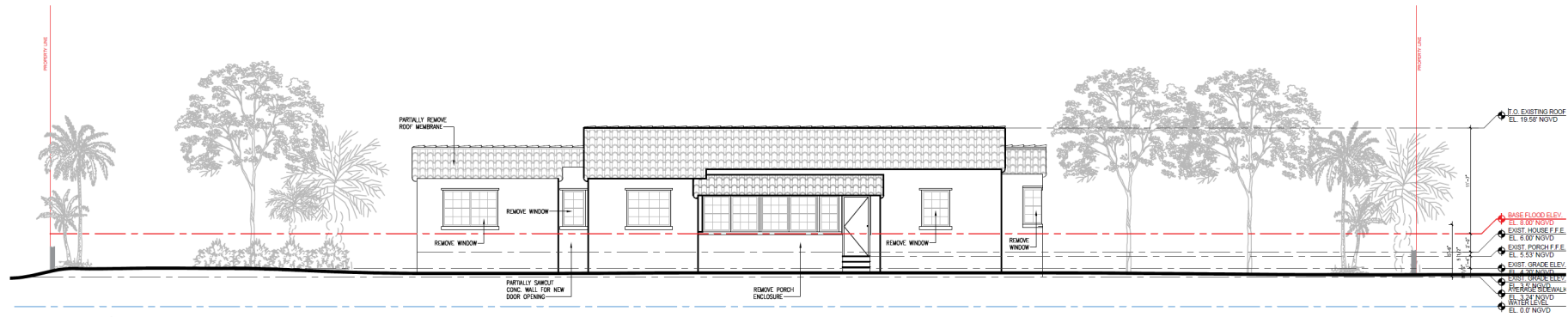
PROPOSED 2ND FLOOR PLAN

PREVIOUS APPROVED APPLICATION: HP21-0482

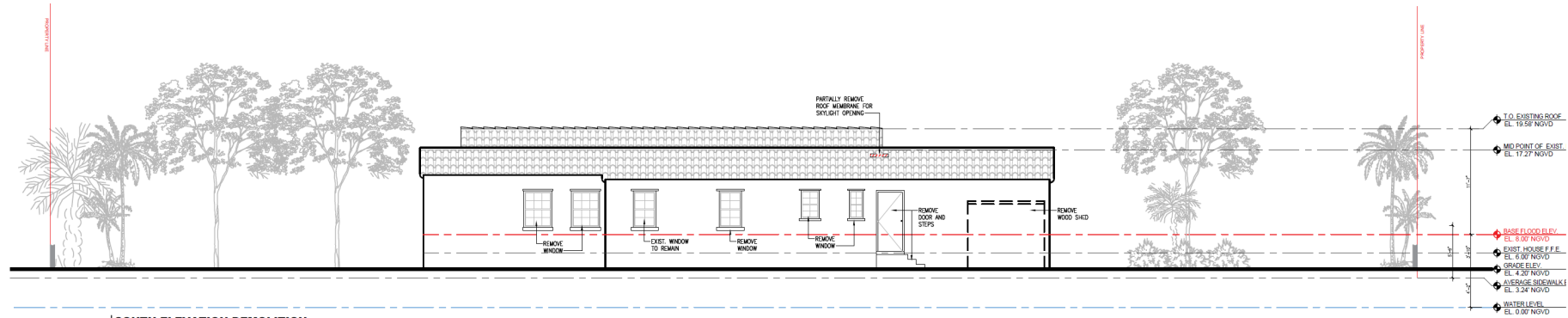


PROPOSED ROOF PLAN

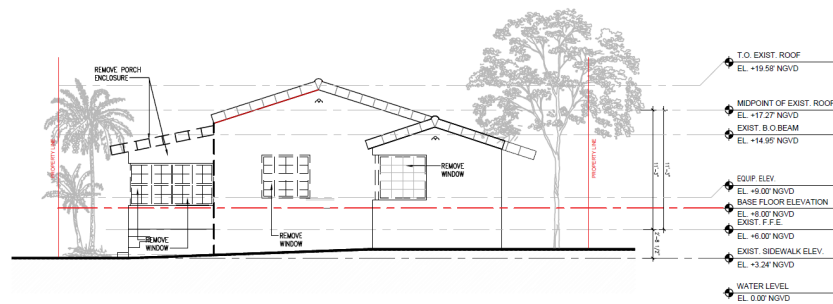
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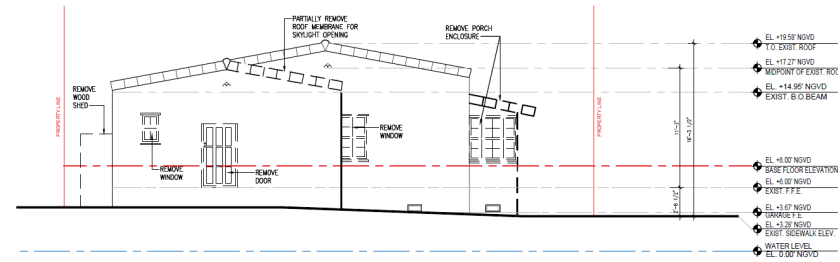
1 NORTH ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"

