

Letter of Intent

Subject Property:

**1137 Obispo Ave
Coral Gables FL, 33134**

06.29.2026

The proposed design includes a 764 sq. ft. single story rear addition, porte cochere, a balcony at the carriage house and interior renovations at the existing single story single family residence located at 1137 Obispo Ave. The addition is intended to be a harmonious continuation of the existing design language. The proposed porte cochere is consistent with other early Coral Gables residences in the vicinity. The proposed balcony at the carriage house is intended to be a reconstruction of the balcony that was original to the 1927 construction and later removed.

We are requesting a variance for the reduction in the West side setback from 5'-0" to 3'-0" to allow for the construction of the porte cochere.

We are requesting a variance for the rear addition East side setback from 5'-0" to 4'-7". This is inset, away from the property line, from the existing East façade setback of 4'-1".

Complete Scope of Work includes: 764 sq ft conditioned space rear addition, 231 sq ft porte cochere, new driveway, construction of balcony at carriage house, removal of existing hardscape at rear of property, new windows throughout & interior renovation.

Sincerely,



Julian Quinn, AIA | Principal
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