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VIA HAND DELIVERY

September 23, 2020

Kara Kautz
Historic Preservation Officer
City of Coral Gables
2327 Salzedo Street, Second Floor
Coral Gables, FL 33134

RE: Historic Preservation Approval for Variance for 1212 Obispo, Coral Gables, Florida

Dear Ms. Kautz:

This law firm represents Frederic Poulet (the "Applicant") in connection with the property located at 1212 Obispo (the "Property") in the City of Coral Gables (the "City"). This letter shall serve as the written statement for the Board of Architects review for the proposed Historic Preservation application for a variance of the City of Coral Gables Zoning Code to be to waive the street frontage maximum of 65' for a Coral Gables Cottage as found in Article 5, Division 5, Section 5-505 (B) 4.

Property Description. The Property is located in Obispo Avenue between Madrid Street and Cordoba. The Miami-Dade County Property Appraiser's Office identifies the Property through tax folio identification number 03-4107-016-0330. See Exhibit B, Property Appraiser Summary. Based on the Property Appraiser records, the Property is approximately 11,250 square feet in size. Pursuant to the City's Future Land Use Map the Property is designated Residential Single-Family Low Density and is zoned SFR - Single Family Residential.

Property History. The home is a 2,608 square foot home built in 1923, with an accessory rear structure. The rea structure, originally designed as a detached garage, was converted at some point, assumedly without permits. The existing home is well maintained and features many of the original design elements.

Project. The Applicant proposes to renovate the existing detached structure and convert it into a media room and be designated as a cottage. The Applicant is seeking to correct the prior violation and legally renovate the structure.

In order to convert the garage into a media room, the code requires that the structure be physically attached to the main house with a structure or be designated as a cottage. The proposal seeks to maintain the garage look and feel through the use of false garage doors designed to reflect the original garage design. The proposal also removes the French doors and removes one (1) existing window as well as the replacing three windows with hurricane impact windows.

As part of the application, the Applicant is seeking a variance from the Historic Preservation Board to waive the sixty-five (65) foot maximum property frontage to allow the Property to be designated as a cottage. As such, the Applicant has met with the Historic Preservation Officer to discuss the proposed modifications and variance request. In addition, the proposed plans have been approved by the BOA.

Requests. The Applicant respectfully requests the following:

- (1) A variance to waive the street frontage maximum of 65' for a Coral Gables Cottage as found in Article 5, Division 5, Section 5-505 (B) ; and
- (2) To allow the home to be qualified as a cottage as found in Article 5, Division 5, Section 5-502.

Variance Criteria. Approval of the request complies with the standards set forth in Section 3-806 of the Coral Gables Zoning Code. Specifically, an application for a Variance shall be approved only if it demonstrates all the following:

- 1) *That 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.*

The configuration of the property and existing home justifies the variance requested. The existing conditions are due to the original platting of the Property and are not applicable to the other lands in the district as they were properly platted to meet the cottage requirements. In addition, the Property meets all the requirements for a cottage, including more than 12 of the characteristics that determine a cottage pursuant to Section 5-502(A).

- 2) *That the special conditions and circumstances do not result from the actions of the applicant.*

The property has been in its present state with 65 feet of frontage since its platting. Further, the prior property owner did the remodeling without the permits. The Applicant wishes to correct the issue.

- 3) *That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.*

The granting of the variances requested will not confer on the Applicant any special privilege that is denied by these regulations to other lands, buildings, or structures in same zoning district. The variance will simply permit the applicant to renovate the existing structure in a manner that is consistent with the surrounding neighborhood.

- 4) *That the literal interpretation of the provisions of these regulations would deprive the applicant of right commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.*

The literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same doing district and neighborhood and would work unnecessary and undue hardship on the applicant. The existing accessory structure was originally designed as a garage but can no longer accommodate the vehicles of today. Further, today's vehicles do not fit through the carport on the side of the home. The Applicant seeks to designate the Property a cottage in order to fully utilize the existing structure.

- 5) *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

The variance is the minimum variance that will make possible the reasonable use of the land. The existing accessory structure was originally designed as a garage but can no longer accommodate the vehicles of today. Further, today's vehicles do not fit through the carport on the side of the home. Granting the variance would allow the Applicant to reasonably use the Property.

- 6) *That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.*

The granting of the variance will not change the use to one that is not permitted. Many other homes on the street, neighborhood and surrounding district are designated cottages.

- 7) *That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Granting of the variance will be in harmony with the general intent and purpose of these regulation and will not be injurious to the area involved. The Property meets at least 12 of the specific features required to be designated a cottage and is a historic, one-story home built before 1940 and is within a single-family district.

- 8) *That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.*

The granting of the variance is appropriate and will allow the Applicant to recreate the original garage design on the accessory structure.

The Applicant's proposed renovation is not only consistent with the other homes in the area and the surrounding neighborhood, but it would have no added detriment to the neighbors since the renovation in the rear of the property. Additionally, the proposal enhances the neighborhood by improving the aesthetic value of the home, which enhance the surrounding community. Based on the foregoing, we respectfully request a favorable recommendation and approval of the requested Variances. Should you have any questions or comments, please do not hesitate to phone me at 305.377.6227.

Very truly yours,



Michael J. Marrero

Enclosures

CC: Robert Behar