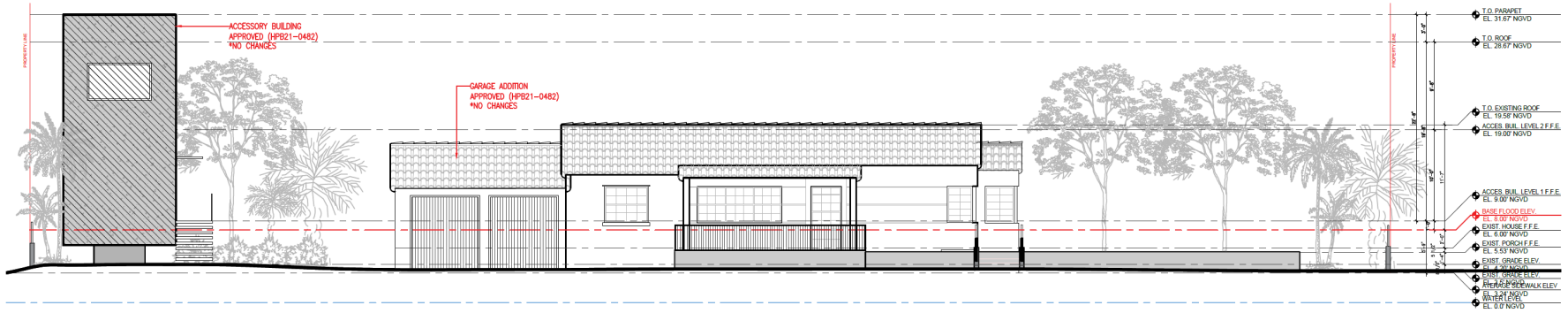
EXISTING ELEVATIONS

APPLICATION: HP25-0646

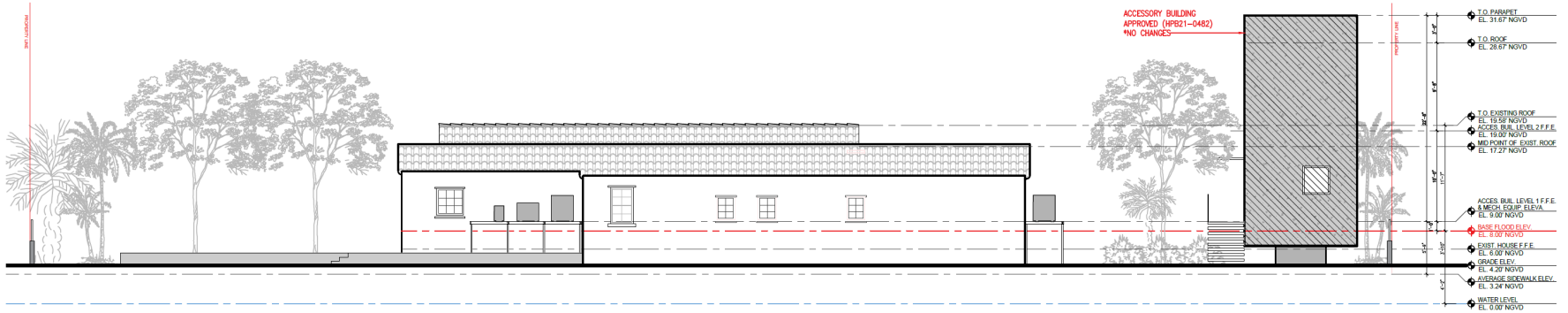


EXISTING ELEVATIONS

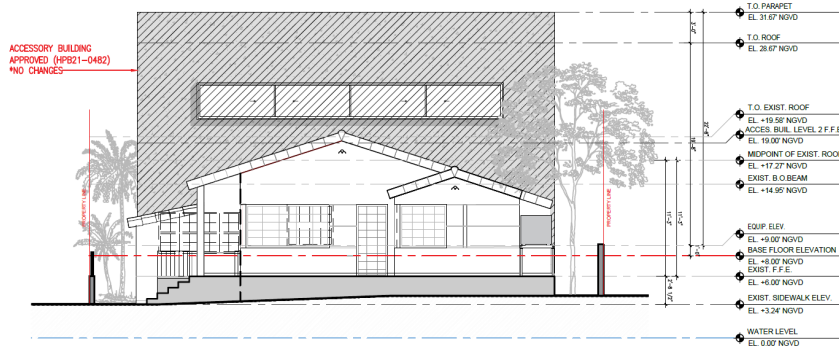
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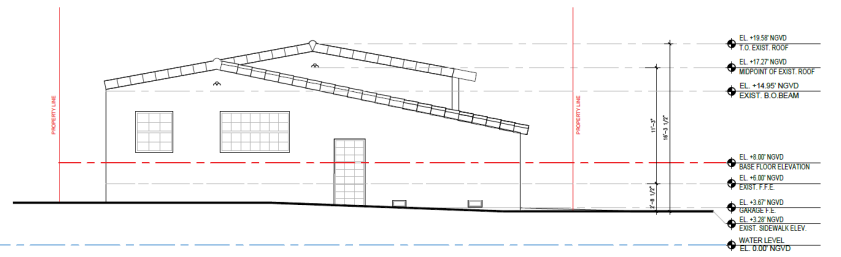
