

November 6<sup>th</sup>, 2025

City of Coral Gables  
Historic Resources and Cultural Arts Department  
427 Biltmore Way  
Coral Gables, FL 33134

**Re: Letter of Intent for Certificate of Appropriateness**

**Addition with Garage, Pool Bathroom, Exercise Room, and Bathroom  
1341 Obispo Ave, Coral Gables (the “Property”)  
Folio 03-4107-016-2440**

Dear City of Coral Gables and Board Members of Historic Resources, LKG Architecture represents Crisanto Campos, (the “Applicant”) in connection with the land use and zoning matters relating to the Property. Please accept this Letter of Intent on behalf of the Applicant, for the request to the proposed a detached addition of an addition at the rear of the property for a garage, pool bathroom, exercise room, and bathroom (the “Project”). This Applicant is requesting to perform the addition for the purpose of adding additional living space for the size of the family who occupy the home.

**I. The Property**

The Property is zoned as a Single Family Residential (SFR) and the lot is 7,500 s.f. The Home was constructed in 1923 (1,601 s.f.) based on the Miami Dade County Property Appraiser Records. The architecture is of a Spanish Mediterranean Revival and is designated as a Historic Structure.

**II. The Project**

The proposed scope of work the applicant is requesting is to add a detached addition at the rear of the property in order to accommodate the size of the family that will occupy the home (1<sup>st</sup> Floor Garage and Pool Bathroom = 358.36SF, 2<sup>nd</sup> Floor Exercise Room and Bathroom = 299.82SF).

**III. Request for Variances for Hardships**

The Applicant is requesting no variances.

**VI. Conclusion**

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

Sincerely,

Leticia Keremian  
LKG Architecture, Registered Architect  
Principal Architect (AR99880)  
1341 Obispo Ave ( Residence)  
Historic Resources Application  
Cc: Crisanto Campos, Maimonides Campos (Owners)

