

January 17, 2024

City of Coral Gables Historical Resources and Cultural Arts Department
2327 Salzedo St.
Coral Gables, FL 33134

RE: Bared Residence Addition 1498 Sevilla Ave
LETTER OF INTENT (Revision)

This project was previously approved by the Historical Preservation Board on July 20, 2022 and is currently being reviewed by the Coral Gables Building Department under BLDR-22-10-2464. The scope of work is being revised to extend the two-story addition and the ground floor terrace for it to match the end of the existing residence as requested by the client to have a more cohesive design.

However, the existing residence falls within the required 10' Rear Setback which is why we are also requesting a Variance to reduce it to 5 feet for the new addition to match. We would like to point out there is no neighbor towards the rear since it adjoins the Biltmore Golf Course, having the reduction would not compromise another residence with the proximity to the property's edge.

In addition, we are extending the existing 3'-0" tall site wall surrounding the pool to align to the new terrace extension. The pool will have a separate 4' tall pool enclosure fence & gate as required by the Florida Building Code. The city requires a 4'-0" tall wall when the pool is visible from the street, hence we are also requesting a Variance to reduce the required site wall to 3'-0".

The possibility of a variance has been discussed with Zoning Reviewer Steven Rodriguez and they presented no disagreement if it has the Historical Preservation Board's approval.

Thank you for your review and attention.
Regards,



Edgardo J Betancourt Santiago, RA
Architect