



HamedRodriguez architects

Architecture Planning Interiors
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AA26002034

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Curia Residence
3920 Durango Street
Coral Gables Florida 33143

Letter of Intent for Certificate of Appropriateness

Re: # **HIST-24-09-0096** : Restoration and addition to an existing residence

The scope of work consists of the restoration and addition to a 1920's home designed by architect George Fink. The existing 2 story residence was originally designed in the Spanish Mediterranean Revival style. The intent is to restore the residence to its original glory while adding an addition on the 2nd floor directly behind the original 2nd floor volume. This is being achieved in a way to preserve the volume of the original house when looking at the front elevation. This placement does create two hardships in which we would be seeking relief, the first being lot coverage being increased to 42.1% and the second a five-foot rear setback rather than ten feet. The floor area ratio is within the allowable. This house will be seeking historical designation.

These are the 4 variances we are requesting:

1. The rear setback of the existing building is 5'. We are requesting a 5' rear setback for the new structure as well instead of 10'.
2. The side setback of the existing building is 4'-4". We are requesting a 4'-4" side setback for the new structure as well instead of 5'.
3. We are requesting to have a 42.1 % ground coverage, as we need it to cover over the previous accessory structure.
4. We are requesting not to have a detached garage.

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