1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 MAIN HOUSE PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 MAIN HOUSE PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"

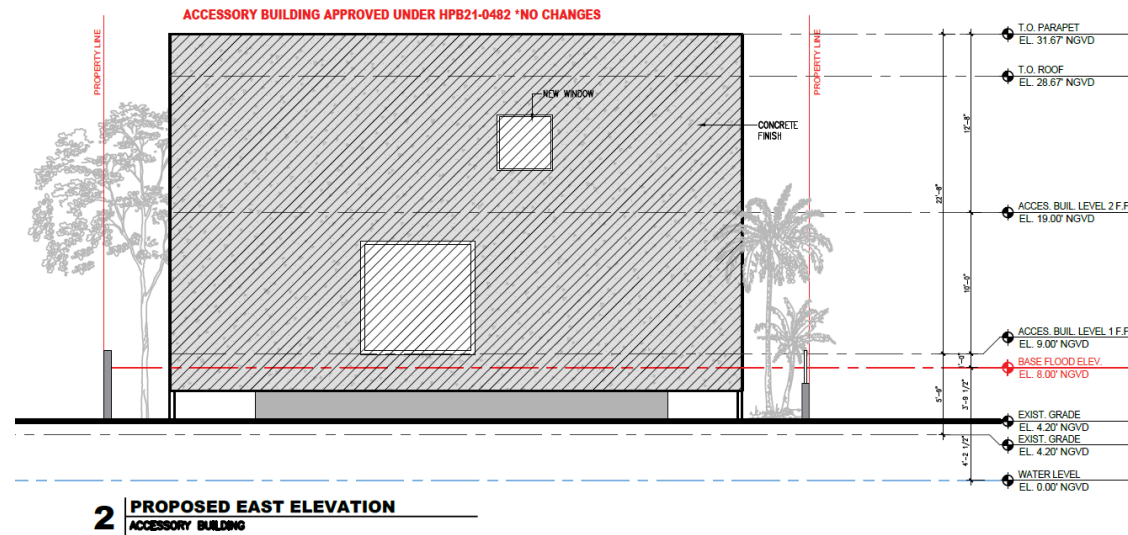
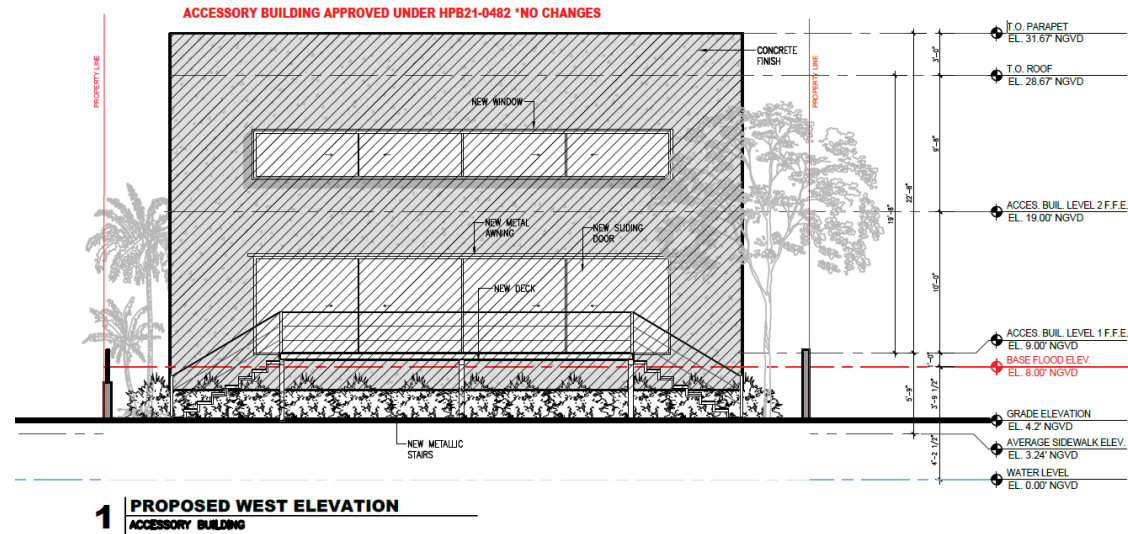
PROPOSED ELEVATIONS

