

November 25, 2025

Anna Pernas
Director
Historical Resources Department
2327 Salzedo Street
Coral Gables, FL 33134
Tel: 305.460.5090
Fax: 305.460.5093

Re : **Renovation Project**
Vich Residence
826 Ortega Ave
Coral Gables, Florida 33134

Dear Ms Pernas:

Attached, please find the application for Certificate of Appropriateness for the home noted above. Included in the submittal you will find the survey, proposed drawings, photographs, application and the processing fee.

The proposed work consists of the following:

- Front Facade Renovation
- Pool
- New Wall

We are presenting to the Historical Board a Request for Approval of the Zoning Comments, specifically by seeking a variance for Zoning Comments listed below:

1. HISTORICAL REVIEW REQUESTED, PAGE A.1, PROVIDE A MINIMUM 9.35 FEET SIDE SETBACK FROM THE EAST PROPERTY LINE TO CLOSEST EDGE OF THE POOL DECK, POOL WATER EDGE, AND GAZEBO. ART. 2, SECT. 2-101, D. #4 AND #5.

HISTORICAL REVIEW REQUESTED, PAGE A.1, THE NEW ENLARGED FRONT COVERED ENTRY NOT ALLOWED WITHIN THE 25 FEET FRONT SETBACK. ART. 2, SECT. 2-101, D. #4.

2. HISTORICAL REVIEW REQUESTED, PAGE A.1, THE NEW ENLARGE FRONT COVERED ENTRY IS NOT ALLOWED, DUE TO EXISTING NON-CONFORMING STRUCTURES CANNOT BE ENLARGED. ART. 13, SECT. 13-303.
3. HISTORICAL REVIEW REQUESTED, PAGE A.1, PROVIDE A 5 FT. MINIMUM SEPARATION FROM THE MAIN RESIDENCE WALL TO THE CLOSEST EDGE OF THE GAZEBO AND THE SWIMMING POOL BODY OF WATER. ART. 2, SECT. 2-101, D. #6, a.

In addition, note the following:

4. 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.
5. Special Conditions and Circumstances do not result from the actions of the Applicant.
6. 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.

7. Literal interpretation of the provisions of the Zoning Code would deprive the Applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Code and would work unnecessary and undue hardship on the Applicant.
8. The Variance granted is the minimum Variance that will make possible reasonable use of the land, building or structure.
9. Granting the Variance will not change the use to one that is different from other land in the same District.
10. Granting of the Variance will be in harmony with the general intent and purpose of the Zoning Code, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
11. Granting of the Variance is appropriate for the continued preservation of a Historic Landmark or Historic Landmark District.

We respectfully submit this for your review.

Should you have any questions or require additional information, please contact me.

Sincerely,



Virginia Vich