APPLICATION: HP25-0646



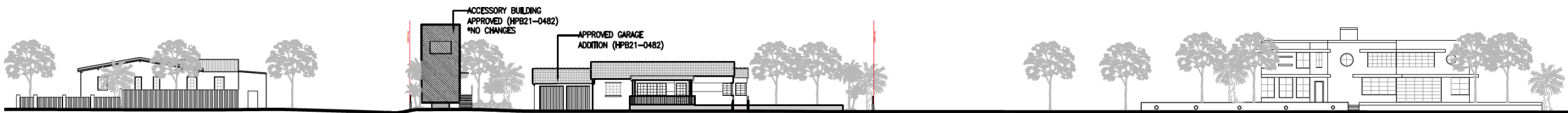
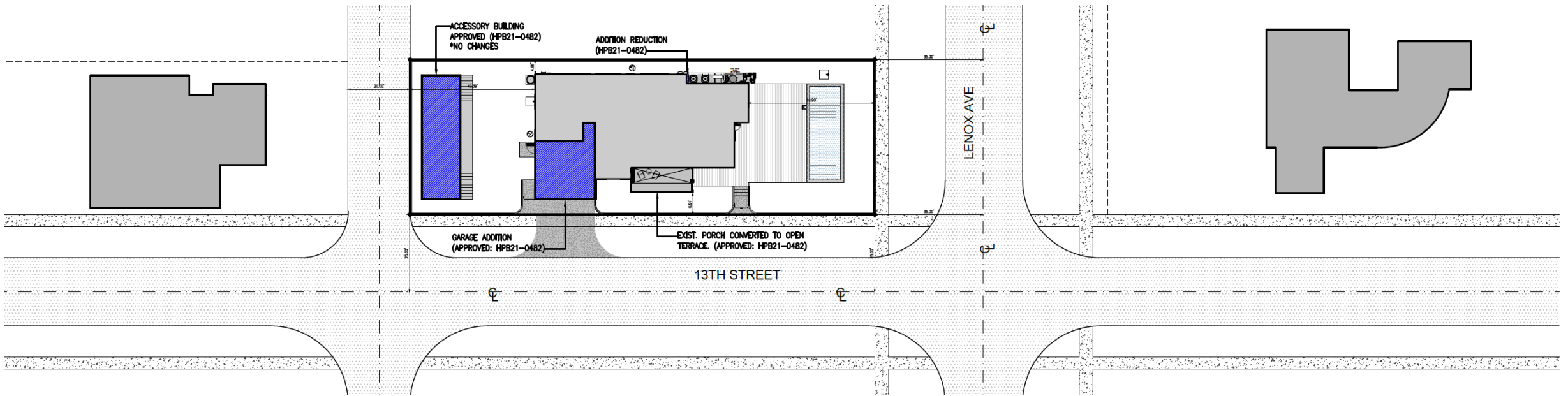
PROPOSED ELEVATIONS

PREVIOUS APPROVED APPLICATION: HP21-0482



ACCESSORY BUILDING ELEVATIONS

PREVIOUS APPROVED APPLICATION: HP21-0482



CONTEXTUAL ELEVATIONS

NORTH FAÇADE ALONG 13TH STREET



COLOR RENDERING

ACCESSORY BUILDING & GARAGE ADDITION: APPROVED UNDER HPB21-0482



COLOR RENDERING

ACCESSORY BUILDING & GARAGE ADDITION: APPROVED UNDER HPB21-0482



RECLAIMED ROOF TILES

BARREL TERRACOTTA ROOF TILES: INSTALLATION BASED ON THE ROMAN PAN SYSTEM



COLOR SELECTION

PAINT: OFF-WHITE WITH A LITTLE GRAY KNIT